

Second Addition

ROBERT E. GLAZEBROOK,
Dedicator of Glazebrook
Heights, a subdivision
#37, to
Restrictions.

Restrictions
Dated March 31, 1967

Recites:

GLAZEBROOK HEIGHTS RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS That ROBERT E. GLAZEBROOK, Dedicator of the Second Addition to Glazebrook Heights, a Subdivision in the North One half (N 1/2) of the Southeast Quarter (SE 1/4), and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-Seven (27) Township Six (6) North, Range Ten (10) West of the Third Principal Meridian Madison County, Illinois as the same appears from the plat thereof, dated April 1967 and prepared by Sheppard, Morgan and Schwaab, Surveyors, hereby declare and impose the following restrictions on Lots in the Second Addition to Glazebrook Heights.

1. All of said Lots shall be used for residential purposes only, for the construction thereon of not more than one single family dwelling house, not exceeding two (2) stories in height, and with attached private garage for not more than Three (3) cars. No dwelling shall be constructed of floor area of less than Fifteen Hundred (1500) square feet; only one building or structure shall be erected on each lot.
2. No building shall be placed nearer to the street than the building line shown on the subdivision plat of record. No building shall be placed nearer to either side of any lot than Ten (10) feet and not closer than Ten (10) feet to the rear lot line. However, where more than one lot is used for the construction of One over-lapping Dwelling, the side line restrictions are waived on lines between said combined lots.
3. The Dedicator shall reserve the right for a period of Ten (10) Years from the Date of Platting to approve or reject plans for proposed construction which in their opinion does not conform to the general subdivision development plan as to architectural effect or are otherwise unsuitable to the said subdivision. Thereafter all new construction shall in general conform to the established architectural plan.

60+5
28-32
37-40
65-121

ARTICLE 10

4. No person shall use or occupy any lot in such manner as to create a nuisance to the other lot owners or in a manner which would tend to make the neighborhood undesirable for residential purposes. No livestock or poultry shall be kept on any lot. No business of offensive trade shall be carried on on any lot.
5. No garage, trailer, basement or other partially completed or temporary structure shall be occupied for residential purposes, no partially destroyed or dilapidated structure or open basement shall be allowed to remain upon any lots.
6. No lot or group of lots in this subdivision shall be subdivided by deed or plat or otherwise in such manner as to decrease the area of the lots, or increase the number of lots, except by or with the written consent of the original Dedicator. No lot shall be dedicated for road or highway purposes except by the original Dedicator.
7. The exterior surface of all outside walls shall be of at least Sixty Per-Cent (60%) Brick, Stone or Rock Construction. The purpose of this restriction is to prohibit the use of bituminous impregnated materials of any nature so-called brick siding, asbestos board and asbestos shingles, or concrete block or wood weatherboard for exterior facing.
8. All dwelling houses shall be connected to the public sewer. No sewage or stagnant water shall be allowed to stand open on any lot or to drain therefrom except in a sanitary sewer system. No lot shall be used for a dumping ground.
9. No lot owner shall build or permit to be built on that portion of his lot facing, abutting or exposed to any street or road, any fence other than an ornamental fence, and said ornamental fence shall not exceed four (4) feet in height.
10. Easements for the installation and maintenance of Water, Gas, Telephone and Power Lines are reserved along the rear line of certain lots and along the side lines of certain lots, necessary for access to the rear lot lines, as shown on the plat of said Glazebrook Heights, recorded in the Recorder's Office of Madison County, Illinois.

500-2483 - Apr 05
Re: Covenants running

John H. H. H.

STATE OF ILLINOIS)
COUNTY OF MADISON)

I, Diana M. Rudolph in and for, and residing in said County, in the State aforesaid DO HEREBY CERTIFY, that ROBERT E. GLAZEBROOK 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 acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 31st day of March A.D. 1967.

Notary Public

My commission expires December 23, 1967.

FILED FOR RECORD 1113

**ROBERT E. GLAZEBROOK, DEDICATOR OF
the SECOND ADDITION to GLAZEBROOK HEIGHTS,
SUB DIVISION.**

Recites:

GLAZEBROOK HEIGHTS RESTRICTIONS for Second Addition

Subdivision in the North One half (N 1/2) of the Southeast Quarter (SE1/4) of Section Twenty seven (27) Township Six (6) North, Range Ten (10) West of the Third Principal Meridian Madison County, Illinois as the same appear from the plat thereof, dated September 27, 1963, and prepared by Sheppard, Morgan and Schwaab, Surveyors hereby declare and impose the following restrictions on Lots Fifty seven (57) through One hundred and twenty one (121) with the exception of Lots Sixty three (63) and Sixty four (64) who are in the restricted area of the FIRST ADDITION to GLAZEBROOK HEIGHTS.

Restrictions are the same as those in the Original and The First Addition with the exception of Article One (1) calls for a single family dwelling house, not exceeding one and half stories (1 1/2)

The Second Addition was open to the public in September 1967.

Copy of First Addition Restrictions included.

9-6-67 ALTO

Glazebrook Heights to Be Added to

The second addition to Glazebrook Heights will be opened over the weekend, it was announced by Robert E. Glazebrook, developer.

The new addition has 69 new lots, most of which lie in a wooded area and retain the original trees, many of them large oak and hickory trees. Streets are blacktopped and the sewers and underground utility service are in. Lots have been sold to Robert Cruthis, Robert Garvey and Lawton Coulson.

Two display houses are finished and will be open for display Saturday and Sunday. They are located on Richard Drive.

Streets in the new addition are named after Glazebrook's sons, Robert, Richard and Thomas. The fourth street, Brian, is the middle name of one son.