

PROTECTIVE COVENANTS
OAK MEADOWS SUBDIVISION

345

The real estate conveyed by the deed to which these protective covenants are attached to and made a part of shall be subject to the following protective covenants, which covenants are to run with the land, and all tracts in Oak Meadows Subdivision

1. For the consideration above stated, the grantors further grant and convey unto the said grantees, their heirs and assigns, the perpetual right to use the existing 50 foot roadway running over the real estate herein conveyed from State Route Number 29/3 for the purpose of ingress and egress to and from the property herein conveyed. The grantors, their successors and assigns, reserve, however, the perpetual right to use all of the above described roadway, including any portion of said roadway which may lie within the boundaries of the real estate heretofore conveyed by the deed to which these protective covenants are attached.

2. The grantors may assess each tract owner of Oak Meadows Subdivision a sum not to exceed \$35.00 per year, per tract, for the use, upkeep and maintenance of the roadways situate in said subdivision, now constructed or to be constructed and within all sections of said subdivision, and such other common facilities as the grantor may provide therein. These rights may be delegated by the grantor to a committee of tract owners within said subdivision to this paragraph shall constitute a lien on each and every tract within said subdivision until paid, and payment of said assessment and levy shall be payable on or before the 31st day of January next following the purchase of said tract, and on or before the 31st day of each year thereafter. When more than one tract is owned by a party of parties, in the event of resale of one or more tracts, then the obligation to pay the said assessment and levy shall become the obligation of the new owner or owners.

3. The grantor reserves unto themselves, their successors or assigns, the right to erect and maintain telephone and electric light poles, conduits, equipment, sewer, gas and water lines, or to grant easements or rights of way therefore, with the right of ingress and egress for the purpose of erection or maintenance on, over or under a strip of land 15 feet wide at any point along the side or rear of any of the tracts in said subdivision and at any point within 40 feet of the center of any road. Guy wires, if required, may extend beyond the 40 foot limit, if necessary.

4. No building of a temporary nature and no house trailers or mobile homes shall be erected or placed on any of the tracts in said subdivision except those customarily erected in connection with building operations; and in such cases, for a period of time not to exceed 4 months. This shall not prohibit the erection of a toilet complying with provisions of paragraph No. 8 below.

5. No part of any tract sold by the grantor may be sold or used as a road or as a right of way to any property other than public roads outside of said subdivision. This covenant shall not apply until said tracts are sold by the grantor.

6. All of the tracts in this subdivision shall be used for residential and or recreational purposes only, and any garage or barn must conform generally in appearance and material with any dwelling on the said tracts.

THE UNIVERSITY OF CHICAGO