

## EAGLE POINT BAY PROPERTY RESTRICTIONS

- 1) **All Units** - All cottages or permanent homes constructed on water front lots shall have a minimum of 800 sq. ft. of ground floor living area, exclusive of carport, breezeway, or garage.
- 2)
  - a) **Units 1 & 2** - All building shall be constructed at least 50 ft. from the waters edge, unless the builder obtains prior written approval from the S.I.P.C.
  - b) **Units 3, 4, 5, 6, 8** - All buildings shall be constructed at least 50 ft. from the waters edge, unless the builder obtains prior written approval from S.I.P.C.
  - c) **Unit 7** - All building shall be constructed at least 50 ft. from the waters edge, unless the builder obtains prior written approval from the S.I.P.C.
  - d) **Unit 9** - All building shall be constructed at least 50 ft. from the waters edge, unless the builder obtains prior written approval from S.I.P.C. All buildings in the mobile home section of unit #4 must be construction at least 75 feet from the water's edge.
- 3) **All Units** - All construction, once started, must be completed within a period of 24 months.
- 4)
  - a) **Units 1, 2, 3, 4, 5, 6, 7, 8** - All facilities shall be constructed to fulfill the requirements of the Franklin-Williamson Bi-County Health Codes
  - b) **Unit 9** - All facilities shall be constructed to fulfill the requirements of the quadri county Health Department.
- 5) **All Units** - Each lot owner shall have access to the lake with all the privileges for recreation, according to the official rules and regulations governing the Lake of Egypt.
- 6)
  - a) **Units 1,2,3,4** -Residences built on offshore lots must have a minimum of 600 sq. ft. of ground floor living area exclusive of carport, breezeway or garage.
  - b) **Units 5,6,8** - Residences built on offshore lots must have a minimum of 500 sq. ft. of ground floor living area exclusive of carport, breezeway or garage.
  - c) **Unit 7 - (none) see below**
  - d) **Unit 9** - Residences built on offshore lots must have a minimum of 600 sq. ft. of ground floor living area exclusive of carport, breezeway or garage. Buildings in Units no. 5,6,7,8 and 9 must have a minimum of 500 square feet of ground floor living area.
- 7) **All Units** - Each commercial lot owner must have prior written approval from an officer of the Inland Development Corporation for the construction of a commercial type building.

NOTE: This is **Unit 7** Restriction #6

## EAGLE POINT BAY PROPERTY RESTRICTIONS

- 8)
- a) **Units 1, 2, 3, 4** - No building shall be erected or maintained on any residential lot other than a private residence and the private garage for the sole use of the owner or occupant.
  - b) **Units 5, 6, 7, 9** - No building shall be erected or maintained on any residential lot other than a private residence and appurtenant private structures for the sole use of the owner or occupant.
  - c) **Unit 8** - No building shall be erected or maintained on any residential lot other than a private residence and other private structures for the sole use of the owner or occupant.

NOTE: This is **Unit 7** Restriction #7

- 9) **All Units** - No old, used, existing building or structure of any kind, and no part of an old, used, existing building or structure shall be moved onto, placed on or permitted to remain on any lot. All construction is to be of new material.

NOTE: This is **Unit 7** Restriction #8

- 10) **All Units** - No fence shall be permitted to extend nearer to the street than the minimum set back line hereinafter provided.

NOTE: This is **Unit 7** Restriction #9

- 11)
- a) **Unit 1, 2** - No residential structure shall be located nearer to the front lot line than 10 ft., or near to the side street line than 10 ft., or nearer to side lot line or rear lot line than 5.0 ft.
  - b) **Units 3, 4, 5, 6, 8, 9** - No residential structure shall be located nearer than 10 ft to any road right-of-way, or nearer to a side lot line than 5 feet.
  - c) **Unit 7** - No residential structure shall be located nearer to the front lot line than 10 ft., or nearer to the side street line than 10 ft., or nearer to the side or rear lot lines than 5 ft.

NOTE: This is **Unit 7** Restriction #10

- 12) **Units 3, 4, 5, 6, 8, 9** - No building or vehicle not originally and previously designed for living purposes shall be placed on any lot and used as a residence.

NOTE: **Units 1, 2, and 7** do not have this restriction.

