

2008R53802  
2010R35944  
2008R02809  
2017R01936

**AMENDED COVENANTS AND RESTRICTIONS  
FOR "HEARTHSTONE PLACE" SUBDIVISION**



8 3 9 6 6 5 7  
Tx:4304647

**2017R05435**  
STATE OF ILLINOIS  
MADISON COUNTY  
02/14/2017 3:59 PM  
AMY M. MEYER, RECORDER  
REC FEE: 37.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE: 9.00  
# OF PAGES: 13

**KNOW ALL MEN BY THESE PRESENTS,**

That Whereas, Hearthstone Development, Inc.,  
an Illinois Corporation ("Developer"), is the Owner of the following  
described real estate, to wit:

See Exhibit A for legal description

442.DOCK1435

NOW THEREFORE, in consideration of the premises and of the benefits accrued and to accrue to the undersigned by reason of the Amended Covenants 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 Amended 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, 2026 at which time said Amended Covenants and Restrictions shall be automatically extended for successive periods of 10 years, unless by a vote of all Owners of at least 67 percent of the lots, it is agreed to change said Amended Covenants and Restrictions in whole or in part. These Amended Covenants and Restrictions may be rescinded or amended by the undersigned, in whole or in part, until 80 percent of the lots in the subdivision are sold or ten years after the first lot is sold,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 Amended Covenants and Restrictions may be rescinded or amended at any time prior to July 1, 2026 or thereafter, by approving vote 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. The officers of the developer will be the Architectural Control Committee for each lot in the subdivision until an occupancy permit has been issued on such lot: 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 Amended 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 Amended 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 Amended 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 Edwardsville, 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 Edwardsville 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 Edwardsville requires that all sidewalks be maintained in accordance with the City of Edwardsville's 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 Edwardsville shall have the power and authority to maintain an action to foreclose upon said lien.

Within 36 months of approval and acceptance of responsibility by the City of Edwardsville for maintenance of streets and utilities within a development phase of the subdivision, Hearthstone Development, Inc., shall commence installation of sidewalks on any Lots then owned by it within such development stage, and such installation shall be completed within 12 months of commencement.

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. No structure shall be located closer than ten (10) feet from any side lot line, or closer than twenty (20) feet on any corner side lot line (adjacent to the Street), or closer than thirty (30) 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 Amended Covenants and Restrictions. 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.

Additionally, Lots 63, 64 & 65, which front Raymond Road, shall have forty (40) foot front yard setbacks. Front yard setbacks for flag lots 79 and 80 are per the building lines shown on said plat of the subdivision.

5. **PLANS AND SPECIFICATIONS.** An Architectural Control Committee is hereby established, which shall initially be comprised of the officers or the appointees of the undersigned Hearthstone Development, Inc. 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 Edwardsville 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 Amended 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 officers of the developer or its appointees will serve as the Architectural Control Committee until the developer specifies, or the sale of a total of 69 lots, whichever comes first. Commencing no later than with the sale of a total of 70 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 officers of the developer shall have absolute discretion in the approval or disapproval of any structure in the Subdivision pursuant to these Amended 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.

<b>Lots</b>	<b>Ranch</b>	<b>2 Story</b>	<b>Minimum 1<sup>st</sup> Floor Sq. Ft.</b>
<b>1-62</b>	<b>1,450 Sq. Ft.</b>	<b>1,800 Sq. Ft.</b>	<b>900 Sq. Ft.</b>
63-89	2,400 Sq. Ft.	2,950 Sq. Ft.	1250 Sq. Ft.

No recreational apparatus of any kind shall be allowed in the front yard of any Lot nor on the side yard up to the rear of the dwelling structure, nor on any side of a dwelling along a street between a line or lines intersecting that side of the house and parallel with that street. Recreational apparatus, including swing sets, swimming pools, playground equipment or similar devices shall not be located any point toward the Lot line fronting any street, past a line drawn parallel with and intersecting that side of the dwelling structure. No above ground pools will be permitted. Basketball goals will be allowed, provided they are freestanding of the residential structure and not placed within right-of-way of the street. Type and style of basketball goals must be approved by the Architectural Control Committee/Homeowners Association 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 Amended 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 Edwardsville.

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.** No temporary or permanent antenna or antennae will be allowed to be mounted on the ground or upon any structure upon any Lot, and all such antennae will be located inside the house. Satellite dishes shall be permitted but must be 24 inches in diameter or smaller. Satellite dishes must be fully concealed so that they are not visible from any street. Satellite dish type, style and location must be approved by the Architectural Control Committee/Homeowners Association prior to installation.

