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2019R07269
STATE OF ILLINOIS
MADISON COUNTY
03/07/2019 12:56 PM
AMY M. MEYER, RECORDER
REC FEE: 35.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE: 9.00
OF PAGES: 11

COVENANTS AND RESTRICTIONS

FOR "HAMPTON GLEN PHASE 3" SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS,

That Whereas, PM OFFICE PARK, LLC,
an Illinois Limited Liability Company("Developer"),
is the Owner of the following described real estate, to wit:

44.00 CK1793

Lots 164-171, plus OUTLOT G, of Hampton Glen Phase 3 Subdivision
(See Exhibit A for Legal Description)

NOW THEREFORE, in consideration of the premises and of the benefits accrued and to accrue to the undersigned by reason of the Covenants, Conditions and Restrictions imposed upon said real estate as hereinafter set forth, and as part of a plan for the use, improvement, development, sale and purchase of said real estate, the undersigned do hereby stipulate, agree, and declare that they, their heirs, executors, administrators, successors, and assigns, do hereby subject and bind the aforesaid real estate to the following covenants, conditions, and restrictions, and do hold each and every Lot above described, proportion thereof, for use and sale, subject to the following covenants, conditions, and restrictions and do declare that no Lot or Lots above described, or portion thereof, shall be sold, used, or conveyed by them, their heirs, executors, administrators, successors, or assigns, except subject to the following covenants, conditions, and restrictions, whether expressly stated in the deed of conveyance or not, to wit:

1. **TIME PERIOD AND ENFORCEMENT OF RESTRICTIONS.** These Covenants and Restrictions are to run with the land and shall be binding on all parties, and all persons claiming under them, until July 1, 2032, at which time said Covenants and Restrictions shall be automatically extended for successive periods of 10 years, unless by a vote of all of the Owners of at least 67 percent of the Lots, it is agreed to change said Covenants and Restrictions in whole or in part. These Covenants and Restrictions may be rescinded or amended by the undersigned, in whole or in part, until 80 percent of the Lots referred to above in the subdivision are sold or ten years after the first Lot is sold, whichever comes first. Each Lot shall have one vote to be cast in the aggregate as agreed by and between the owners of the Lot. Thereafter, these Covenants and Restrictions may be rescinded or amended at any time prior to July 1, 2032 or thereafter, by approving vote of all of the Owners of at least 67 percent of the Lots, which shall be effective upon recording of said rescission or amendment, together with an affidavit certifying said vote by the secretary of the Homeowner's Association herein below established, in the Recorder's office of Madison County, Illinois. Owners of Outlots shall not have the right to vote, by virtue of such Outlot ownership alone, on any of the measures described in this Paragraph 1 or as may be described in any other part of these Covenants and Restrictions; provided, however, if the Owner(s) of an Outlot also own a Lot or Lots, such Lot Owner(s) shall be entitled to cast the same number of votes as provided herein for Owner(s) of a Lot or Lots. Nothing contained herein shall be construed or interpreted to bar a Lot Owner from voting because of such Lot Owner's

concurrent ownership of an Outlot. The managers of the Developer will be the Architectural Control Committee for each Lot and Outlot referred to above until an occupancy permit has been issued on such Lot or Outlot; this is not subject to rescission or amendment unless agreed to by the Developer (see item #4). If the parties hereto, or any of them, or their heirs, successors, personal representatives, or assigns shall violate or attempt to violate any of the Covenants and Restrictions, herein, it shall be lawful, and power and authority is hereby given, to any other person or person owning any of the above described real property, or for the Homeowner's Association, without further authority or direction, to enforce, or to prosecute any proceeding at law or in equity to enforce these Covenants and Restrictions, or to prevent any violation thereof, or to recover damages resulting directly or consequentially from such violation, together with expenses, court costs, and attorney's fees incurred in such proceedings. Invalidation of any one of these Covenants or Restrictions, or any portion thereof, by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

2. **LAND USE AND BUILDING TYPE.** No Lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single family dwelling, not to exceed two stories in height, excluding the basement, plus an attached garage.