- 13) **Units 3, 4, 5, 6, 8, 9** - No animals or birds, other than household pets, shall be kept on any lot.

NOTE: This is **Unit 1 & 2** Restriction #12

NOTE: This is **Unit 7** Restriction #11

## EAGLE POINT BAY PROPERTY RESTRICTIONS

14)

- a) **Units 1, 2** - No trailers shall be permitted in Eagle Point Bay, except in unit designated for trailers. Each trailer is to have a minimum floor area of 500 sq. ft., including porches and patios.

NOTE: This is **Unit 1 & 2** Restriction #13

- b) **Unit 3**- Camping trailers are accepted and permitted on all lots on a temporary basis only. No trailers shall be permitted in Eagle Point Bay, except in unit designated for trailers. Each trailer is to have a minimum floor area of 500 sq. ft., including porches and patios.
- c) **Unit 4** - Camping trailers are accepted and permitted on all lots on a temporary basis only. No trailers shall be permitted in Eagle Point Bay, except in areas designated for trailers. Each trailer is to have a minimum floor area of 500 sq. ft., including porches and patios
- d) **Units 5, 6** - No trailers shall be permitted in Eagle Point Bay, except in areas designated for trailers. Each trailer is to have a minimum floor area of 500 sq. ft., including porches and patios. Camping trailers are accepted and permitted on all lots on a temporary basis only.
- e) **Unit 7** - No trailers shall be permitted in Eagle Point Bay, except in unit designated for trailers. Each trailer is to have a minimum floor area of 500 sq. ft., including porches and patios.

NOTE: This is **Unit 7** Restriction #12

- f) **Unit 8** - No trailers shall be permitted in Eagle Point Bay, except in areas designated for trailers. Each trailer is to have a minimum floor area of 500 sq. ft., including porches and patios. Camping trailers are accepted and permitted on all lots on a temporary basis only.
- g) **Unit 9** - No trailers shall be permitted in Eagle Point Bay, except in unit designated for trailers. Each trailer is to have a minimum floor area of 500 sq. ft., including porches and patios. Camping trailers are accepted and permitted on all lots on a temporary basis only.

15)

- a) **Units 1, 2, 3, 4, 5, 6, 7, 8** - No outside toilet or privy shall be erected or maintained in Eagle Point Bay. All sanitary plumbing shall conform to the minimum requirements of the Health Department of Williamson and Franklin Counties and the State of Illinois.

NOTE: This is **Unit 1 & 2** Restriction #14

NOTE: This is **Unit 7** Restriction #13

- b) **Unit 9** - No outside toilet or privy shall be erected or maintained in Eagle Point Bay. All sanitary plumbing shall conform to the minimum requirements of the Health Department of Johnson County and the State of Illinois.

## EAGLE POINT BAY PROPERTY RESTRICTIONS

- 16)
- a) **Unit 1, 2, 7** - Easements are reserved along and within 5 ft. of the rear line, front line, and side line of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, telephones, water mains, and sanitary and storm sewers, road drains and other public and quasi public utilities and to trim any trees, which at any time may interfere or threaten to interfere with the maintenance of such lines with right of ingress to and egress from and across said premises to employees of said utilities. Said easement to also extend along any property owner's side and rear property lines in case of fractional lots. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole line pass over some portion of said lots not within the 5 ft. wide strip as long as such lines do not hinder the construction of building on any lots in this subdivision.

NOTE: This is **Unit 1 & 2** Restriction #15

NOTE: This is **Unit 7** Restriction #14

- b) **Unit 3** - Easements are reserved along and within 10 ft. of the rear line, front line, and sideline if the sideline is abutting a street right-of-way. An easement of 5 ft. is reserved along and within each side lot line not abutting a street right-of-way. Easements are reserved for the construction and perpetual maintenance of conduits, pole wires, and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains and other public and quasi public utilities and to trim any trees, which at any time may interfere or threaten to interfere with the maintenance of such lines with of ingress to and egress from and across said premises to employees of said utilities. Said easement to also extend along any property owner's side and rear property lines in case of fractional lots.

It is understood and agreed that it shall not be considered a violation of the provisions of the easements if wires or cables carried by such pole lines pass over some portion of said lots not within the 5 ft. wide strip as long as such lines do not hinder the construction of buildings on any lot of this subdivision.