8. **GARAGE REQUIREMENTS.** For lots numbered 1 through 62, each Lot with a dwelling shall have a garage fully capable of housing a minimum of two automobiles. All buildings, including garages, shall be attached to the dwelling structure. 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.

For lots numbered 63-89, each lot with a dwelling shall have a garage fully capable of housing a minimum of three automobiles. All buildings, including garages, shall be attached to the dwelling structure.

A paved area shall be provided by the Owner of each lot suitable for the parking of at least six (6) automobiles, which area shall include the interior space of the garage and a minimum of 750 square feet of additional space.

For all lots 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 Edwardsville's requirements.

Driveways must be located in agreement with the City of Edwardsville's 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.** For lots numbered 1 through 62 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, tarpaper, composition paper, or similar materials may be used as the exterior covering of any building. No A-frame design, modular or mobile homes, or underground homes are allowed. The Architectural Committee may approve "front split foyer" design which otherwise meet these restrictions. **Brick, brick veneer, or stone is required on the front exterior wall surface, see schedule below for quantities,** (excluding windows and doors). The balance of the exterior walls may be natural wood siding, finished hardboard type siding, aluminum siding, premium grade vinyl siding, cement board, or a combination thereof 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, under eave, overhang and porch areas.

Lots	% of Brick Required on front exterior wall surface
1 through 62	25%

In addition, for Lots 1, 21, 24, 39, 43, 44, 47, 53, 56, and 62, the exterior portion of any dwelling adjacent to a public street, shall have brick or brick veneer or stone on at least twenty-five percent (25%) of the entire exterior wall surface (excluding windows, doors, returns and gables) on any such side facing a public road.

For lots numbered 63-89, 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, tarpaper, composition board 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, brick veneer, or stone is required on at least 50% of the entire exterior wall surface of the 1<sup>st</sup> floor (excluding windows and doors). A ranch style home will need to have the entire front of the dwelling and one side covered with brick, brick veneer or stone (excluding doors and windows). On a two story home, the brick requirement can be met by combining on the front and or sides if desired, such as making the entire front brick. The balance of the exterior walls may be natural wood siding, cement board, aluminum type siding, premium grade Dutch Lap vinyl siding gauge 0.42 to 0.44 or better. NO DOUBLE 4 VINYL SIDING ALLOWED, or a combination

thereof 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.

**In addition, the exterior portion of any dwelling adjacent to a public street, shall have brick or brick veneer or stone on at least twenty-five percent (25%) of the entire exterior wall surface (excluding windows, doors, returns and gables) on any such side facing a public road.**

10. **FENCE REQUIREMENTS.**

- A. Drainage Easements: A permanent, non-exclusive easement has been reserved for and granted to the City of Edwardsville, Madison County, Illinois, in, upon, across, over, under, and through the areas shown and labeled "Drainage Easement" on the final plat of subdivision for which these Amended 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, attached area, 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" 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"
- B. Utility Easements: A permanent, non-exclusive easement has been reserved for and granted to the City of Edwardsville, Madison County, Illinois, and to those public utility companies operating in the City of Edwardsville, in, upon, across, over, under, and through the areas shown and labeled "Utility Easement" on the final plat of subdivision for which these Amended 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, attached area, 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." **No permanent buildings, swimming pools, retaining walls, fences, surfaces, earth fill, or landscaping (excluding street trees) shall be placed on said "Utility Easement" that then or in the future interfere with the aforesaid uses and rights.** Where a "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 "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. **No wall, fence or fencing over 5 feet in height shall be allowed on any Lot** (without permission of the Architectural Control Committee), nor shall any wall, fence or fencing be located closer than one foot to any Lot line. All walls, fences and fencing shall be wood, vinyl coated, or professionally constructed wrought iron construction and **shall be white in color** 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.** All walls, fences, and fencing must be submitted to, and approved by the Architectural Control Committee prior to construction, and must be continually maintained to present an attractive appearance, or, after 60 day 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 The City of Edwardsville's 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.**

**For lots numbered 63-89, all roofs must have a MINIMUM OF AN 8/12 PITCH.**

12. **MAIL BOX AND YARD LIGHT.** All Lot Owners will be required to install **MATCHING MAILBOXES and FRONT YARD LIGHT,** which will be furnished by the Developer on the initial installation. Any additional mailboxes and lights must match and will be purchased by the Lot Owner.