3. **SIDEWALKS.** The Owner of each Lot shall construct a sidewalk (or sidewalks), on such Lot, when and as required by the City of Troy, at such Lot Owner's expense. If any Lot Owner fails to complete said sidewalk (or sidewalks), and deliver a letter from the City of Troy approving said sidewalk (or sidewalks) within 60 days of demand, then the Homeowner's Association may complete said sidewalk (or sidewalks) and bill the cost thereof to said Lot Owners; if not paid within 30 days, a lien may be filed, which will then attach to said Lot in the same manner as Section 20 below.

The City of Troy requires that all sidewalks be maintained in accordance with the City of Troy then current subdivision control ordinance by, and at the cost of, the homeowner. This obligation shall exist whether the sidewalk is constructed on private property, on the road right-of-way, or partially on each. In the event the homeowner fails to repair or maintain the sidewalks as herein provided; the City may make said repairs and charge the cost thereof to the homeowner, and/or as a lien upon the real estate where said repairs were made. The City of Troy shall have the power and authority to maintain an action to foreclose upon said lien.

4. **BUILDING LOCATION.** No building shall be located on any Lot nearer to any street line than the building lines shown on said plat of the subdivision and in accordance with the ordinances of the City of Troy. No structure shall be located closer than thirty (30) feet from the front of any front lot line, or closer than twelve (12) feet from any side lot line, or closer than thirty (30) feet on any corner side lot line (adjacent to the Street), or closer than twenty-five (25) feet from any rear lot line. However, where more than one lot is used for the construction of one dwelling overlapping the lot lines, the side line restrictions are hereby waived as to the lines between said combined lots, and the combined lots shall thereafter be considered one "lot" for purposes of these Covenants and Restrictions, excepting voting by Lot owners, in which event each one of the combined Lots shall be entitled to the number of votes as set forth in Section 20 hereof. For purposes of the setback requirements herein, eaves, steps and open porches shall not be considered a part of the building, provided however, that this shall not be construed to permit any portion of a building, on a Lot, to encroach upon another Lot.

TWM or the engineering firm designated by Developer shall be required to set the elevation of each dwelling structure and also to approve the location of the structure prior to digging the foundation. The cost for these services shall be born by the lot owner.

5. **PLANS AND SPECIFICATIONS.** An Architectural Control Committee is hereby

established, which shall initially be comprised of the managers or the appointees of the undersigned PM Office Park LLC. The following documents shall be submitted to the Architectural Control Committee for approval prior to the commencement of any site preparation or construction on any Lot and also to the City of Troy for obtaining proper permits, to wit:

- A. Floor Plans;
- B. Front, sides and rear elevations;
- C. Exterior materials and color selections;
- D. Name of General Contractor or Construction Company
- E. Plot plan showing front, side and rear setback lines, driveways, parking areas, and location of all structures on the Lot;
- F. Landscaping plan;

The Architectural Control Committee shall have absolute discretion in the approval or disapproval of any structure in the Subdivision pursuant to these Covenants and Restrictions. The Architectural Control Committee shall serve without pay and, in discharging the duties imposed upon them hereunder, is hereby granted an easement prior to, and during the construction of any structure, and in discharging their duties hereunder, to enter upon any Lot in the Subdivision and will not be deemed trespassers thereby, and may enter into contracts, and employ agents, servants and counsel as they deem necessary in the performance of their duties. In carrying out their duties hereunder, no member of the Architectural Control Committee shall be held personally liable for negligence or for injury to person or damage to property, or for any other act or omission in the absence of willful and deliberate misconduct. The managers of the developer or its appointees will serve as the Architectural Control Committee until the developer specifies, or the sale of 67% of the lots, whichever comes first. Commencing no later than with the sale of 68% of the lots in the Subdivision, the Homeowners Association herein below described shall elect three members of the Architectural Control Committee. This committee shall have discretion in the approval or disapproval of any lot that has had an occupancy permit issued on it. However, the managers of the developer shall have absolute discretion in the approval or disapproval of any structure in the Subdivision pursuant to these covenants and restrictions on each lot until an occupancy permit has been issued for that lot. At the first such meeting, two members of the Architectural Control Committee shall be elected for one year terms, and one member for a two year term. At subsequent meetings of the Homeowners Association, their successors shall be elected for two year terms, to replace the member or members of the Architectural Control Committee whose term expires. The President of the Homeowners Association shall appoint a replacement member for any member of the Architectural Control Committee who fails to remain in office, until a successor is elected.

