

PLAT WITH THIS DOCUMENT

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ADDENDUM TO
PLAT OF SUBDIVISION ORLAND SQUARE
VILLAGE UNIT SEVEN BEING A
RESUBDIVISION OF PART OF LOT 9 IN
ORLAND SQUARE VILLAGE UNIT II, A
SUBDIVISION OF PART OF THE
NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 36 NORTH, RANGE 12, EAST
OF THE THIRD PRINCIPAL MERIDIAN,
COOK COUNTY, ILLINOIS

WHEREAS, Independent Trust Corporation, as Trustee under Trust Agreement dated August 22, 1984, and known as Trust No. 119 (hereinafter referred to as "Independent") is the record owner of the real estate described in this Plat of Subdivision to which this Addendum is attached (hereinafter referred to as "Property");

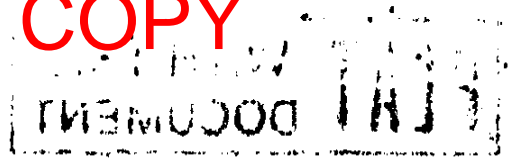
WHEREAS, Independent is desirous of subjecting said Property to the restrictions, covenants, conditions, reservations and easements (sometimes hereinafter collectively referred to as "Covenants") hereinafter set forth, each and all of which is and are for the benefit of the Property and for each owner thereof, and shall inure to the benefit of and pass with the Property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof;

NOW, THEREFORE, Independent hereby declares that the Property is, and shall be held, transferred, sold, conveyed and occupied, subject to the Covenants hereinafter set forth.

1. Single Family Residences. All lots in the subdivision are for single family residential purposes only. No building shall be erected, re-erected, altered, placed or permitted to remain on any such residential lot other than one family dwelling having an attached garage and for the sole use of the owners and occupants of the dwelling.
2. Restrictions on Vehicles. No boat, airplane, trailer, truck, housetrailer, recreational vehicle, van, commercial vehicle, snowmobile, motor bikes, mini bikes, go-carts and all comparable vehicles shall be stored permanently or temporarily, except within an enclosed garage, on the Property or any part thereof. Conventional passenger vehicles of the respective lot owners, dwelling occupants and/or their guests shall be permitted to be parked on said owner's or occupant's driveway. The parkway shall not be used for the parking of any private or commercial vehicles, boats, trailers, trucks, recreational vehicles or

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MEMORANDUM

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snowmobiles. As used herein, the term "commercial" shall include, without limitation, all automobiles, station wagons, vans, trucks or vehicular equipment bearing signs of which have printed thereon some reference to any commercial undertakings, or which contain commercial equipment open to public view.

3. Noxious or Offensive Activities. No noxious or offensive activity shall be carried on, in or upon any premises, nor shall anything be done thereon which may be, or may become an annoyance or nuisance to the neighborhood. Without in any way limiting the effect of the foregoing, the following activities are specifically prohibited:
- A. The maintenance of unsightly plants or underbrush or plants breeding infectious plant diseases or noxious insects upon any part of a lot.
 - B. The burning of refuse or the burning of leaves outside a living unit.
 - C. The storage of garbage outside the dwelling.
 - D. The use of or maintenance as a dumping ground for rubbish, trash or other waste.
 - E. The hanging of laundry or other articles, or the erection of laundry drying equipment outside of an enclosed dwelling.
 - F. The raising, breeding or maintaining of any livestock, poultry, or animals, excepting therefrom a maximum of two (2) dogs and two (2) domesticated cats for each dwelling. Exercise areas and enclosures shall be properly built and screened in conformance with all applicable ordinances, rules and regulations of the Village of Orland Park. No dogs or cats shall be permitted to run loose.
4. Swimming Pools. Above ground swimming pools are not permitted. In-ground swimming pools are allowed in conformance with all applicable ordinances, rules and regulations of the Village of Orland Park.
5. Antennas. Exterior antennas or satellite antennas will not be permitted. Flag poles are permitted, provided the pole is non-metallic and is not more than twenty-five (25) feet in height.
6. Snowmobiles and Motor Bikes. Snowmobiles, motor bikes, mini bikes, go-carts, and all comparable vehicles shall be

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restricted to ingress and egress only. No pleasure riding of said vehicles shall be permitted anywhere within the subdivision.

7. Lawn Care and Weed Control. All owners of lots improved with a dwelling constructed thereon shall be required to maintain their property in regard to lawn mowing and weed control.

8. Enforcement of Covenants.

A. The owner of a lot will pay all costs and expenses, including attorneys fees, incurred, by another lot owner or the Village of Orland Park in enforcing any of these Covenants, and all such costs, expenses and attorney's fees may be included in and form a part of any judgment entered in any proceeding against a owner under these Covenants.

B. The remedies hereby specified are cumulative, and this specification shall not be deemed to preclude any aggrieved person's resort to any other remedy at law, in equity or under any statute.

9. Restrictions for Lots 1 - 12 Only. The following restrictions shall apply to Lots 1-12, inclusive, only:

A. Fences.

No fences will be permitted within thirty (30) feet of the rear lot line, except for fences enclosing in-ground swimming pools or dog-runs. Any such fence shall comply with the ordinances of the Village of Orland Park in force at the time of installation.

B. Rear Yard Setback.

The rear yard setback has been established by the Village of Orland Park. This setback may be reduced for certain structures but only with the approval of the Board of Trustees of said Village; provided, however, under no circumstances shall said reduced setback be less than ten (10) feet in width.

C. An enclosure for any in-ground swimming pool may be placed on the rear ten (10) feet of the lot subject to the following restrictions:

(i) Said enclosure shall not exceed six (6) feet in height;

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(ii) Said enclosure shall not extend from side lot line to side lot line but shall only enclose the in-ground pool and its accoutrements;

(iii) Said enclosure shall comply with the ordinances of the Village of Orland Park in force at the time of installation.

D. Each lot owner shall be responsible for landscaping and maintaining the bank of the detention pond adjacent to the rear of their lot. This landscaping shall include, but not be limited to, the installation of sod. All such landscaping shall be neatly trimmed and maintained by the lot owner.



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