

SUPPLEMENTAL DECLARATION

Supplemental Declaration made this 21ST day of MAY 1981, by THE BRANIGAR ORGANIZATION, INC., an Illinois corporation (herein called "Developer").

W I T N E S S E T H :

WHEREAS, Developer is the owner of certain real estate located in Jo Daviess County, Illinois, with respect to which it has recorded under date of July 25, 1973, a General Declaration of Covenants and Restrictions (General Declaration) dated July 23, 1973 in Book 7 of Miscellaneous Records, Pages 780-798, and has recorded under date of September 14, 1973 Amendment to said General Declaration dated September 10, 1973 in Book 7 of Miscellaneous Records, Pages 864-866; and

WHEREAS, the developer desires to extend the provisions of said General Declaration, as amended, to the real estate hereinafter described which is subject to this Supplemental Declaration and which is owned by the Developer, except to the extent that the provisions of the General Declaration, as amended, herein are modified.

NOW, THEREFORE, the Developer, for itself, its successors and assigns hereby declares that the provisions of the General Declaration of Covenants and Restrictions, as amended, except as herein changed and modified, hereby are extended and shall apply to that additional real estate owned by the Developer in Jo Daviess County, Illinois, and described as follows:

Lots 1-30, both inclusive, in Eagle Ridge Unit 7 of Branigar's Galena Territory, a Subdivision of Jo Daviess County, Illinois, according to the plat thereof recorded with the Recorder of Deeds of Jo Daviess County, Illinois, in Plat Book 14, at Pages 112 and 113, as Document no. 157419.

1. The provisions of the General Declaration hereby are changed and modified in the following respects:

(a) PERMITTED USES - GENERAL: All lots which are subject to this Supplemental Declaration are restricted to single family residential use. No structure shall be erected, re-erected or maintained on any lot except for one dwelling accessory building designed for use as a private garage, except as otherwise permitted herein. Garages may have living quarters in connection therewith for use by the owner or occupants or his servants or guests but shall not be used for rental purposes. No dwelling accessory structure shall be erected prior to construction of a dwelling.

(b) ARCHITECTURAL CRITERIA: By reason of the unique character and golf course proximity of Eagle Ridge Unit 7, the Architectural Review Committee will apply more stringent criteria, including aesthetic considerations, to proposed dwellings and all other proposed construction, including additions, garages, fencing, walls, patios, and landscaping. Garages and other proposed construction must be designed in architectural continuity with the dwelling. Recreational and maintenance equipment and utility areas must be

well screened from visibility. The Architectural Review Committee shall establish general guidelines regarding colors, materials, and architectural forms. The Committee may withhold approval for any reason deemed by it to be appropriate, including aesthetic reasons, except that approval will not be unreasonably withheld.

(c) LIVING AREA: The living area in any dwelling constructed on any lot subject to this Supplemental Declaration shall not be less than 1,000 square feet.

(d) ROOF PITCH: The minimum roof pitch for any dwelling shall be 4 in 12.

(e) BUILDING SETBACKS: No structures or fencing may be erected within rear building setback areas designated on the plat of subdivision.

IN WITNESS WHEREOF, the Developer has caused these presence to be uted in the day and year first above written.

THE BRANIGAR ORGANIZATION, INC.

BY: Robert Dean
Vice President



1
Merwin M. Row
Assistant Secretary

STATE OF ILLINOIS }
In Davies County } 33
Ex. 159410
This instrument was filed for record in the
Recorder's Office of Jo Davies County aforesaid
on the 28th day
of May A. D. 19 81
at 9:20 o'clock A.M. and
recorded in book 15 of _____
Miscellaneous
on page 8 744 & 745
Ralph E. Schumfeld
Recorder
by Donna M. Berlage
Deputy

THE BRANIGAR ORGANIZATION, OWNER OF LOT 30 EAGLE RIDGE UNIT 7, OF THE GALENA TERRITORY, HEREBY GRANTS AN EASEMENT FOR LOCATION AND MAINTENANCE OF UNDERGROUND TELEPHONE LINES ON SAID LOT 30, SAID EASEMENT TO BE 20 FEET IN WIDTH, LYING SOUTHWESTERLY OF AND ADJACENT TO THE 10 FOOT UTILITY EASEMENT OF RECORD ALONG THE NORTHEASTERLY LINES OF SAID LOT 30, THE BEARINGS OF SAID NORTHEASTERLY LINES OF LOT 30 ARE S50°E AND S10°E.

I, TERENCE H. LEIFKER, A REGISTERED LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED THE ABOVE DESCRIBED EASEMENT AND THAT THE PLAT OF SAME ATTACHED HERETO IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

Terence H. Leifker

TERENCE H. LEIFKER
ILLINOIS REGISTERED LAND SURVEYOR 35-2423



CORPORATE OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF JO DAVIESS)SS

KNOW ALL MEN BY THESE PRESENTS THAT THE BRANIGAR ORGANIZATION, INC., AN ILLINOIS CORPORATION OF THE COUNTY OF JO DAVIESS, STATE OF ILLINOIS, IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED AND DRAWN ON THE ACCOMPANYING PLAT, FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED BY THE STATUTE.

IN WITNESS WHEREOF, SAID BRANIGAR ORGANIZATION, INC., AN ILLINOIS ORGANIZATION, HAS CAUSED ITS NAME TO BE SIGNED TO THE PRESENTS BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY THIS 23rd DAY OF NOVEMBER, A.D., 1984.

THE BRANIGAR ORGANIZATION, INC.,
AN ILLINOIS CORPORATION

BY:

M. Lechala
VICE PRESIDENT

ATTEST:

Terence H. Leifker
ASSISTANT SECRETARY

STATE OF ILLINOIS }
Jo Daviess County } ss

No. 173899

This instrument was filed for record in the

Recorder's Office of Jo Daviess County aforesaid

on the 30th day

of November A.D. 19 84

at 2:22 o'clock P.M. and

recorded in book _____ of _____

P. H. A of Plats

on page 203

Recorder

by _____
Deputy