6. **DWELLING SIZE AND MISCELLANEOUS.** No one-story dwelling shall be permitted, on any Lot, which does not meet the minimum square footage requirements outlined below, excluding garages, any space below ground level, and open porches and balconies; no one-and-one half story or two story dwelling shall be permitted, on any Lot which does not meet the minimum square footage requirements outlined below, (any clerestory square footage may be counted as both first-floor and second-floor space). The character and design of garages must conform to the character and design of the dwelling structure.

Dwelling Size Requirements

Lots	Ranch	2 Story	1st Floor Min.
	1,500 sf	1,800 sf	

Owners of Lots included within Hampton Glen Phase 3 Subdivision will be members of Hampton Glen Homeowners Subdivision, Phase 1 (Phase 1 C & R) and Enclave (Phase 2 C & R), as will owners of Lots in all later Phases of Hampton Glen Subdivision. There shall be only

one Homeowners Association for all Lots and owners thereof in Hampton Glen Subdivision, regardless of the number of Phases thereof. Dwelling Size requirements shall be no less than 1,500 square feet for a ranch style dwelling and 1,800 square feet for a 2-story dwelling. Developer reserves the right to amend Dwelling Size Requirements for Hampton Glen Phase 3 Subdivision or other provisions relating to each future phase of Hampton Glen at any time prior to the sale of 80 percent of the Lots in each such phase or until ten years have elapsed after the first Lot in each such phase is sold, whichever is earlier.

No recreational apparatus including swing sets, swimming pools, playground equipment or similar devices will be permitted in any front yard, nor on any side yard of a dwelling structure. With respect to corner lots, recreational apparatus along the side of the rear yard facing the street shall not be placed any nearer to said street than on foot (1") from the building side of the building line limit established by the subdivision plat. **No above ground pools will be permitted.** Basketball goals will be allowed, provided they are freestanding of the residential structure. Type and style of basketball goals must be approved by the Architectural Control Committee prior to installation. The Architectural Control Committee shall have absolute discretion as to the location, and to approve or disapprove any recreational construction or apparatus pursuant to these Covenants and Restrictions.

No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon that may be or become an annoyance or nuisance to the neighborhood.

No Lot or driveway, outside the exterior wall of the main residential structure or garage shall be used for the purpose of blocking or jacking automobiles or other vehicles for repair, or for repairing any one or more automobiles, for any period of time.

No shed, trailer, recreational vehicle, tent, shack, garage, barn, basement, or outbuilding erected on any Lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No trucks, trailers, or commercial vehicles will be allowed to stand upon any Lot, other than service vehicles making deliveries and light pickup and panel trucks. No campers, trucks, mobile equipment, vans, boats, motor homes or recreational vehicles will be permitted to be stored outside the dwelling or garage on any Lot in the Subdivision.

No structure of any kind shall be allowed on any Lot, except the dwelling house and attached garage, and nothing shall be stored in the open, outside said dwelling or garage, with the exception of neatly stacked firewood, for use in the residence on that Lot, except during the period of construction of the dwelling house, it being the intent that, among other things, by way of example and not by way of limitation, no lawn buildings, garbage cans, or visible clotheslines shall be allowed.

All exterior lighting, including but not limited to directional lighting, shall be so located, shaded, and of such intensity so as not to become a visual nuisance to any adjoining or nearby Lot Owner, and shall be subject to approval of the Architectural Control Committee.

No retail business of any kind shall be permitted in the Subdivision, nor any other business except home offices not open to the public which are permitted under the ordinances of the City of Troy.

Garden plots shall be allowed in the rear yard of each Lot, not along any street, and at no other place, but shall be located at least 20 feet from any Lot line.

Each Lot Owner shall comply strictly with the setback and building lines shown on the aforesaid Plat of the Subdivision.