Lots 63-89, ADDRESS BLOCKS will be furnished by the Developer on the initial installation. Any additional address blocks 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 rear wall of the dwelling unit will be **landscaped with grass sod.** 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.

**Lots 63-89 must have a \$4,000 landscape package NOT including the cost of sod and grass seed.**

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 Edwardsville is issued.

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 (excluding street trees) 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 and special assessments may be established or levied against each Lot and its owners for maintenance of subdivision common areas and common areas used as green space, detention basin, street, boulevards and entrance landscaping, Subdivision fence, berms, drainage and entrance improvements, any amenities in the Subdivision for the use of the Lot owners, and for any other duties, powers, and responsibilities of the Homeowners Association and Architectural Control Committee established by these Amended Covenants and Restrictions, or established by the Homeowners Association. Annual assessments shall be established by majority vote of the Lot owners in attendance at the annual meeting, each Lot having one vote to be cast in the aggregate or in the fractions as agreed by and between the owners after January 1 of each calendar year. Special assessments shall be established as determined by the Homeowners Association. 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 so 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 assessment or lien. The lien for dues and assessments created hereby shall be subordinate to the lien of any mortgage or trust deed recorded by the owner of the Lot or Lots, except for dues and assessments becoming due after such time as the lender or holder of said mortgage shall become the owner of said Lot or Lots. The owners of each Lot shall collectively own one share in the Homeowners Association.

Hearthstone Development, Inc. shall be entitled to cast one vote for each lot that it owns in the subdivision. Hearthstone Development, Inc. will be assessed annually a maximum of \$50.00 per finished unsold lot it owns.

21. **HOMEOWNERS ASSOCIATION.** By March 1, 2017, a Homeowners Association

will be formed. The initial directors and officers of the Homeowners Association will be the officers of Hearthstone Development, Inc. The Homeowners Association shall be a not-for-profit corporation. The planned name of the Homeowners Association is the Hearthstone Place Subdivision Homeowners Association. The Homeowners Association shall be vested with all powers, duties, and responsibilities of the Homeowners Association set out in the Amended Covenants and Restrictions and as provided by law: the title to all amenities, landscaping, Subdivision fences, entrance improvements, boulevards, easements, common areas and common areas used as green space, detention basins, and Subdivision appurtenances shall be conveyed by the undersigned to the Homeowners Association, no later than January 1, 2019. The owners of each Lot shall from time to time adopt bylaws for its constitution, operation and deliberations, in conformity with these Amended Covenants and Restrictions. The Homeowners Association has the right to assess dues for maintenance of the Subdivision. It shall be the duty of the Homeowners Association to enforce these Amended Covenants and Restrictions. Majority rule shall prevail except as otherwise set out herein, and Roberts Rules of Order are hereby adopted for conducting all meetings of the Homeowners Association, except as set out herein or in the bylaws adopted by the Homeowners Association.

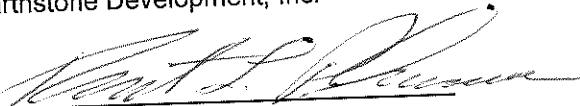
Should the Homeowners Association fail to maintain the common areas, detention basins or any other Homeowner Association responsibility for a period of 30 days after receiving written notice from the City of Edwardsville, the City of Edwardsville shall have the right to maintain same and charge the cost for same, as a lien, upon said lots and/or the Homeowners Association or both.

**The initial Homeowners Association dues will be \$100.00 per lot per year. The initial charge will be collected at closing for the first year and for subsequent years all annual charges are due by April 30 or each year. Hearthstone Development, Inc. may be assessed annually no more that \$50.00 per finished unsold lot it owns.**

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 14<sup>th</sup> day of February, A.D. 2017.

Hearthstone Development, Inc.

By:   
Robert L. Plummer,  
President/Secretary

**STATE OF ILLINOIS  
COUNTY OF MADISON**

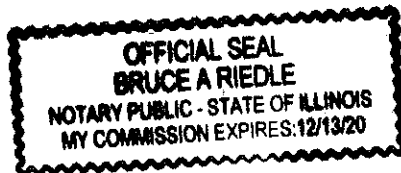
The undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **ROBERT L. PLUMMER**, personally known to me to be the President/Secretary of the Corporation which signed the foregoing document, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President/Secretary he signed and delivered the said instrument as President/Secretary of said Corporation, and cause the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

Given under my hand and Notarial seal this 14<sup>th</sup> day of February, A.D. 2017.

