

2598335
TOWNE DEVELOPMENT GROUP

COUNTRY TOWNE

AFFECTS
LOTS #1 thru 107

Building Covenants

1. Prior to construction:

Architectural approval is reserved by TOWNE DEVELOPMENT GROUP to insure design continuity. A complete set of plans is required.

2. Prior to excavating, site plan approval (showing exact house, sidewalk, and driveway placement) is required by TOWNE DEVELOPMENT GROUP and grading plan approval by TOWNE DEVELOPMENT GROUP when foundation is backfilled. As built elevations to be shown on site plan at all lot corners, certified by surveyor.

3. Cedar shake shingle roof is required on all buildings.

4. No above ground swimming pools permitted without prior approval of TOWNE DEVELOPMENT GROUP.

5. Minimum square footage: Ranch - 1400 sq. ft. with attached 2 car garage. 2 story - 1800 sq. ft. with attached 2 car garage. Garage not included in square footage minimums.

6. Landscaping: Front yard sodded including parkway (area between street and sidewalk). Seed side and rear yard. Plant material: front and side yard. At least one (1) 3" caliper landscape tree planted within 5' of front property line is required on each lot. Completed within 30 days of occupancy - weather permitting.

7. Upon transfer of title, the owner/builder shall be responsible for proper operation and elevation of water B-box and sewer hookups, and be responsible for any damage to curbs, and shall install public sidewalks along lot frontage (see site plan #2).

8. Mail box standards to be country cedar design.

9. No fencing without prior approval of TOWNE DEVELOPMENT GROUP, including dog runs, etc.

10. T.V. antennas to be installed in attic only - no rooftop antennas.

11. All permits to be paid for by lot buyer or builder including building permit, sewer and water hookups, school and park donations and electrical and plumbing fees and all other building and inspection fees.

12. An additional \$1,500 will be paid to TOWNE DEVELOPMENT GROUP upon first transfer of title to each lot. \$1,500 will be refunded to title holder when Items 2, 6 and 7 above are approved by TOWNE DEVELOPMENT GROUP. The \$1,500 is forfeited if these items are not approved by TOWNE DEVELOPMENT GROUP within 6 months after occupancy or 2 years after title transfer, whichever occurs first.

By: _____
Purchaser

By: Timothy J. Towne ←
Timothy J. Towne

PAID

2598335

RECORDER
LAKE COUNTY, ILLINOIS

1987 AUG -5 PM 12: 37

Frank J. Hunter

Frank J. Mustra
RECORDER OF DEEDS

2598335

Recorded on July 13, 1987
as Doc # 2589329

COUNTRY TOWNE

FINAL PLAT

being a subdivision of

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 45 NORTH, RANGE 11 EAST OF THE 3RD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS, (EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID EAST HALF, THENCE EAST 370.00 FEET ALONG THE NORTH LINE OF SAID EAST HALF, THENCE SOUTH 73472 FEET PARALLEL WITH THE WEST LINE OF SAID EAST HALF, THENCE WEST 330.00 FEET ALONG THE NORTH LINE OF SAID EAST HALF TO A POINT 40.00 FEET EAST OF WEST LINE OF SAID EAST HALF; THENCE SOUTH 1915.61 FEET PARALLEL WITH THE NORTH LINE OF SAID EAST HALF TO THE SOUTH LINE OF SAID EAST HALF; THENCE WEST 40.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 2650.39 FEET ALONG THE WEST LINE OF SAID EAST HALF TO THE POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.



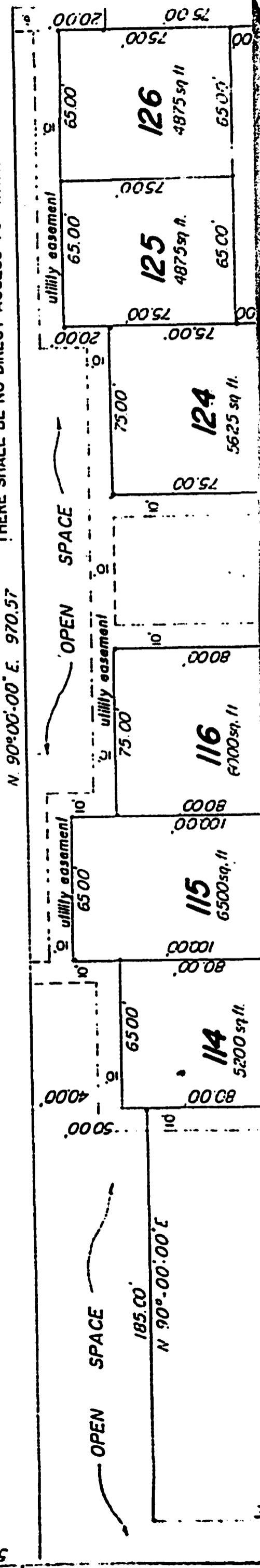
970.69' N 90°00'00" E

WASHINGTON STREET

WASHINGTON STREET

hereby dedicated for highway purposes

THERE SHALL BE NO DIRECT ACCESS TO WASHINGTON STREET FROM



50.00

