

Amendments

To Brickhouses Road Subdivision Owner's Certificate,
Originally recorded
August 28, 2008 3:55:19 PM Champaign County, Illinois

Associated documents :
2008R22959 PLAT
2008R22960 AGREEMENT

These amendments apply to both the original Brickhouses Road Subdivision and the REPLAT OF LOTS 12, 7 & 6 OF BRICKHOUSES ROAD SUBDIVISION as surveyed by Theodore P Hartke, Illinois Professional Land Surveyor #3594. The Original Brickhouses Road Owner's Certificate applies to this replat

Amendments are as follows:

1. is changed to read:

1. Residential Use

No lot shall be used except for residential purposes. One main dwelling is permitted and additional accessory buildings such as garages, personal workshop, studio, detached office or guest house are permitted. Such accessory buildings must conform to Champaign County ordinances; renting out of such accessory buildings is prohibited.

5b. is changed to read:

5b (i)

Exterior Finish

THE EXTERIOR WALLS OF THE DWELLING AND ALL ACCESSORY BUILDINGS SHALL BE OF SUSTAINABLE MATERIALS. BY WAY OF DESCRIPTION BUT NOT LIMITATION, SUCH MATERIALS SHALL INCLUDE BRICK OR STONE HAND LAID IN MORTAR, CEDAR, LP SMARTSIDE, HARDIEPLANK, ETC. NO VINYL OR ALUMINUM SIDING, OR EIFS STUCCO IS PERMITTED. TRADITIONAL DESIGN, UNOBTRUSIVE GARAGES AND ENERGY EFFICIENT CONSTRUCTION ARE TO BE CHARACTERISTICS OF THE BUILDINGS IN THE NEIGHBORHOOD.

5b(ii)

Foundations

Any exposed foundation walls must be covered by matching exterior finish.

5b(iii)

Accessory buildings

Accessory buildings may not be constructed before the main dwelling. Driveways must be paved (asphalt or concrete) to the street. Garages (attached or detached) must be located even with or behind the front building line of the dwelling. Garages must be side load unless located behind the rear building line of the main dwelling. No

accessory building is permitted in front of the main dwelling. No metal buildings are permitted. Accessory buildings must be built on a concrete foundation (slab with footing, crawl space or basement), and exterior finish is to be the same as the main dwelling.

5b(iv)

Minimum sizes, Maximum lot coverage

Minimum size of the main dwelling is to be 2000 square feet of finished space above grade if there is a basement (no basement square footage is counted as part of the required square footage, even walk-out) or 2400 square feet of finished space if no basement. Minimum 2-car garage required. Maximum lot coverage of buildings and paved areas is not to exceed 30% of the lot area.

5b (v)

Landscaping

Two shade trees must be planted and maintained near the southwest corner of the main dwelling and any accessory buildings.

10a is changed to read:

10a.

Pets

No animals or livestock of any kind shall be raised, bred or kept on any lot, except that no more than 3 dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. Chickens may be kept only in accordance with the restrictions set by the City of Urbana.

Each of the foregoing restrictions shall run with the land and shall constitute restrictions of the use of each of the respective lots in said subdivision.

IN WITNESS WHEREOF, the undersigned has executed this Owner's Certificate on this _____, 2016.

MICHAEL F. INSANA and DEBORAH J.
INSANA TRUST DATED FEBRUARY 28, 2005

Michael F. Insana, Trustee

Date

Deborah J Insana, Trustee