

91 14986 S-37

TENTH SUPPLEMENTARY  
DECLARATION OF COVENANTS AND RESTRICTIONS  
OLD FARM LAKES DEVELOPMENT

Old Farm Lakes No. 9 & 11

Section 1: Pursuant to Article II of the Declaration of Covenants and Restrictions Old Farm Lakes Development recorded in the Office of the Recorder of Deeds of McLean County on the 17th day of April, 1987 as Document No. 87-7405 the undersigned by recording this Ninth Supplementary Declaration hereby adds the property described in Exhibit "1" being property within the description of the Exhibit "B" description contained in the original declaration to the scheme and operation of the Old Farm Lakes Development as defined and delineated by Document No. 87-7405.

Section 2: A revised vote allocation schedule is attached hereto and made a part hereof as Exhibit "2" and supplements and adds to the vote allocation schedule attached as Exhibit "C" to the original Declaration as supplemented by the First Supplementary Declaration recorded as Document No. 88-16333, Second Supplementary Declaration recorded as Document No. 89-2021, Third Supplementary Declaration recorded as Document No. 91-13415 as ratified and approved by Document No. 92-1737 recorded on the 23rd day of January, 1992, Fourth Supplementary Declaration recorded the 27th day of February, 1992 as Document No. 92-5371, Fifth Supplementary Declaration recorded the 11th day of March, 1992 as Document No. 92-9636, Sixth Supplementary Declaration recorded the 3rd day of November, 1992 as Document No. 92-31673, Seventh Supplementary Declaration recorded the 13th day of May, 1993 as Document No. 93-12553, Eighth Supplementary Declaration recorded the 5th day of November, 1993 as Document No. 93-33658 and Ninth Supplementary Declaration recorded the 22nd day of December, 1993 as Document No. 93-39703.

With respect to the property subject to this Tenth Supplementary Declaration Article IX B. shall be amended to establish the following minimum living unit size.

OLD FARM LAKES NO. 9

<u>Lot</u>	<u>1 Story</u>	<u>1 1/2 Story</u>	<u>2 Story</u>
308	1600	1800 w/1300 1st	2000
309	1400	1700 w/1700 1st	1900
310	1400	1700 w/1700 1st	1900
328	1600	1600 w/1300 1st	2000
329	1700	1900 w/1400 1st	2100
330	1700	1900 w/1400 1st	2100
331	1700	1900 w/1400 1st	2100

## OLD FARM LAKES NO. 12

<u>Lot</u>	<u>1 Story</u>	<u>1 1/2 Story</u>	<u>2 Story</u>
311	1400	1700 w/1700 1st	1900
312	1400	1700 w/1700 1st	1900
313	1400	1700 w/1700 1st	1900
314	1400	1700 w/1700 1st	1900
315	1600	1600 w/1300 1st	2000
316	1700	1900 w/1400 1st	2100
317	1600	1600 w/1300 1st	2000
318	1700	1900 w/1400 1st	2100
319	1600	1600 w/1300 1st	2000
320	1600	1800 w/1300 1st	2000
321	1700	1900 w/1400 1st	2100
322	1700	1900 w/1400 1st	2100
323	1700	1900 w/1400 1st	2100
324	1700	1900 w/1400 1st	2100
325	1700	1900 w/1400 1st	2100
326	1700	1900 w/1400 1st	2100
327	1600	1800 w/1300 1st	2000

Other Plans - As approved by the Architectural Control Committee

No tri-level or split level homes are permitted.

All homes shall have a 2 or 3 car attached garage.

All lots shall be sodded front, back and sides by builder/buyer prior to occupancy weather permitting.

All lots shall be landscaped by builder/buyer prior to occupancy weather permitting in the following minimum dollar amounts:

Lots 316, 318, 321 to 326, 329, 330, 331, 308, 320 and 327 - \$2,500.00

Lots 315, 317, 319, 328 - \$2,000.00

Lots 309 to 314 - \$1,500.00

exclusive of the cost of sod.

For the purpose of this Tenth Restrictive Covenant and the property it encumbers the Architectural Control Committee provided for in Paragraph VI Section 1 of the Declaration shall consist of 2 members Vernon Prenzler, and either Brian Armstrong or Bob Cornwell. Decisions shall be made by agreement of both members of the Committee which agreement shall not be unreasonably withheld.

All sidewalks are to be built by buyer/builder not subdivider.

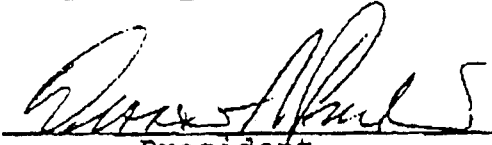
Lots 328 - 331 in the 9th Addition and Lots 315 - 327 in the 12th

Addition and shall be subject to the following additional restrictions for the purpose of retaining open views to and the enjoyment of the lake:

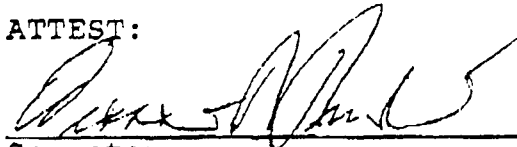
1. no fence in the rear yard;
2. no dogs over 15" in height;
3. no dog chains stuck in the ground;
4. decks if any to be approved in advance as part of the Architectural Review Committee's plan approval;
5. no decks built limiting lake view of adjoining lots.

