

**North Lake Shore Subdivision Amendments to the Covenant**

NOTICE OF ADOPTION OF RULES AND REGULATIONS

BY HOMEOWNERS ASSOCIATION AND ARCHITECTURAL CONTROL COMMITTEE OF NORTH LAKE SHORE SUBDIVISION, SPRINGFIELD, ILLINOIS

**FIRST THROUGH SIXTH PLATS INCLUSIVE**

Pursuant to powers granted to them by the Declaration of Protective Covenants and Restrictions for North Lake Shore Subdivision, First, Second, Third, Fourth, Fifth and Sixth Additions, the Homeowners Association of North Lake Shore Subdivision and the Architectural Control Committee of North Lake Shore Subdivision,

do hereby give notice that the Rules and Regulations pertaining to fences, outdoor antennas, satellite dishes, outbuildings and other structures, mail boxes, and sod placement requirements, have been duly adopted by the Homeowners Association of North Lake Shore Subdivision at a duly authorized regular meeting held on December 13, 1994, and that they further have been duly approved by the Architectural Control Committee established by the Declaration of Protective Covenants and Restrictions for North Lake Shore Subdivision First through Sixth Plats inclusive.

Notice is hereby given that these Rules and Regulations have been adopted pursuant to authority granted in said Declaration of Protective Covenants and are subject to change or modification if deemed necessary pursuant to the provisions of said Declaration.

DATED this 18th day of December, 1996  
NORTH LAKE SHORE SUBDIVISION ARCHITECTURAL CONTROL COMMITTEE

By: William Furling  
By: William Furling, III

STATE OF ILLINOIS  
) SS.  
COUNTY OF SANGAMON  
)

I, Donald J. Krager, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John E. Kwedar, President and James W. Shay, Secretary, respectively, of North Lake Shore Subdivision Homeowners Association, personally known to me to be said officers whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary they signed, sealed and delivered the foregoing instrument and caused the corporate seal of the corporation to be affixed thereto as their free and voluntary act and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth, pursuant to the authority of its Board of Directors.

Given under my hand and official seal this 18 day of December, 1996

OFFICIAL SEAL

DONALD J KRAGER  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. APR. 24,1999

STATE OF ILLINOIS  
) SS.  
COUNTY OF SANGAMON  
)

I, Donald J. Krager, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that WILLIAM FURLING, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 18 day of December, 1996

OFFICIAL SEAL

DONALD J. KRAGER  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. APR. 24, 1999  
STATE OF ILLINOIS

STATE OF ILLINOIS  
) SS.  
COUNTY OF SANGAMON  
)

I, Donald J. Krager, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that WILLIAM FURLING, III, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 18 day of December, 1996.

OFFICIAL SEAL

DONALD J. KRAGER  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. APR. 24, 1999

Prepared by;  
James D. Kelly Presney,  
Kelly & Presney  
726 South Second Street  
Springfield, Illinois 62704  
(217) 525-0016

Return to:  
Don Krager, Treasurer  
North Lake Shore Homeowners Association.  
2339 Chesapeake Landing  
Springfield, IL, 62702

## Exhibit "A"

### I. FENCES

- A. All fences constructed and installed on any lot within the subdivision shall be constructed of treated wood customarily used for outdoor residential decorative fencing. No wire, chain link, plastic or wrought iron fences are allowed to be constructed or erected.
- B. Perimeter fences shall be installed from the outermost point of the back corner of the residential structure to the real lot property line taking into consideration all easement restrictions and access.
- C. All fences shall be constructed and installed so that the wooden post and supporting structure of the fence are exposed to the inside of the yard it encircles, and the vertical boards are exposed to the outside, or the fence may be constructed by alternating the vertical boards on the inside and outside of the fence.
- D. All fences already in existence at the time of passage of this covenant shall not be bound by this covenant. However, if at any time an existing fence is replaced for any reason, the new fence must comply with the provisions stated herein.
- E. All fences shall be constructed and erected at a minimum height of four (4) feet and a maximum height of six (6) feet.

### II. OUTDOOR ANTENNAS

Outdoor antennas shall be installed in the rear of the residential building lot and shall not extend any higher than the roof line of the house. All outdoor antennas already in existence at the time of passage of this covenant shall not be bound by this covenant. However, if at any time an existing outdoor antenna is replaced for any reason, the new antenna must comply with the provisions stated herein.

### III. SATELLITE DISHES

Satellite dishes shall only be installed in the rear of the residential building lot no less than ten (10) feet from each of the property lines of the lot measured from the outermost point of the satellite dish. All satellite dishes already in existence at the time of passage of this covenant shall not be bound by this covenant. However, if at any time an existing satellite dish is replaced for any reason, the installation of the new satellite dish must comply with the provisions stated herein.

### IV. OUTBUILDING AND OTHER STRUCTURES

No outbuilding, utility shed, storage shed, dog kennel, swimming pool house, above ground swimming pool or any other outdoor structure shall be erected or maintained upon any residential building lot without the prior written approval of the Architectural Control Committee.

### V. MAILBOXES

- A. All mailboxes installed in the subdivision shall be of the type approved by the Homeowners' Association. At the time of becoming an Association member, each member will be required to purchase a mailbox approved by the Board of directors. The Association is authorized to collect the cost of the mailbox along with the membership dues.

- B. Members will be required to take delivery of the mailboxes when shipped by the manufacturer. Members will be required to install the mailboxes on a concrete pad according to the manufacturer's instructions, or in the event of no instructions, shall be required to install the mailbox set level in concrete. Installation is required within thirty (30) days of occupancy of the home, weather permitting.
- C. All mailboxes already installed at the time of passage of this covenant shall not be bound by this covenant. However, if at any time an existing mailbox is replaced for any reason, the new mailbox must comply with the provisions stated herein.

VI. SOD

All residential construction lots shall install sod in the front and side yards to a point at the rear corners of the residence within sixty (60) days of completion of construction, weather permitting. Any member who has seeded the front and side yards of a new residence prior to the approval of this covenant shall be exempt from the application of this provision.

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