

Amendment of the  
Declaration of  
Protective Covenants and  
Restrictions for Harvison  
Park Plats I and II



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DONALD

JOSHUA A. LANGFELDER  
SANGAMON COUNTY RECORDER

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Springfield IL 62711

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John Loftus  
209 Old Tippecanoe  
Springfield IL 62711

CAPITAL TWP

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR  
HARRISON PARK PLATS I AND II

Whereas, the Harrison Park Homeowners Association, an Illinois not-for-profit corporation, herein referred to as "the Association" consisting of all homeowners in the Harrison Park Subdivision, Plats I and II, originally described as:

The east half of the northwest quarter of the northwest quarter of Section 36; and the east half of the northwest quarter of said section 36, all in Township Sixteen North, Range Six west of the Third Principal Meridian, except the right of way of the Chicago and Northwestern Railway Company. And, except that part of the southeast quarter of the northwest quarter of said Section lying southeasterly of the right of way of the Chicago and Northwestern Railway Company. Also except the east 600 feet of that part of the northwest quarter of said section lying north of the Chicago and Northwestern Railroad right of way, all in Sangamon County, Illinois and

Whereas, the Association desires to maintain the best use and maintenance of the lots therein, and to protect the owners of such lots against such use of other lots as would depreciate the value of such property; and

Whereas, the Association aspires to prevent such actions that would degrade the quality of the subdivision, having achieved a uniform standard of architectural harmony, with a consistency of housing features such as building materials, exterior styles, landscaping, and use, and

Whereas, the Harrison Park homeowners have been subject to the Declaration of Protective Covenants and Restrictions recorded on January 14, 1987; and said document describes the process of changing or rescinding said covenants in whole or in part after a period of twenty-five years from the date of the recording of said document if signed by seventy-five percent (75%) of the owners ; and whereas the last day of that twenty-five year period is January 14, 2012; the members of the Association hereby attest by the signatures of at least 103 members comprising the minimum number of 75% of the 137 homes, these Declarations are hereby declared to govern all homes/lots in Harrison Park, replacing the previous Declaration of Protective Covenants and Restrictions recorded on January 14, 1987, in whole.

1. **CONTROL COMMITTEE:** The Association will have an Architectural Control Committee, consisting of the president of the Harrison Park Homeowners Association and at least three additional members who are residents of the subdivision, to be appointed by the Association Board.
  - a. Any member desiring to remodel, alter, change exterior materials, or otherwise significantly alter the exterior of the house or other structure, the member shall, prior to obtaining a construction permit or commencing with such activities, submit a written plan specifying any proposed alterations in detail and gain the written approval of the Architectural Control Committee.

- b. The said Committee will consider the quality of workmanship and materials, external design, location, color and general harmony with the neighborhood in deciding to approve or deny approval for such alterations or construction.
    - c. If the Architectural Control Committee takes no action within fourteen days after the submission of written plans for member property changes, the plans shall be deemed to have been approved by said Committee. It shall be the responsibility of both the member submitting alteration plans and the Association to maintain records and copies of the relevant documents showing the dates involved, and the written decision of the Committee, or lack of a written decision by the Committee.
2. **EASEMENTS:** Rights of way and easements for installation and maintenance of utilities and drainage facilities are reserved on the recorded plat. Within these easements, no structure, fence, planting or other material shall be placed or permitted to remain which may damage or impair the function of interfere with the installation and maintenance of utilities, or easements. Any improvements so located shall be removed upon the request of the Association or any public utility using said area, at the expense of the owner of said lot or tract. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except those improvements which a public utility or authority is obligated to maintain.
3. **MEMBERSHIP:** Each owner of a lot within Harrison Park subdivision is a member of Harrison Park Homeowners Association, an Illinois Not-For-Profit Corporation. Each lot owner shall be responsible for his/her proportionate share (in proportion to the total number of lots in the subdivision) of the cost of maintaining the common area consisting of the boulevard entryway center isle.
4. **ASSESSMENTS:** Any fees/dues assessed by the Association not paid within thirty days of its assessment shall constitute a lien upon the property of the delinquent owner. Said lien will be released by the Association when the delinquent owner pays all past due assessments plus interest penalty not to exceed eighteen percent annual rate or applicable legal limit, plus all costs associated with the filing of the lien and release of said lien.
5. **NUISANCES:** No noxious or offensive trade or activities shall be carried on in said subdivision, nor shall anything be done therein or thereon which may be or become an annoyance or nuisance to the neighborhood.
  - a. No derelict vehicles shall be kept or stored on any lot.
  - b. No animals other than dogs, cats, or other common pets shall be raised, bred, or kept on any lot in the subdivision. No commercial production of any animals is allowed in the subdivision.
  - c. No sheds or other outdoor buildings are to be constructed or placed on any lot without the written permission of the Architectural Control Committee.
  - d. No permanent fence shall be constructed in front of a residence at any time.
6. **CONSTRUCTION STANDARDS:** Any deviation from the following standards requires written approval by the Architectural Control Committee.
  - a. Driveways shall be constructed of concrete, or asphalt.