7. **ANTENNA AND SATELLITE DISH REQUIREMENTS.** The operation of "ham" or other amateur radio stations or the erection of any communication antennae or similar devices shall not be allowed except or approved in writing in advance by the Architectural Control Committee. Except as provided by Telecommunications Act of 1996, as amended from time to time, or other similar federal law, no communications dishes or satellites, exterior television and/or radio antennas shall be permitted on any Lot, unless approved by the Architectural Control Committee. All such communication dishes or satellite dishes, so approved, shall be located out of sight from the curb and the visual parameters of any public street.

8. **GARAGE REQUIREMENTS.** Each Lot with a dwelling shall have a garage fully capable of housing a minimum of three (3) automobiles. All buildings, including garages, shall be attached to the dwelling structure. The Architectural Control Committee may at its designation exempt any lot from the three (3) car garage requirement. Any lot exempted from the three (3) car garage requirement will be required to have a garage fully capable of housing a minimum of two (2) automobiles. The Architectural Control Committee shall not exempt more than 50% of the Lots from the three (3) car garage requirement per phase of the subdivision.

No home shall have a garage capable of housing more than four (4) cars without approval by the Architectural Control Committee.

A paved area shall be provided by the Owner of each Lot suitable for the parking of at least four (4) automobiles, which area shall include the interior space of the garage and a minimum of 400 square feet of additional space. Any exterior parking area will be restricted to operable automobiles, and such parking space will be allowed only upon prior written approval of the Architectural Control Committee. The paving materials of all parking areas, driveways, and turnarounds shall be Portland cement concrete, brick or stone and subject to the City of Troy requirements.

Driveways must be located in agreement with the City of Troy then current ordinances.

Any and all mechanical work, or vehicle maintenance, (except for washing or waxing) will be performed in the garage of each residence.

9. **BRICK and EXTERIOR WALL REQUIREMENTS.** The home which may be erected on a Lot shall be constructed of good quality, new materials, suitable for use in the construction of residences and no old buildings shall be placed on or moved to the premises. No tin, tar paper, composition paper, or similar materials may be used as the exterior covering of any building. No A-frame design, modular or mobile homes, underground homes or "front split foyer" design homes are allowed. **Brick or brick veneer is required on at least 50% of the entire front exterior wall surface of the 1st floor; or if stone is used, it is required on at least 25% of the entire front exterior wall surface of the 1st floor, (excluding windows, doors, returns and gables).** The balance of the exterior walls may be natural wood siding, cement board, aluminum type siding, premium grade vinyl siding gauge 0.42 to 0.44 or better; or a combination thereof approved by the Architectural Control Committee. NO concrete can be exposed more than twenty four (24) inches above the ground, unless approved by the Architectural Control Committee. All exterior portions of all structures shall be fully enclosed and finished, including, by way of example and not by way of limitation, all soffit, undereave, overhang and porch areas.

10. **FENCE REQUIREMENTS, EASEMENTS, AND MAINTENANCE;**

- A. Drainage Easements: A permanent, non-exclusive easement has been reserved for and granted to the City of Troy, Madison County, Illinois, in, upon, across, over, under, and through the areas shown and labeled "Drainage Easement" or "Drainage and Utility Easement" on the final plat of subdivision for which these covenants and restrictions are recorded for the purpose of installing, constructing, inspecting, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining, ditches, swales, catch basins, culverts, piping, and without limitation such other installations as may be required to provide for drainage of surface water from, to, or through the subdivision, and such other appurtenances and additions thereto as said City may deem necessary, together with the right of access across the lots and real estate in the subdivision for the necessary personnel and equipment to do any or all the above work. The right is also hereby granted to said City to cut down, trim, or remove any soil, silt, trees, shrubs, other plants or appurtenances or structures that interfere with the operation of or access to said drainage ways, in, on, upon, or across, under, or through said "Drainage Easement." **No permanent buildings, swimming pools, retaining walls, fences, surfaces, earth fill, or landscaping (excluding street trees) shall be placed on said "Drainage Easement" or "Drainage and Utility Easement" that then or in the future interfere with the aforesaid uses and rights.** Maintenance of said easements shall remain the responsibility of the property owners. Property owners shall be responsible for the costs associated with removing unauthorized obstacles from the "Drainage Easement" or Drainage and Utility Easement."

