

CANDLE CREEK SUMMARY OF: **COVENANTS, RESTRICTIONS, & EQUITABLE SERVATUDES**

This summary is for sales information only and does not provide detailed or general provisions as defined in the actual document. Please refer to the recorded declaration for further clarification.

I. SUBDIVISION ISSUES:

- Single Family Homes Only. No Prefab or Modular Homes Allowed.
- Architectural Review Committee (A.R.C.) Established to Preserve the Beauty, Quality, and Value of the Development.
- No Temporary Buildings, Outbuildings, Campers, Trailers Etc. as a Residence.
- No Posting of Sales or Rent Signs (Other than the Developer).
- No Trucks, Trailers, Campers, Boats, Etc. Maintained, Repaired, Stored or Parked Unless Garaged Completely.
- Commercial Vehicles may be Parked Only for a Time Period and Sole Purpose of Deliveries.
- Outdoor Play Facilities and Outdoor Furniture to be maintained in "like new" condition as to not create an eyesore or nuisance to neighbors.
- Fences Allowed as approved by A.R.C. and Village:
 - Wrought Iron or Aluminum Equivalent Only (No Chain Link Allowed).
 - Uniform Style, Height, Color Throughout the Subdivision.
- Household Pets shall not be allowed to create a nuisance. Cages & Kennels are Prohibited.
- Detached Accessory Structures shall be approved by Village and A.R.C.
- Aluminum, Rural, and Pole Mailboxes are Prohibited.
- Artificial Grass, Plants, or other Vegetation is Prohibited.
- No Outdoor Clothes Drying.
- Rubbish, Trash or Garbage shall be concealed from Public View.
- Antennae and Towers are not Allowed.
- Above Ground Pools are not Allowed.
- Satellite Dishes shall not be greater than 18" and screened or located so the dish is not visible from the street.
- Private Pond Owned by Lots 50 through 60 with Pond Association.
- Public Pond and Park Area maintained by Park District for rest of Subdivision.

II. CONSTRUCTION ISSUES:

- Minimum 2 & ½ Car Garages (More than 3 car face must be side load).
- Brick or Concrete Driveways (Asphalt driveways are prohibited).
- Aluminum, Vinyl, Plywood, Reverse Board & Batten Siding are Prohibited.
- Brick, Stone, or Masonry Exterior Provision:
 - All One Story Structures.
 - Entire First Floor of all 1 & ½ , 2 or Multi-Story Structures.
- Minimum Living Area Square Footage:
 - One Story Residence Minimum 2400 sq. ft.
 - 1 & ½ Story Residence Minimum 2600 sq. ft. (1800 sq. ft. on 1st floor)
 - 2 Story Residence Minimum 2600 sq. ft.
- Roof Pitch and Materials:
 - 8/12 Pitch for One Story Residences
 - 7/12 Pitch All Other Residences
 - Architectural Grade shingles, Wood, Slate or Similar Material
- All Improvements Subject to Review and Approval by an Architectural Review Committee.

III. LAWN / LANDSCAPING:

- Landscape Plan to be Approved by Village
- Plant Lawn within 6 months of Occupancy Permit.
- Parkway, Front, and Side Yards to be Sodded; Rear Yards shall be Seeded or Sodded.
- 2 Shade Trees shall be Planted in Front and Side Yard Collectively within 8 months of Occupancy Permit.
- Foundation Landscaping in Front and Side Yards per Village Ordinance.
- Planting of Parkway Trees at such time Developer Dictates and Selection per Master Plan.
- Established Grades or Elevations shall not be modified without written consent of Developer and Village.
- Outside Lighting shall not cause a nuisance to Neighbors or Passersby.
- Lot owners 10,11,12, and 13 shall be responsible to maintain common area.
- Pond Association shall be responsible to maintain south detention area.
- Park District shall be responsible to maintain north park and detention area.

IV. COMMITTEES / ASSOCIATIONS:

- ARCHITECTURAL REVIEW COMMITTEE (A.R.C.)
 - Architectural Control to Preserve the Beauty, Quality, and Value of the Development. No structural improvements of any kind (or the foundation, if any, of the same) including, without limitation, any building, fence, wall, swimming pool, tennis court, screen enclosure, decorative building, deck, gazebo, play structure, lit recreational area or any other structural improvements shall be installed, erected, or placed unless approved by A.R.C. Refer to current ARC Guidelines & Application Form.
- CANDLE CREEK POND ASSOCIATION (Lots 50 Through 60 Only)
 - Illinois non-for-profit association to maintain the landscaping and South Pond within the detention area. Lot owners 50 through 60 are said lot owners bound by this association.