DATED this 25th day of May, 1994.

PRENZLER DEVELOPMENT LTD.

BY:   
President

ATTEST:

  
Secretary

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LEGAL DESCRIPTION

EXHIBIT "1"

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF MCLEAN )

I, David P. Brown, Illinois Professional Land Surveyor No. 2725, do hereby certify that I have surveyed, in accordance with the laws of the State of Illinois, and with the Ordinances of the City of Bloomington, for Prenzler Development Ltd. the following described property to wit:

A part of the NE1/4 of Section 12, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly bounded and described as follows: Beginning at the southeast corner of Old Farm Lakes No. 10; thence southeasterly 130.79 feet on a curve concave to the northeast having a central angle of 20°-15'-11", a radius of 370.00 feet and a chord of 130.11 feet bearing S.47°-10'-53"E.; thence S.57°-18'-28"E. 250.00 feet; thence S.32°-41'-32"W. 60.00 feet; thence N.57°-18'-28"W. 75.00 feet; thence S.60°-57'-14"W. 55.21 feet; thence S.81°-09'-21"W. 45.00 feet; thence S.56°-57'-11"W. 45.00 feet; thence S.59°-00'-03"W. 51.00 feet; thence S.68°-16'-03"W. 51.00 feet; thence S.89°-04'-31"W. 37.00 feet; thence S.53°-00'-06"W. 36.50 feet; thence S.88°-41'-32"W 87.10 feet; thence N.01°-18'-28"W. 120.00 feet; thence S.88°-41'-32"W. 45.19 feet; thence N.01°-18'-28"W. 170.00 feet to the south line of Old Farm Lakes No. 10; thence N.86°-41'-32"E. 124.00 feet on said south line of Old Farm Lakes No. 10; thence N.52°-56'-42"E. 115.65 feet to the Point of Beginning containing 2.39 acres, more or less, with assumed bearings given for description purposes only.

I further certify that I have subdivided the same into 7 lots and the streets as shown on the attached plat.

Iron monuments identify all lot corners as shown on said plat and all measurements are given in feet and decimals thereof. All streets and easements designated on said plat are dedicated for public use and for the use of community antenna television systems.

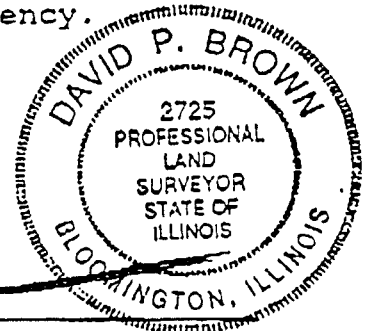
94 14986

Said subdivision is to be known as Old Farm Lakes No. 9  
Bloomington, Illinois.

I further certify that the foregoing plat accompanying this  
certificate accurately represents the above described property as  
subdivided.

I further certify that no part of said herein described  
subdivision is located within a special flood hazard area as  
identified by the Federal Emergency Management Agency.

Lewis, Yockey & Brown, Inc.  
Consulting Engineers & Land Surveyors  
505 N. Main Street  
Bloomington, Illinois 61701



03/25/93  
Date

A large, stylized handwritten signature in black ink, appearing to read "David P. Brown".

\_\_\_\_\_  
David P. Brown  
Illinois Professional Land Surveyor No. 2725

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF MCLEAN )

I, David P. Brown, Illinois Professional Land Surveyor No. 2725, do hereby certify that I have surveyed, in accordance with the laws of the State of Illinois, and with the Ordinances of the City of Bloomington, for Prenzler Development Ltd. the following described property to wit:

A part of the NE1/4 of Section 12, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly bounded and described as follows: Beginning at the northwest corner of Lot 310 in Old Farm Lakes No. 9; thence S.01°-18'-28"E. 170.00 feet on the line of said Old Farm Lakes No. 9 to the south right of way line of Cygnet Crossing; thence N.88°-41'-32"E. 45.19 feet to the northwest corner of Lot 328 in said Old Farm Lakes No. 9; thence S.01°-18'-28"E. 120.00 feet to the southwest corner of said Lot 328; thence N.88°-41'-32"E. 87.10 feet on the line of Old Farm Lakes No. 9; thence S.34°-50'-05"W. 44.47 feet; thence S.04°-37'-29"W. 34.38 feet; thence S.12°-07'-57"W. 65.53 feet; thence S.35°-06'-26"W. 56.00 feet; thence S.55°-10'-09"W. 65.00 feet; thence S.75°-27'-55"W. 66.42 feet; thence N.79°-45'-42"W. 63.63 feet; thence N.60°-00'-19"W. 65.00 feet; thence N.36°-43'-05"W. 65.00 feet; thence N.19°-01'-33"W. 63.41 feet; thence N.09°-38'-06"W. 70.86 feet; thence S.84°-07'-02"W. 113.74 feet; thence N.36°-09'-50"W. 46.02 feet; thence N.10°-49'-09"W. 123.00 feet; thence N.00°-09'-45"W. 65.30 feet to the south line of Outlot 3 in Old Farm Lakes No. 1; thence N.72°-30'-04"E. 15.00 feet on the line of said Outlot 3 in Old Farm Lakes No. 1; thence N.00°-00'-04"E. 70.55 feet to the southwest corner of Lot 281 in Old Farm Lakes No. 7; thence N.88°-41'-32"E. 392.59 feet on the south line of Old Farm Lakes No. 7 and Old Farm Lakes No. 10 to the Point of Beginning containing 4.30 acres, more or less, with assumed bearings given for description purposes only.