Any wall, fence or fencing constructed or erected within or upon any type of easement other than a drainage easement shall comply with the provisions of Section 10(C) below, and, in the event of the necessity of its removal or alteration for use of such easement, all costs associated therewith shall be borne by the Lot Owner.

- B. Utility Easements: A permanent, non-exclusive easement has been reserved for and granted to the City of Troy, Madison County, Illinois, and to those public utility companies operating in the City of Troy, in, upon, across, over, under, and through the areas shown and labeled "Utility Easement" or "Drainage and Utility Easement" on the final plat of subdivision for which these covenants and restrictions are recorded for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining, sanitary sewers, storm sewers, water mains, electrical, gas, telephone, cable TV, or other utility lines or appurtenances, all manholes, hydrants, pipes, connections, catch basins, wire, conduit, and without limitation, such other installations as may be required to furnish public utility service to or through the subdivision, and such other appurtenances and additions thereto as said City and utilities may deem necessary, together with the right of access across the lots and real estate in the subdivision for the necessary personnel and equipment to do any or all the above work. The right is also hereby granted to said City and utilities to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the operation of or access to said sewers or, without limitation, utility installations in, on, upon, or across under, or through, said "Utility Easement" or "Drainage and Utility Easement." **No permanent buildings, swimming pools, retaining walls, fences, surfaces, earth fill, or landscaping (excluding street trees) shall be placed on said "Utility Easement" or "Drainage and Utility Easement" that then or in the future interfere with the aforesaid uses and rights.** Where a "Utility Easement" or "Drainage and Utility Easement" is used for water, storm, or sanitary

sewers, other utility installations shall be subject to the prior approval of the said City so as not to interfere with or cause damage to these systems. Maintenance of said easements shall remain the responsibility of the property owners. Property owners shall be responsible for the costs associated with removing unauthorized obstacles from the "Drainage Easement" or "Drainage and Utility Easement."

- C. Other Fence Construction: No wall, fence, or fencing of any kind shall be allowed in the front yard of any Lot, nor on any side of a dwelling structure. With respect to corner lots, fencing along the side of the rear Yard facing the street shall not be placed any nearer to said street than one foot (1') from the building side of the building line limit established by the subdivision plat. Lots may have exceptions at the sole discretion of the Architectural Control Committee. **No wall, fence or fencing over 6 feet in height shall be allowed on any Lot**, nor shall any wall, fence or fencing be located closer than one foot to any Lot line (without written permission of the Architectural Control Committee). **All walls, fences and fencing shall be white.** All fences and fencing shall be made from vinyl, PVC, wood or professionally constructed wrought iron construction, and be compatible with the natural surroundings, subject to the conditions herein set out for materials. **No chain link, wire, or other metal wall, fence, or fencing shall be permitted.** However, an exception for professionally constructed black wrought iron fence is allowable. **All walls, fences, and fencing must be submitted to, and approved by the Architectural Control Committee, and the City of Troy prior to construction,** and must be continually maintained to present an attractive appearance, or, after 60 days notice, such walls, fences and fencing may be removed by the Homeowners Association and the cost thereof billed to the Lot Owner. If such a bill remains unpaid over 30 days, a lien may be attached and filed against any such Lot in the same manner as in Section 20 below.

Any failure by the Homeowners Association or the Architectural Control Committee thereof to enforce the provisions of the foregoing Sections 10(A) 10(B) or 10 (C) shall not constitute or be construed as a waiver thereof nor the acceptance of any violation. Neither shall such failure to enforce constitute or be construed as a waiver of any subsequent violation or vary the terms of these provisions.

If City of Troy zoning ordinances on fencing around in ground swimming pools is changed and these covenants as they currently exist will not meet the changed zoning requirement then the covenants will automatically be changed to adopt the minimum change required to bring them in compliance with the new zoning ordinance.

