

PLAN OF RESTRICTIONS
FOR
R & R DOZER RIDGE

KNOW ALL BY THESE PRESENTS, THAT **MARK J. GODAR**, of the County of Calhoun and State of Illinois, as the DEDICATOR of R & R DOZER RIDGE, a subdivision of Calhoun County located in the South Half of the Southwest Quarter of Section 28, and the East Half of the Northwest Quarter of Section 33, all in Township 10 South, Range 2 West of the Fourth Principal Meridian, Calhoun County, Illinois, as it appears of record from plat thereof in Plat Cabinet A, Page 82, in the Recorder's Office of Calhoun County, Illinois, DOES HEREBY DECLARE AND IMPOSE this Plan of Restrictions on all of the tracts in said subdivision. The provisions contained herein and each of them shall be construed to be running with the land and shall be binding on all parties and all persons claiming under such parties, and shall be for the benefit of, and limitation upon all future owners in such subdivision, without further reference in the deed or deeds of conveyance.

1. All tracts shall be used for residential purposes only, except as provided below.
2. Only one single family dwelling may be erected on any given lot.
3. Only stick built homes may be constructed on any given lot. No trailers or mobile homes of any kind may be placed on any lot. All buildings must comply with the Calhoun County Zoning ordinance.
4. The minimum house size of any house constructed on any lot shall be 1500 square feet of living space. For purposes of these restrictions, "living space" shall not include any garage area.
5. All buildings must be placed on a permanent foundation.
6. Large animals such as horses may be maintained on any lot in excess of 5 acres, except that no more than two horses may be maintained on any such lot. Such animals must be securely fenced or penned. No hogs, swine, or cattle of any type may be maintained

on any lot.

7. No tract of this subdivision may be subdivided for a period of 99 years from the date of filing of these restrictions.

8. No person shall use or occupy any tract in such a manner as to create a nuisance to the other tract owners or in a manner which would tend to make the neighborhood undesirable for residential use. No advertising signs shall be displayed on the premises, except for sale or rent thereof. No garage, basement, or other partially completed or temporary structure shall be occupied for residential purposes. No camper trailer or recreational vehicle may be occupied for residential purposes in excess of four months. All construction work shall be completed within a reasonable time.

9. No partially destroyed or dilapidated structure or vehicle shall be allowed to remain on any tract.

10. No sewage or stagnant water shall be allowed to stand open upon any tract. No tract shall be used as a dumping ground for rubbish, or for storage of junk. No septic system shall be installed that provides for discharge onto neighboring tracts. Each dwelling shall be equipped with a sanitary sewer system and a disposal field so designed, constructed, and operated that under all conditions it will provide sewage disposal for the premises at all times without odor and without seepage of any septic water on the surface of the ground or into any underground streams or pipes flowing from said premises.

11. No building shall be placed nearer than 20 feet to either side or to the front or rear tract line of any tract.

12. No owner of any tract shall interfere in any manner with any of the utility easements running through said tract.

13. In the event that any tract owner, tenant, or employee shall violate, attempt to violate, or threaten to violate any provision of this Plan of Restrictions, the DEDICATOR or any tract owner, or lessee of a tract owner, may prosecute any proper proceedings at law or equity against such violator to enjoin the violation or to recover damages therefore. The

waiver of any breach of any provision herein shall not be construed to be a waiver of any other breach of the same, or other provision herein, and the failure to enforce any provision herein, shall not be construed as a waiver of any other provision.

14. Each and every provision of this Plan of Restrictions shall be binding for a period of Ninety-nine (99) years from the date hereof, and may be changed, altered, amended repealed or extended for additional periods of time by an instrument in writing signed by the record owners of at least three-fourths (3/4) of the tracts subject to this plan, provided however, that no change, alteration, amendment, repeal or extension shall be made without the prior written approval of the DEDICATOR so long as the DEDICATOR owns any of the tracts of this subdivision.

15. In the event that any provision herein, or any portion thereof, is invalid or void, such invalidity or voidance shall in no way effect the validity of any other provision.

16. DEDICATOR reserves the right and power to transfer, assign, or delegate any and all rights, powers or duties of DEDICATOR as containing in this Plan. Any person, persons, associations, corporations or other entity succeeding to the interests of DEDICATOR herein shall have the same rights, powers and duties as the DEDICATOR, and in such event, all rights, powers and duties of the DEDICATOR so transferred, assigned or delegated shall thereupon cease and be of no further effect as the DEDICATOR. In the event of death of the DEDICATOR while still in ownership of any of the tracts of this subdivision, then the rights, powers and duties of the DEDICATOR shall be transferred to the heirs, legatees and/or estate of the DEDICATOR.

DATED this 24 day of 10-24, 2005.


MARK J. GODAR
DEDICATOR

STATE OF ILLINOIS)
COUNTY OF CALHOUN)SS

I, a notary public for the County and State aforesaid, do certify that MARK J. GODAR, whose name is subscribed to the foregoing plan of restrictions, personally appeared before me this day in person and acknowledged that he signed, sealed and delivered the aforesaid plan of restrictions as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 24th day of October, 2005

Lucille Kress
NOTARY PUBLIC



This document prepared by:
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Doc. No. 58746
STATE OF ILLINIOS)
COUNTY OF CALHOUN)SS
Filed for record this 24th day of
October A.D. 2005 at 9:20 o'clock
A.M. and recorded in Misc. Record 34,
Page 290.

Lucille Kress Recorder
\$35.00 Pd.