

Woodhaven covenants (applies to property at 5 Woodhaven Estates, Metropolis, IL even though not part of Woodhaven subdivision per se)

Subdivision Section II.

The following restrictions shall apply to the real estate referred to herein:

1. The real estate shall be for residential purposes only.
2. No house shall be built nearer than seven (7) feet to the boundary line of the real estate herein described.
3. No house shall be built nearer than fifty (50) feet to the right-of-way of the real estate described in Tract A hereof.
4. All buildings shall be new construction.
5. One story residences shall contain a minimum of 2,200 square feet, exclusive of porches, carports, garages, etc. Multi-level residences shall contain a minimum ground floor living area of 1,200 square feet.
6. No trailer or mobile home, basement, tent, garage, or other outbuilding shall be used as a residence.
7. The real estate herein conveyed shall not be subdivided.
8. No livestock or fowl other than household pets that are tied or penned when outdoors, shall be permitted on the real estate.

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9. No nuisance or offensive noise, advertising sign, billboard, inoperative vehicle, motor or otherwise, shall be permitted on the real estate; nor shall any of the real estate be used in any way for any purpose which may endanger the health or disturb the quiet of others on this real estate or on adjoining real estate.
10. All permanent garages or outbuildings on the real estate shall be in keeping with the general appearance of the real estate on adjoining areas owned by grantor and Wood Haven Subdivisions I and II.
11. No motorcycles, motorbikes, three wheelers, go carts, and all terrain vehicles shall be driven on the real estate being conveyed herein except for the purpose of going to and from employment.

PERPETUAL EASEMENTS: Perpetual Easements are reserved by Grantors along certain boundary-lines of the real estate conveyed herein, perpetual easements shall be 10 feet in width along the front (West side) and 6 feet in width along North sides and the rear (East side) of the real estate conveyed herein. Said easements shall be for the installation and maintenance of drainage and public utilities, unless otherwise shown. This shall include the rights of ingress and egress by utility employees. No permanent structures shall be permitted within the limits of these easements. Electric service shall be underground only and the grade shall not be lowered without written consent of the electric distributor.

The above Perpetual Easements and the above Restrictions shall inure to and be for the benefit of the following described real estate:

1. Wood Haven Subdivision Sections I and II.
2. All real estate owned by grantor in a ½ mile radius of the real estate herein conveyed, and for the grantor herein, his heirs, executors, administrators, successors and assigns forever.

Note: the easement is for the use of the private drive leading to the property at 5 Woodhaven Estates.