11. **SHINGLE REQUIREMENTS.** All roofs shall be covered with **HEAVYWEIGHT (LAMINATED) ARCHITECTURAL GRADE SHINGLES OR BETTER.** Shingles must have a textured design and appearance, and constructed of fiberglass, asphalt shingle, or wood materials. Any questions on Architectural Shingles meeting requirements will be addressed to the Architectural Control Committee. **NO 3 TAB SHINGLES ARE PERMITTED.** All roofs must have a **MINIMUM OF A 6/12 PITCH.**

12. **MAIL BOX AND ADDRESS PLAQUE.** All Lot Owners will be required to install **MATCHING MAILBOXES AND AN ADDRESS PLAQUE,** which will be furnished by the Developer on the initial installation. Any additional mailboxes and address plaque must match and will be purchased by the Lot Owner.

13. **LIVESTOCK AND PETS** No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except dogs or cats kept inside as house pets. No pets of any type will be permitted outside the dwelling, in exterior kennels or houses, or maintained for any commercial purpose.

14. **SOD, GRASS AND LANDSCAPING REQUIREMENTS.** Prior to initial dwelling occupancy, the front yard area, including the boulevard and the side yard areas to the front wall of the dwelling unit will be **landscaped with grass sod**. Also, **landscaped with grass sod** shall be the side of each dwelling unit for the first 5 feet behind the front wall of the dwelling unit and for the first 20 feet from both sides of the dwelling unit unless the lot line is closer than 20 feet, then only up to the lot line. The balance of the yard shall be seed and straw, or grass sod. If weather conditions prevent the laying of sod, then within 90 days of initial occupancy, the yard must be sodded as per above.

Each property Owner shall be responsible for mowing and landscape maintenance of such Owner's Lot up to the property line of such Lot, and up to the street curb or curbs, such that the Lot will always present a neat and attractive appearance. Landscaping shall be completed within 90 days (or as soon as weather permits) of substantial completion of the dwelling house.

15. **CONSTRUCTION OF RESIDENCES, MAINTENANCE OF PROPERTY.** During the construction, maintenance or refurbishment of any dwelling house or Lot, any littering or damage to the public and private roadways and easements in the Subdivision, and any clean up of them, (including mud), shall be the responsibility of the Owner of any Lot upon which such work is being performed. During construction, maintenance and refurbishment of any lot, the lot must be maintained in a neat and orderly condition. All trash, scraps and debris must be placed in a dumpster or suitable container.

The burning of any material outside of any dwelling house shall be prohibited.

All sites shall have a finish grade that will allow the natural flow of surface drainage water from one lot to another without erosion or damage. Under no circumstances shall the owner of any Lot or parcel of land in the Subdivision alter the topographic conditions of said owner's property in any way that will permit or cause additional quantities of water to flow from or across said owner's property and onto adjoining property or public right of way. Neither shall the owner or occupant of any Lot or parcel of land in the Subdivision alter the topography, grade, or elevation of a Lot or parcel of land so as to trap or dam flowing water or alter any area of natural drainage so as to prevent the flow of water across the lot or parcel of land so owned or occupied. Grading shall be sloped and tapered at the side or rear Lot lines in such a manner as to permit construction on an adjacent lot without the need for retaining walls. Gutter down spouts run-off shall be connected to storm sewers whenever permitted by municipal regulations, but shall never be connected to any sanitary sewer. However, this paragraph is in no way intended to prevent a house or driveway from being built on any certain lot or lots.

All dwelling units must be completed within twelve (12) months from the beginning of construction. The beginning of construction shall be considered when the foundation or footings are dug. Construction shall be considered completed when the Occupancy Permit from the City of Troy is issued. Failure to comply with this provision will result in a \$100.00 per week penalty, payable to the Homeowners Association. The Homeowners Association may file and maintain a claim for lien against the lot until said penalty is satisfied.

16. **OIL AND MINING OPERATIONS.** No oil drilling, oil or gas development operations, oil refining, gas storage, quarrying or mining operations of any kind for any mineral or minerals, shall be permitted on any Lot, nor shall oil gas wells, tanks, tunnels, mineral excavations or shafts be permitted on any Lot. No derrick or other structure designed for use in boring for oil or natural gas or minerals shall be erected, maintained or permitted on any Lot.

