



Lake Park Subdivision

Deed Restrictions

Champaign County, Illinois

June 2024

TRANSCRIPTION ONLY

NO WARRANTY OR GUARANTEE THAT THESE ARE THE CORRECT RESTRICTIONS IN FORCE IN LAKE PARK SUBDIVISION. CHECK THE COUNTY RECORDS FOR THE CURRENT DEED RESTRICTIONS. HOMEOWNERS ASSOCIATION BY-LAWS SEPARATE AND NOT INCLUDED HERE.



DEED RESTRICTIONS FOR LAKE PARK

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Restrictions contained in the Certificate of Owners attached to the plat of LAKE PARK SUBDIVISION in Champaign County, Illinois.

1. **BUILDING AREA:** The building area limits shall be 25 feet from Lake Park Road, 10 feet from all adjoining lot boundary lines, and 25 feet from the lot line adjacent to the lake or stream; provided, however, that no building area limit restrictions apply to Lot 11, and the building area limit along the lake not apply to Lot 1. Accessory buildings and open or enclosed porches, garages attached to the main building, car shelters or entrance ways may extend a maximum of five (5) feet outside the building area.
2. **PERMISSIBLE BUILDING; ORDER OF CONSTRUCTION:** Not more than one dwelling shall be permitted upon any one building site. Accessory buildings shall not be erected, constructed or maintained prior to the erection or construction of the dwelling. The provisions herein shall not apply to temporary buildings and structures erected by builders in connection with the construction of any dwelling or accessory building and which are promptly removed upon completion of such dwelling or accessory buildings.
3. **MINIMUM GROUND AREA REQUIREMENTS:** No dwelling, exclusive of accessory buildings and exclusive of any basement, porch, patio, covered but unenclosed area which is or are attached to a part of said dwelling, shall be constructed, altered, placed or maintained upon any building site embracing any portion of said property covered by this plat; (1) in the event such dwelling is of one-story, if such dwelling covers less than 1500 square feet of ground floor area; and (2) in the event such dwelling is of one and one-half or more stories, if such dwelling includes less than 1200 square feet of ground floor area and total floor area of less than 2,000 square feet. A dwelling shall be considered one-story if no portion of the dwelling is built over any other portion of the dwelling except basement or foundation.
4. **ANIMALS AND POULTRY:** The raising, keeping and/or selling of cattle, horses, sheep, rabbits, pigs, hogs, cats, dogs and/or other animals, poultry, birds and/or reptiles, either in the singular or plural numbers for pleasure or for commercial gain upon any part of said property is prohibited, except that dogs, cats, or other usual household pets may be kept for pleasure, provided that they are not in unreasonable quantities and provided they do not become a nuisance to other owners and/or occupants of said property. A determination by the Board of Directors of Parkhill's Lake Park Association, a not for profit corporation, existing under and by virtue of the laws of the State of Illinois, that pets are a nuisance to other owners and/or occupants of said property shall be conclusive and the quantities of such pets shall be reduced to conform with the requirements of said board of directors, and any pet which is a nuisance shall be removed from the Subdivision.

5. **WEEDS, RUBBISH AND DEBRIS:** No building site owner shall allow weeds, rubbish or debris of any kind to accumulate upon or to be placed upon any property in the Subdivision, so as to render the same unsanitary, unsightly, offensive or detrimental to any of the property in the vicinity thereof or another occupants thereof, and the board of directors of Parkhill's Like Park Association shall be authorized to remove weeds, rubbish or debris and to charge the cost thereof to the owner of said building site.
6. **NON-OCCUPANCY AND DILIGENCE DURING CONSTRUCTION:** The work of construction of any building or structure shall be prosecuted diligently and continuously from the time of commencement until the exterior construction shall be fully completed and the interior construction is substantially completed, and no such building or structure shall be occupied during the course of original exterior construction or until made to comply with the restrictions and conditions set forth in this declaration.
7. **OCCUPANCY OR SUBDIVISION** [Amendment of Restrictions to Lake Park Subdivision in Champaign County, Illinois as amended by Document 77 R 24042. The restrictions contained in Owner's Certificate of said Subdivision is amended by deleting Restriction #7 as amended and inserting in lieu thereof the following:]: No dwelling shall be occupied by more than one family. No lot on the tract shall be subdivided or in any way parceled except that a lot may be divided between adjoining lot owners providing no more than one single family dwelling shall be built upon each of the adjoining lots after such division of the intervening lot.
8. **MAINTAINING NATURAL DRAINAGE:** No obstruction, diversion or change in the natural flow of surface water or in the flow of water in common driveway ditches shall be made by any building site owner in such manner as to cause damage to any other portion of said subdivision. Any person constructing a private driveway across a common driveway ditch shall at the same time construct a culvert waterway of adequate size for the common driveway ditch flow. In no case shall such culverts be less than to (10) inches in diameter or less than sixteen (16) feet in length, and such culverts shall be built of reinforced concrete or corrugated metal culvert pipe, placed to correct vertical and horizontal alignment with respect to the common driveway ditch lines.