- c) **Unit 4** - Easements are reserved along and within 10 ft. of the rear line, front line, and sideline if the sideline is abutting a street right-of-way. An easement of 5 ft. is reserved along and within each side lot line not abutting a street right-of-way. Easements are reserved for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains and other public and quasi public utilities and to trim any trees, which at any time may interfere or threaten to interfere with the maintenance of such lines with right of ingress to and egress from and across said premises to employees of said utilities. Said easement to also extend along any property owner's side and rear property lines in case of fractional lots.

It is understood and agreed that it shall not be considered a violation of the provisions of the easements if wires or cables carried by such pole lines pass over some portion of said lot not within the 5 ft. wide strip as long as such lines do not hinder the construction of buildings on any lot of this subdivision

## EAGLE POINT BAY PROPERTY RESTRICTIONS

- d) **Unit 5, 6** - Easements are reserved along and within 10 ft. of the rear line, front line, and sideline if the sideline is abutting a street right-of-way. An easement of 5 ft. is reserved along and within each side lot line not abutting a street right-of-way. The easements are reserved for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains and other public and quasi public utilities and to trim any trees, which at any time may interfere or threaten to interfere with the maintenance of such lines with the right of ingress to and egress from and across said premises to employees of said utilities. Said easement to also extend along any property owner's side and rear property line in case of fractional lots. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by pole line pass over some portion of said lots not within the 5 or 10 ft. wide strip as long as such lines do not hinder the construction of buildings on any lots in this subdivision.
- e) **Unit 8** - Easements are reserved along and within 10 ft. of the rear line, front line, and sideline if the sideline is abutting a street right-of-way. An easement of 5 ft. is reserved along and within each side lot line not abutting a street right-of-way. The easements are reserved for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains and other public and quasi public utilities and to trim any trees, which at any time may interfere or threaten to interfere with the maintenance of such lines with right of ingress to and egress from and across said premises to employees of said utilities. Said easement to also extend along any property owner's side and rear property line in case of fractional lots. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by pole line pass over some portion of said lots not within the 5 or 10 ft. wide strip as long as such lines do not hinder the construction of buildings on any lot in this subdivision

**Unit 9** - Easements are reserved along and within 10 ft. of the rear line, front line, and sideline if the sideline is abutting a street right-of-way. An easement of 5 ft. is reserved along and within each side lot line not abutting a street right-of-way. The easements are reserved for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains and other public and quasi public utilities and to trim any trees, which at any time may interfere with the maintenance of such lines with the right of ingress to and egress from and across said premises to employees of said utilities. Said easement to also extend along any property owner's side and rear property lines in case of fractional lots.

## EAGLE POINT BAY PROPERTY RESTRICTIONS

17)

- a) **Unit 1 & 2** - These conditions and restrictions shall be binding upon all owners of lots in Eagle Point Bay, their heirs, and assigns. If the owner of any lot in said subdivision or any other person shall violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues for such violation.

NOTE: This is **Unit 1 & 2** Restriction #16

- b) **Unit 3, 4, 7, 9** - These conditions and restrictions shall be binding upon all owners of lots in Eagle Point Bay, their heirs, and assigns. If the owner of any lot in said subdivision or any other person shall violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues for such violation.

NOTE: This is **Unit 7** Restriction #15

- c) **Unit 5, 6, 8** - These conditions and restrictions shall be binding upon all owners of lots in Eagle Point Bay, their heirs, and assigns. If the owner of any lot in said subdivision or any person shall violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues for such violation.

- 18) **All Units** - No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

NOTE: This is **Unit 1&2** Restriction #17

NOTE: This is **Unit 7** Restriction #16

## **EAGLE POINT BAY PROPERTY RESTRICTIONS**

### **ADDITIONAL STATEMENTS:**

#### **UNIT 1 & 2**

In Unit II of Eagle Point Bay (lots 344 thru 762) 10 ft. is the easement width on the front and rear lot lines. Lots 756 thru 760 are to share the easement area where designated on plat.

#### **UNIT #4**

All trailers on lots #1329 thru #1371 shall be constructed at least 75 ft. from the water's edge. All trailers on said lots are to have a minimum of 500 sq. ft. excluding porches and patios.