17. **GARBAGE AND REFUSE DISPOSAL.** No Lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage. Trash, rubbish and garbage, or other wastes, shall not be kept, except in sanitary containers located inside the dwelling house, except on collection days, when said sanitary containers may be placed near the platted streets for collection.

18. **SIGNS.** No signs of any kind shall be displayed to the public view on any Lot, except one sign of not more than five square feet, advertising the property for sale, or signs used by a builder to advertise the property during construction and sales of Lots and residences, or signs used by the undersigned to identify the Subdivision and to advertise sales of Lots and residences in the Subdivision.

19. **EASEMENTS.** Easements for installation, construction, reconstruction and maintenance of utilities and drainage facilities are reserved, as shown on the above-mentioned recorded plat of the Subdivision. No building, fence, landscaping or any other structure of any kind shall be placed on, in, or over any such easement; any such building or structure shall be removed at the expense of the Lot owner.

20. **ASSESSMENTS.** Annual dues will be set and assessed and special assessments may be established or levied against each Lot and its owners for maintenance of street, entrance, parkway and boulevard landscaping; Subdivision fence; berms; entrance, decorative sign posts, parkway and boulevard improvements; drainage facilities and detention basins; easements; common areas and common areas used as green space; Subdivision appurtenances and amenities in the Subdivision for the use of Lot owners; and for any other duties, powers, and responsibilities of the Homeowners Association. Annual assessments shall be established by majority vote of the Lot owners, each Lot having one vote to be cast in the aggregate or in fractions as agreed by and between the owners of the Lot, at the first meeting of the Homeowners Association. In the case of a combined Lot, as described in Section 4 hereof, the owner or owners of each part or component of each Lot that together comprise the combined Lot shall be entitled to one vote. Any unpaid assessments against a Lot shall be the personal obligation of each owner of that Lot at the time of assessment, jointly and severally, and shall also become a lien against that Lot upon filing of a notice thereof in the Recorder's Office of Madison County, Illinois; if such notice is not filed on or before March 1 of the following year, said right to a lien shall expire. Any purchaser, lender, or title company shall have the right to rely upon any statement or assurance by any officer of the Homeowners Association, of the amount or payment status of any such lien.

PM Office Park, LLC shall be entitled to cast one vote for each finished unsold lot that it owns in the subdivision.

21. **HOMEOWNERS ASSOCIATION.** Effective upon recording these Covenants and Restrictions with the Recorder's Office of Madison County, Illinois and thereafter, all owners of Lots within Hampton Glen Phase 3 shall be members of Hampton Glen Homeowners Association, as established in the "Covenants and Restrictions for 'Hampton Glen – Phase 1' Subdivision" filed in the Recorder's Office of Madison County, Illinois on July 30, 2007 as Document 2007R40639, as well as Enclave at Hampton Glen Subdivision, filed in the Recorder's Office of Madison County, Illinois on February 3, 2015 as Document 2015R03348. All terms, conditions, provisions, obligations, rights, duties and benefits applicable to the members and owners of Lots in Hampton Glen Phase 3 shall be as set forth in the Covenants and Restrictions for Hampton Glen – Phase 1, unless inconsistent with those set forth herein, in which event these Covenants and Restrictions shall control.

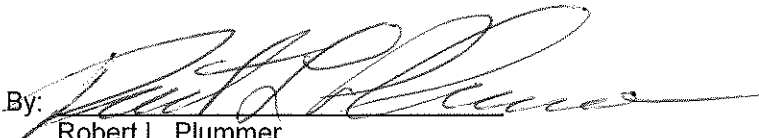
The title to all amenities, landscaping, OUTLOT G, Subdivision fences, entrance improvements, boulevards, easements, common areas and common areas used as green space, detention basins, Subdivision appurtenances, Subdivision fences, berms, entrance parkway and

boulevard improvements, and drainage facilities shall be conveyed by the undersigned to the Homeowners Association, when determined by Developer.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois in the foregoing.