9. **BUILDING PLANS, ETC.:** No building, dwelling, fence, sidewalk, wall, drive, tent, awning, sculpture, pole, septic tank or other structure or excavation shall be erected, constructed, altered or maintained upon, under or above or moved upon any part of said subdivision unless the plans and specifications therefor, showing the construction, nature, kind, shape, height, material and color scheme thereof, and a plot plan showing lot lines, boundaries of the building site, distance from the boundaries of the building site to the buildings and the grading plan of the building site shall have been submitted to and approved by the Architectural Committee of Parkhill's Lake Park Association, and until a copy of such plans and specifications, plot plan and grading plan as finally approved is deposited for permanent record with the secretary of said Association. Drawings and specifications submitted under this paragraph shall be prepared by or subscribed to by an Architect or other properly qualified person registered and authorized to practice in Illinois, if such registration is required by statute. Provision for treatment or disposal of sanitary wastes shall be not less than those promulgated by the State Department of Public Health as "Septic Tank and Subsurface Disposal System for 7 Persons or Fewer."
10. **ALTERATION:** No building or structure referred to herein shall be changed or altered so that the construction, exterior appearance or color scheme is changed, and no plot plan grading or excavation referred to herein shall be changed, as to type or location, without the approval of the said Architectural Committee.
11. **BILL BOARDS AND SIGNS:** No billboard or sign of any character other than a small sign identifying the premises and occupants shall be erected, maintained or displayed upon or about any part of said property without the approval of said Architectural Committee.
12. **APPROVAL BY ARCHITECTURAL COMMITTEE:** The Architectural Committee shall, upon request, issue its certificate of completion and compliance or approval following the action taken by the Committee of such approval. If the Committee fails to approve or reject any plan or matter requiring approval within thirty (30) days after same shall have been submitted to it, then such plans and matters shall be conclusively presumed to have been approved.
13. **RIGHT OF INSPECTION:** During conduction or alteration required to be approved by the Architectural Committee, any member of the Architectural Committee or any agent of such Committee shall have the right to enter upon and inspect, during reasonable hours, any building site embraced within said subdivision, and the improvements thereon, for the purpose of ascertaining whether or not the provisions herein set forth have been and are being complied with an shall not be deemed guilty of trespass by reason thereof.
14. **REGULATIONS:** The said Architectural Committee may prescribe the manner of which its approval shall be given and may promulgate regulations defining and describing buildings and structure, plot plans, grading, planting, construction and alterations.
15. **WAIVER AND LIABILITY:** The approval by the Architectural Committee of any plans and specifications, plot plan, grading, planting or any other plan or matter requiring approval as herein provided, shallot be deemed to be a waiver by the said Committee of its right to withhold approval as to a similar or other feature or element embodies therein when subsequently submitted for approval in connection with the same building site or any other building site.

Neither the said Committee nor any member thereof, nor the Association, nor the present owner of said real estate, shall be in any way responsible or liable for any loss or damage, for any error or defect, which may or may not be shown on any plans or specifications, or on any plot or grading plan, or planting or other plan, or any building or structure or work done in accordance with any other matter, whether or not the same has been approved by the said Committee and/or any member thereof and/or the Association and/or the present owner of said real estate.

16. **ARCHITECTURAL COMMITTEE:** The Architectural Committee hereinabove provided for shall consist of not less than three (3) members, each of whom shall be appointed or elected by the Board of Directors of Parkhill's Lake Park Association in the same manner as officers of the Association are elected. No member of the said Committee need be a member, director or officer of the Association, and the term of office and compensation, if any, of the members of the Architectural Committee shall be governed and controlled by the provisions of the by-laws of the Association.
17. **ACTION BY COMMITTEE:** Approval, disapproval, consent, dissent, or any action by the Committee, shall require the affirmative action or vote of at least a majority of the members of said Architectural Committee.
18. **CONSTRUCTIVE EVIDENCE OF ACTION BY AND MEMBERSHIP OF COMMITTEE:** Any title company or person certifying, guaranteeing or insuring title to any building site, lot or parcel in such Addition, of any lien thereon or interest therein, shall be fully justified in relying upon the contents of the certificate signed by the Secretary of Parkhill's Lake Park Association and such certificate shall fully protect any purchases or encumbrancer in good faith acting thereon.
19. **MEMBERSHIP IN PARKHILL'S LAKE PARK ASSOCIATION:** The sole or joint ownership of the legal title of record to a lot or building site located in this subdivision shall automatically make such owner a member of Parkhill's Lake Park Association. The owner or owners of each lot shall be entitled to one vote for each entire lot owned at meetings of the members.
20. **MAINTENANCE AND IMPROVEMENT CHARGES:** Parkhill's Lake Park Association shall have the power to make assessments and charges for services rendered to members; provided, however, that taxes assessed on property owned by the association, shall be divided among the members on the basis of one-eleventh (1/11) against each member for th each member for each lot owned by said member, to be assessed by the secretary without further action of the Association or the Board of Directors of the Association; that charges for the removal of weeds, rubbish, or debris or care of unkept vacant lands shall be assessed by the Board of Directors of the Association against the owner of the lot or building site responsible for the removal or care; and that all other maintenance and improvement charges shall be assessed on the basis of one-eleventh (1/11) for each lot owned, such charges to be assessed only upon the affirmative vote of sixty per cent (60%) of the total number of existing votes in the Association. Any lien or charge as may be provided for by said Association, together with any interest, penalties or costs established, reserved or imposed, shall, however, be subordinate to any valid, bonafide mortgage or trust

deed and the lien and/or title thereof which has been or may hereafter be given in good faith and for value on any building site covered by this declaration; provided, however, that any subsequent owner or owners of any such building site shall be bound by the restrictions, conditions, covenants, reservations, liens and charges provided for herein, whether obtained by foreclosure, or trust deed sale or otherwise, not including, however, any lien, charge or assessment arising prior to any sale under any such mortgage or trust deed. The said Association shall have the right and power to make further rules and regulations for the levying, spreading and collection of any such assessment, which, shallot, however, be in conflict with this provision

21. **CONSTRUCTION:** If it shall at any time be held that nay of the restrictions, conditions, covenants, reservations, lines or charges herein provided or any part thereof is invalid or for any reason becomes unenforceable, no other restrictions, conditions, covenants, reservations, liens or charges or any part thereof shall be thereby affected or impaired.