  
Notary Public

Prepared by and Mail to:

514 E. Vandalia  
Edwardsville, IL 62025  
618-656-5701



**EXHIBIT A- LEGAL DESCRIPTION OF HEARTHSTONE PLACE SUBDIVISION, PHASES 1 & 2**

**DESCRIPTION OF HEARTHSTONE PLACE – PHASE 1**

PART OF THE NORTH HALF OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF MADISON, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF LOT 4 OF DUNLAP LAKE, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT BOOK 21 ON PAGE 72; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 40 MINUTES 11 SECONDS WEST, ON THE EASTERLY LINE OF SAID DUNLAP LAKE, A DISTANCE OF 486.50 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 40 MINUTES 11 SECONDS WEST, ON SAID EASTERLY LINE OF DUNLAP LAKE, A DISTANCE OF 857.90 FEET TO THE SOUTHERLY LINE OF THE OAKS, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT BOOK 63 ON PAGE 230; THENCE NORTH 89 DEGREES 00 MINUTES 48 SECONDS EAST, ON SAID SOUTHERLY LINE OF THE OAKS, A DISTANCE OF 1264.41 FEET TO THE WESTERLY RIGHT OF WAY LINE OF RAYMOND ROAD; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ON SAID WESTERLY RIGHT OF WAY LINE OF RAYMOND ROAD, A DISTANCE OF 829.44 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 14 SECONDS WEST, A DISTANCE OF 192.00 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 46 SECONDS EAST, A DISTANCE OF 35.52 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 14 SECONDS WEST, A DISTANCE OF 151.00 FEET; THENCE NORTH 39 DEGREES 56 MINUTES 29 SECONDS WEST, A DISTANCE OF 74.07 FEET; THENCE NORTH 78 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 98.03 FEET; THENCE SOUTH 76 DEGREES 47 MINUTES 30 SECONDS WEST, A DISTANCE OF 140.99 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 18 SECONDS WEST, A DISTANCE OF 258.48 FEET; THENCE SOUTH 80 DEGREES 17 MINUTES 17 SECONDS WEST, A DISTANCE OF 101.39 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 05 SECONDS WEST, A DISTANCE OF 60.29 FEET; THENCE SOUTH 78 DEGREES 12 MINUTES 49 SECONDS WEST, A DISTANCE OF 216.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.79 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**EXHIBIT A- LEGAL DESCRIPTION OF HEARTHSTONE PLACE SUBDIVISION, PHASES 1 & 2**

**DESCRIPTION OF HEARTHSTONE PLACE – PHASE 2**

PART OF THE NORTH HALF OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF MADISON, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 OF DUNLAP LAKE; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT BOOK 21 ON PAGE 72; THENCE NORTH 00 DEGREES 40 MINUTES 11 SECONDS WEST, ON THE EASTERLY LINE OF SAID DUNLAP LAKE, A DISTANCE OF 486.50 FEET; THENCE NORTH 78 DEGREES 12 MINUTES 49 SECONDS EAST, A DISTANCE OF 216.80 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 60.29 FEET; THENCE NORTH 80 DEGREES 17 MINUTES 17 SECONDS EAST, A DISTANCE OF 101.39 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 18 SECONDS EAST, A DISTANCE OF 258.48 FEET; THENCE NORTH 76 DEGREES 47 MINUTES 30 SECONDS EAST, A DISTANCE OF 140.99 FEET; THENCE SOUTH 78 DEGREES 05 MINUTES 02 SECONDS EAST, A DISTANCE OF 98.03 FEET; THENCE SOUTH 39 DEGREES 56 MINUTES 29 SECONDS EAST, A DISTANCE OF 74.07 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 14 SECONDS EAST, A DISTANCE OF 151.00 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 46 SECONDS WEST, A DISTANCE OF 35.52 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 14 SECONDS EAST, A DISTANCE OF 192.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF RAYMOND ROAD (50' WIDE); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 515.03 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 21 MINUTES 14 SECONDS WEST, ON SAID SOUTH LINE, A DISTANCE OF 657.23 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 88 DEGREES 37 MINUTES 30 SECONDS WEST, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 591.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14.93 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

END OF DOCUMENT