IN WITNESS WHEREOF the undersigned has set its hand and seal this 7th day of March, A.D. 2019

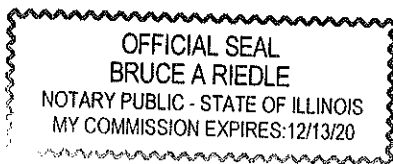
PM Office Park, L.L.C.

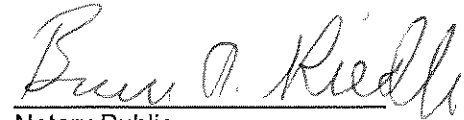
By: 
Robert L. Plummer,
Manager

STATE OF ILLINOIS}
COUNTY OF MADISON} ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY THAT **ROBERT L. PLUMMER**, personally known to me to be a Manager of PM Office Park, L.L.C. and known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument as Manager of said company, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes herein set forth.

Given under my hand and Notarial seal this 7th day of March A.D. 2019.




Notary Public

Prepared by and Return to:
PM Office Park, LLC
514 E. Vandalia Street
Edwardsville, IL 62025
618-656-1514

Exhibit A

A tract of land being part of the Northwest Quarter of Section 15, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, State of Illinois and being more particularly described.

Beginning at the most easterly corner of Outlot "F" of Enclave at Hampton Glen, reference being had to the plat thereof in the Madison County Recorder's Office in Plat Cabinet 66 on page 23; thence North 74 degrees 34 minutes 50 seconds West, on a bearing based on Illinois State Plane Coordinates-West Zone and on the northeasterly line of said Outlot "F", 70.32 feet to the most northerly corner of said Outlot "F"; thence North 23 degrees 01 minutes 29 seconds West, on a northeasterly line of said Enclave at Hampton Glen, 195.42 feet to the southeasterly line of Lot 172 of said Enclave at Hampton Glen; thence on the southeasterly line of said Lot 172 the following two courses and distances; 1.) northeasterly 92.99 feet on a non-tangential curve to the left having a radius of 125.00 feet, the chord of said curve bears North 45 degrees 39 minutes 50 seconds East, 90.86 feet; 2.) northeasterly 21.91 feet on a curve to the right having a radius of 225.00 feet, the chord of said curve bears North 27 degrees 08 minutes 34 seconds East, 21.90 feet to the most easterly corner of said Lot 172; thence North 40 degrees 52 minutes 12 seconds West, on the northeasterly line of said Lot 172, a distance of 47.71 feet to the southeasterly corner of Lot 173 of said Enclave at Hampton Glen; thence North 28 degrees 51 minutes 20 seconds East, on the southeasterly line of Lots 173 thru 178 and Outlot C-2 of said Enclave at Hampton Glen, a distance of 657.72 feet to the most easterly corner of said Outlot C-2 and the former northeasterly right of way line of the Vandalia Railroad; thence on said former northeasterly right of way line of the Vandalia Railroad the following two (2) courses and distances; 1.) South 61 degrees 08 minutes 40 seconds East, 396.85 feet; 2.) southeasterly 97.96 feet on a curve to the left having a radius of 1458.06 feet, the chord of said curve bears South 63 degrees 04 minutes 35 seconds East, 97.94 feet; thence South 31 degrees 21 minutes 47 seconds West, 311.44 feet; thence South 54 degrees 42 minutes 37 seconds West, 455.77 feet; thence South 14 degrees 57 minutes 46 seconds East, 9.13 feet to the most northerly corner of Lot 161 of Hampton Glen – Phase 1, reference being had to the plat thereof in the Madison County Recorder's Office in Plat Cabinet 65 on page 152; thence on the northwesterly lines of said Lot 161 the following two (2) courses and distances; 1.) South 70 degrees 45 minutes 03 seconds West, 56.09 feet; thence South 33 degrees 33 minutes 23 seconds West, 121.50 feet to the Point of Beginning.

Said tract of land contains 7.74 acres, more or less.

Subject to easements, conditions and restrictions of record.

END OF DOCUMENT