

THIS IS A RETYPED COPY OF THE ORIGINAL COVENANTS AND IS NOT A LEGAL DOCUMENT. AN OFFICIAL COPY OF THE COVENANTS CAN BE OBTAINED FROM THE FULTON COUNTY COURTHOUSE AT LEWISTOWN, ILLINOIS.

WEE-MA-TUK HILLS .SECTION THREE

Each lot of part thereof in said subdivision, except as hereinafter provided, shall be subject to the following restrictions for the benefit of each of the other such lots or part thereof which restrictions shall run with the land and be specifically enforceable.

Each contract for sale, conveyance, or lease of any such lot or part thereof shall be made 'expressly subject to these restrictions, and each purchaser, grantee, or lessee by the acceptance of such contract, conveyance, or lease, shall thereby subject himself, his heirs, executors, administrators, successors, and assigns to said restrictions.

1. No part of any building or porch, and other attached structures, open or enclosed shall be closer to the street line than 40 feet and the said lot lines than 25 feet unless variance is approved in writing by the undersigned.
2. No noxious or offensive trade shall be carried on in said subdivision, nor shall the same be used for the sale or manufacture of intoxicating liquor.
3. No trailers, garages, basements, or structures of a temporary nature shall be used or occupied as a residence. Every home must be modern and all basic exterior construction must be completed by a competent person in a period not to exceed 150 days from beginning of construction. Only new material to be used in the construction. Each owner must install an incinerator for disposal of paper, debris, and garbage, the design of which will be supplied by the present owners. This rule is in effect until a standard garbage pick-up has been provided for the subdivision. No lot may be subdivided and in the case of a re-sale, the names of the new purchasers must be submitted to the proper authorities designated by the owner for approval.
4. An individual sewage disposal system shall be installed by each owner on his land, located as directed by the proprietors or their approved representatives. The size and design of the tank and number of feet of tile to be installed to be approved by Wee-Ma-Tuk Hills, Inc. And Fulton County Health Officer.
5. All fuel tanks must be buried or landscaped and screened from public by shrubbery.
6. No dwelling shall be erected on any lot in said subdivision having a square foot living area of not less than 900 sq. ft. exclusive of garage, breezeway and porches.
7. All plans of homes, elevations and grades of lots, must be approved by a committee designated by the undersigned, or their approved representative.
8. No part of any seepage bed, tile line, which is part of a private sewage system or waste system may be closer to the lake than 100 ft. Variation from this policy will come in writing from the undersigned or their approved representative. Septic tank installations must be approved in writing before being backfilled.