I further certify that I have subdivided the same into 17 lots as shown on the attached plat.

Iron monuments identify all lot corners as shown on said plat and all measurements are given in feet and decimals thereof. All streets and easements designated on said plat are dedicated for public use and for the use of community antenna television systems.

Said subdivision is to be known as Old Farm Lakes No. 12, Bloomington, Illinois.

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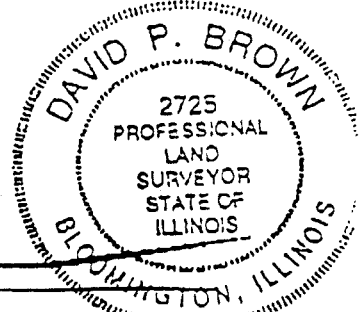
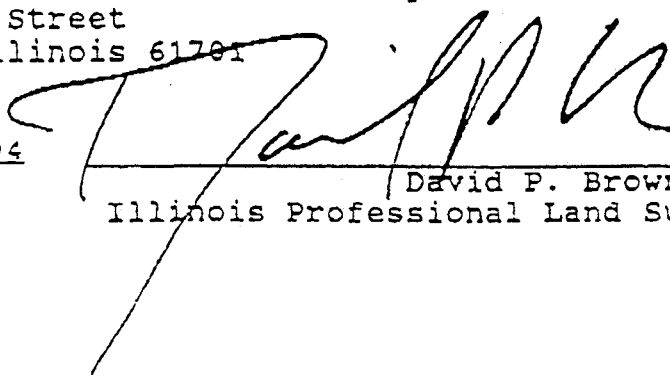
94 14986

I further certify that the foregoing plat accompanying this certificate accurately represents the above described property as subdivided.

I further certify that no part of said herein described subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency.

Lewis, Yockey and Brown, Inc.  
Consulting Engineers and Land Surveyors  
505 North Main Street  
Bloomington, Illinois 61701

January 19, 1994  
Date



David P. Brown  
Illinois Professional Land Surveyor No. 2725

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MICROFILMED

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RUTH WEBER, Recorder

McLean County, IL

DEED RESTRICTION AND PROTECTIVE COVENANT

The undersigned, Custom Collections, Inc. is the owner of the following described property:

A part of Lot 321 in Old Farm Lakes No. 12 per the plat recorded the 1st day of June, 1994 as document no. 94-14985, more particularly described as follows:

Beginning at a point on the northerly line of the lot 55' easterly of the northwest corner thereof, thence westerly along the northerly line to the northwest corner of the lot, thence southerly along the westerly line of the lot to the southwest corner thereof, thence easterly along the southerly line of the lot 30' to a point thence northeasterly to the point of beginning.

(05) 21-12-229-006 (part of)

Owner hereby restricts the use of the property described

above as follows:

1. No building, structure, fence, cage or other improvement of any kind and no tree, bush, evergreen or landscaping that at maturity will have a height greater than 2' will be permitted in the area described above.

This restriction shall be enforceable by the owners of the following property, their successors, heirs and assigns:

Lot 319, Old Farm Lakes, #12.

In addition, this covenant may be enforced by the Old Farm Lakes Property Owner's Association, its successors and assigns.





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## Old Farm Lakes - Lots In Additions 9 & 12

ADDITION	LOT	ADDRESS
9	308	18 Cygnet Crossing
	309	16 Cygnet Crossing
	310	14 Cygnet Crossing
	328	15 Cygnet Crossing
	329	17 Cygnet Crossing
	330	19 Cygnet Crossing
	331	21 Cygnet Crossing
12	311	12 Cygnet Crossing
	312	10 Cygnet Crossing
	313	8 Cygnet Crossing
	314	6 Cygnet Crossing
	315	4 Cygnet Crossing
	316	2 Cygnet Crossing
	317	1 Cygnet Crossing
	318	3 Cygnet Crossing
	319	5 Cygnet Crossing
	320	7 Cygnet Crossing
	321	3 Mallard Court
	322	5 Mallard Court
	323	7 Mallard Court
	324	8 Mallard Court
	325	6 Mallard Court
	326	4 Mallard Court
	327	2 Mallard Court