



Old Farm Lakes

Declaration of Covenants and Restrictions

By-laws of the
Old Farm Lakes Property Owners Association

Supplementary to the
Declaration of Covenants and Restrictions

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Doc. No.

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M. MAE DEANE Recorder of Deeds

filed for Record in Recorder's office of McLean County, Ill.

DECLARATION OF COVENANTS AND RESTRICTIONS

OLD FARM LAKES DEVELOPMENT

VERNON P. PRENZLER and KURT U. PRENZLER

DEVELOPERS

DAILY & ASSOCIATES
816 Dennison Drive
Champaign, Illinois 61820

ENGINEERS

PREPARED BY:
Frank Miles
Hayes, Schneider, Hammer, Miles & Cox
202 North Center Street
Bloomington, Illinois 61701
(309) 828-7331

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DECLARATION OF COVENANTS AND RESTRICTIONS
OLD FARMS LAKES DEVELOPMENT

THIS DECLARATION is made the 1st day of April, 1987, by Vernon P. Prenzler and Kurt Prenzler individuals with a principal place of business at 712 East Empire, Bloomington, Illinois, hereinafter referred to as "Developers".

WITNESSETH:

WHEREAS Developer owns the real property described in Exhibits A and B, and desires to develop the property to include single family detached, single family attached, condominiums and multi-family dwellings of various types, together with other improvements and amenities, including permanent parks, playgrounds, a lake, open spaces, and other common facilities for the benefit of the people living in the development; and

WHEREAS Developer desires to provide for the preservation of the amenities in said development and for the maintenance of its lakes, parks, playgrounds, open spaces and other common facilities and to this end, desires to subject the real property described in Exhibit A, together with such portions of the property described in Exhibit B as developer elects to add (as provided in Article II) to the covenants, restrictions, easements, charges and liens, set forth in this Declaration, each and all of which is and are hereby declared to be for the benefit of said property and each and every owner of any and all parts thereof; and

WHEREAS Developer deems it advisable, for the efficient preservation of the amenities in said development and value of the property, to create an agency to which shall be delegated and assigned the power and authority to maintain and administer the common properties and facilities and to administer and enforce the covenants and restrictions governing them, and to collect and disburse all assessments and charges necessary for such maintenance, administration, and enforcement, as are hereinafter provided; and

WHEREAS Developer deems it advisable, for the efficient perservation of the amenities in said development, to establish and empower such an agency as a "Master Association", thereby permitting it to act for and on behalf of all lot owners including various condominium unit owners, and other subsidiary unit or property owner associations within the development;

NOW, THEREFORE, Developer declares that the real property described in Exhibit A hereto annexed, and such additions thereto as may hereafter be made pursuant to Article II, is and shall be

held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, restrictions, conditions, easements, charges, assessments, obligations and liens (generally herein referred to as "Covenants and Restrictions") hereinafter set forth.

ARTICLE I

Definitions

Section 1. Definitions. The following words and terms, when used in this Declaration, or any Supplemental Declaration (unless the context clearly indicates otherwise) have the following meanings:

(a) "Association" shall mean and refer to Old Farm Lakes Property Owners Association ("OFLPA"), which may be incorporated as an Illinois not for profit corporation. The OFLPA is a master association as defined in the Illinois Condominium Property Act.

(b) The "Properties" shall mean and refer to the Property described in Exhibit A, any part of the property described in Exhibit B that may become subject to this Declaration, and any other property that may become subject to this Declaration under the provisions of Article II which may be referred to as Old Farm Lakes.

(c) "Common Properties" shall mean and refer to those areas of land designated as commons area on any recorded subdivision plat of any part of the Properties, or any property, buildings and facilities otherwise acquired by the Association by purchase, gift, lease or otherwise, to be devoted to the common use and enjoyment of the owners of the Properties. The Common Areas on any lot created by any Condominium Declaration or other covenants of any subsidiary owners association shall not be considered "Common Properties" under this Declaration, but when referred to, may be referred to as common properties of a subsidiary owners' association.

(d) "Condominium" shall mean a form of ownership through which one or more lots and improvements thereon is submitted to the Illinois Condominium Property Act.

(e) "General Area Plan" - Exhibit B to the Annexation Agreement between the developer and City of Bloomington recorded as Document No. 86-18483.

(f) "Lot" shall mean and refer to any improved or unimproved plot of land shown upon any recorded final subdivision plat of any part of the Properties, with the exception of Common Properties as heretofore defined. Lot shall not mean or refer to any unit in a condominium.