

DECLARATION OF RESTRICTIONS
(Revised by Referendum-January 1, 1989)

WHEREAS, Egypt Shores Property Owners Association, Inc., having its principal office at R.R. 2, Creal Springs, Illinois, 62922, does hereby respectfully submit the following amended restrictions for Egypt Shores, that certain parcel of real estate situated in the County of Williamson, aforesaid, more particularly described as follows:

That part of the southwest quarter (SW 1/4) and the South half (S 1/2) of the northwest quarter (NW 1/4) and the south one hundred feet (S 100') of and the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of the northeast quarter (NE 1/4) which lays five hundred and ten feet (510') above the mean sea level of section thirty-one (31) township ten (10) south of range three (3) east of the third principal meridian (3rd P.M.) and: A part of the northwest quarter (NW 1/4) of the southeast quarter (SE 1/4) of section thirty-one (31) range three (3) east of the third principal meridian (3rd P.M.)

WHEREAS, for the purpose of obtaining the most orderly and beneficial development of the land therein contained, it is desirable and necessary to limit the character and nature of the improvement to be made thereon and the use of such premises.

NOW, THEREFORE, in order to obtain the benefits hereinabove described, Egypt Shores Property Owners Association, Inc., for itself, its successors, grantees and assigns, does HEREBY DECLARE, that the real estate described herein, shall, subject to the limitations and terms hereof, be and the same subject to the following restrictions as to the use of the premises and nature and character of improvements to be made thereupon:

1. No building shall be erected or maintained on any lot in said subdivision other than a private residence and a private garage for the sole use of the owner or occupant;
2. No old, used, existing building or structure of any

kind and no part of an old, used, existing building or structure shall be moved onto, placed on, or permitted to remain on any lot. All construction is to be of new material;

3.A. All plans for facilities to be constructed or placed upon lake front or off shore lots shall be subject to acceptance or rejection by the Board of Directors of Egypt Shores Property Owners Association, Inc., before construction is started;

3.B. Upon acceptance of the plans for the construction or placement of a facility upon any lot, a no cost building permit shall be issued by the Egypt Shores Property Owners Association, Inc., and shall be duly recorded in the minutes of the meeting;

3.C. Upon rejection of the plans for the construction or placement of a facility upon any lot, the reasons for rejection shall be put in writing and returned to the person submitting the plans and duly recorded in the minutes of the meeting;

3.D. Upon rectification of the reasons for objection of the plans for construction or placement of a facility upon a lot, the plans must be resubmitted for approval to the Board of Directors of Egypt Shores Property Owners Association, Inc., at which time the plans will be acted upon as described in 3.B. or 3.C. above;

3.E. The Board of Directors of Egypt Shores Property Owners Association, Inc. shall appoint or elect a Building Inspector who shall, at no cost salary, regularly inspect each facility placed upon a lot in Egypt Shores, so as to be certain that each facility is constructed to meet the standards mentioned above;

4. Each residence shall have a minimum floor area of five hundred (500) square feet for off shore lots and six hundred fifty (650) square feet for lake front lots, exclusive of porches, stoops, open or closed carports, patios or garages;

5. No fence shall be permitted to extend nearer to the

street than the minimum set back line hereinafter provided;

6. No residential structure shall be located nearer to the front lot line than ten (10) feet, or nearer to the side lot line or rear lot line than five (5) feet;

7. No animals or birds other than household pets, tame ducks or geese shall be kept on any lot. Any mean dogs that bite, the owner will be notified first, then the Sheriff. Individual problems to be taken care of as they arise;

8. No part of said premises shall be used for commercial or manufacturing purposes except those lots designated as commercial on the plat map;

9. No trailers shall be permitted in Egypt Shores except on those lots where they existed as of September 11, 1988.

10. No automobiles or other motor vehicles shall be parked on the main thoroughfare streets;

11. No outside toilet or privy shall be erected or maintained in Egypt Shores. All sanitary plumbing shall conform with the minimum requirements of the Williamson County and Illinois State health departments;

12. Easements are reserved along and within five (5) feet of the rear line, front line, and side lines of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires and fixture for electric lights, telephones, water mains, sanitary and storm sewers, road drains, and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with the right of ingress to and egress from and across said premises to employees of said utilities. Said easement to also extend along any owner's side and rear property lines in case of fractional lots;

13. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the five (5) foot wide strip, as long as such lines do not hinder the construction of building on any lots

in this subdivision;

14. These conditions and restrictions shall be binding upon all owners of lots in Egypt Shores, their heirs, and assigns. If the owner of any lot in said subdivision, or any other person shall violate any of the covenants herein, it shall be lawful for any person or person owning any real estate situated in said subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues for such violation. Any remedy or remedies available to an owner or occupant hereunder shall be cumulative, and the failure of any or all of the owners to enforce compliance or enjoin violation in one instance shall not be construed to be a waiver of the right to seek relief against subsequent violations;

15. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one (1) square foot, one sign of not more than five (5) square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period;

16. The lots in Egypt Shores are for residential purposes and may not be used as campsites except by permission of the Board.

17. No off-road vehicles (ATVs) may be used in Egypt Shores.

18. The terms and provisions of this instrument shall be strictly construed in favor of the undersigned, its grantees, successors, and assigns against any attack, whether direct or collateral, and shall be deemed to be desirable, so that any judgment order or decree rendering one or more of these restrictions unfavorable shall not affect the enforceability of the remaining sections and restrictions;

19. When at any time the then owners of 50% of the total area of the premises herein described shall by written

instrument, agree to release, modify, revise and amend or extend, any or all of the restrictions herein contained, upon recording of such instrument in the office of the Recorder of Deeds of Williamson County, Illinois, these restrictions shall be thereafter so released, modified, revised, amended or extended, according to the terms of such instrument, and to that extent, all deeds of conveyance of any portion of the premises herein described shall be subject to the right, power and interest of the remaining owners of said premises, from time to time, to so release, modify, revise, amend/or extend the restrictions herein contained;

20. Upon recording of this instrument in the Office of the Recorder of Deeds of Williamson County, aforesaid, all grants or deeds of conveyance of any real estate or interest in any portion of the premises herein described thereafter delivered shall be subject to, and limited by, the provisions of this instrument were expressly contained in the body of the grant or deed of conveyance.

(Corporate Seal)

EGYPT SHORES PROPERTY OWNERS
ASSOCIATION, INC.

BY:

Carl M. Safford
Its President

ATTEST

Elizabeth G. Crein
Its Secretary

STATE OF ILLINOIS
WILLIAMSON COUNTY

ss. 8059

This instrument was filed for record
this 6 day of Jan 19 89
at 2:22 o'clock P.M., and recorded
in Book Record 1794 Page 298

Bonny R. Boone
COUNTY CLERK & RECORDER