- b. The roof pitch of the main roof of a building shall not rise less than five vertical feet in twelve horizontal feet. The color and type of material of the roof covering shall be brown or black shingles, shakes, or tiles.
7. **DURATION:** These covenants shall run with the land and shall be binding upon all parties and all persons claiming under them for a period of ten years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by more than seventy-five percent of the record owners of the building sites delineated in Plats I and II has been recorded in the office of the Recorder of Deeds of Sangamon County, Illinois, each building site having one vote, agreeing to change or rescind said covenants in whole or in part.
8. **REMEDIES FOR VIOLATION:**
9. **SEVERABILITY:** Invalidation of one of these covenants or restrictions by judgment or other order shall not in any manner affect any of the other covenants, which shall remain in full force and affect.

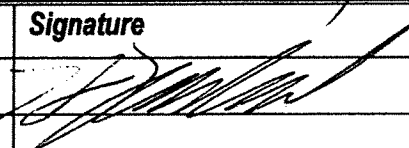
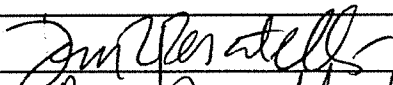
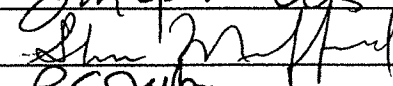
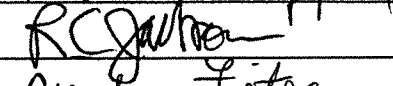
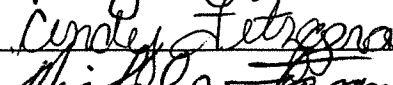

In witness whereof, the Harrison Park Homeowners Association has caused this instrument to be executed by its duly authorized officers, pursuant to authority of its Board of Directors, with approval indicated by the signature of one owner of record of at least seventy-five percent of the lots in the subdivision.

Kent M. Kropf  
 President, Harrison Park Homeowners Association

attest: John W. Loftis  
 Secretary-Treasurer, Harrison Park Homeowners Association

January 12, 2012      January 12, 2012

Signatures of members of the Harrison Park Homeowners Association

Street Address	Signature
3800 Indian Lands Lane	
3801 Indian Lands Lane	
3804 Indian Lands Lane	
3805 Indian Lands Lane	
3808 Indian Lands Lane	
3809 Indian Lands Lane	
3812 Indian Lands Lane	
3813 Indian Lands Lane	

3816 Indian Lands Lane	Dale J. Smith
3820 Indian Lands Lane	David L. Johnson
3704 N.W. Territory Drive	Roger Christ
3705 N.W. Territory Drive	Jack Cull
3708 N.W. Territory Drive	
3709 N.W. Territory Drive	Judith Butler
3712 N.W. Territory Drive	John B...
3713 N.W. Territory Drive	Chudgett
3716 N.W. Territory Drive	Mark D. Ruffa
3800 N.W. Territory Drive	Mr. K...
3801 N.W. Territory Drive	John and James Welch
3804 N.W. Territory Drive	Debra...
3805 N.W. Territory Drive	Red Roberts
3809 N.W. Territory Drive	Steve Steinhilber
3813 N.W. Territory Drive	Don...
100 Old Tippecanoe Drive	Beth Phelps
101 Old Tippecanoe Drive	Sharon K. Brundage
201 Old Tippecanoe Drive	Ed Z...
204 Old Tippecanoe Drive	
205 Old Tippecanoe Drive	
208 Old Tippecanoe Drive	John E. Smith
209 Old Tippecanoe Drive	John W. Loftus
212 Old Tippecanoe Drive	John Mulvaney
213 Old Tippecanoe Drive	Steve...
216 Old Tippecanoe Drive	Michael Johnson
220 Old Tippecanoe Drive	Mitzi Brummer
224 Old Tippecanoe Drive	Kevin M. Alford
300 Old Tippecanoe Drive	Judy Burgeon
304 Old Tippecanoe Drive	

Nc -

Ns -

305 Old Tippecanoe Drive	
308 Old Tippecanoe Drive	
309 Old Tippecanoe Drive	<del>Paula S. S. S.</del>
312 Old Tippecanoe Drive	<del>Paula S. S. S.</del>
313 Old Tippecanoe Drive	Karen L. Wagner
316 Old Tippecanoe Drive	Jack A. Brown
317 Old Tippecanoe Drive	Steve Suet
320 Old Tippecanoe Drive	Sue White
400 Old Tippecanoe Drive	Ken M. Kraft
401 Old Tippecanoe Drive	Jan Hagler
404 Old Tippecanoe Drive	
405 Old Tippecanoe Drive	By Hand - D. J. R.
408 Old Tippecanoe Drive	
409 Old Tippecanoe Drive	K. Alexander
412 Old Tippecanoe Drive	D. M.
413 Old Tippecanoe Drive	John Perry
416 Old Tippecanoe Drive	Ellen Sage
500 Old Tippecanoe Drive	W. J. Shultz
504 Old Tippecanoe Drive	Alan G. Goodfield
505 Old Tippecanoe Drive	
508 Old Tippecanoe Drive	Dani Ewin
509 Old Tippecanoe Drive	Nancy Bohl
512 Old Tippecanoe Drive	Judy Cornell
513 Old Tippecanoe Drive	Michael S. S.
516 Old Tippecanoe Drive	Marjorie Cooperides
517 Old Tippecanoe Drive	John Magnum
520 Old Tippecanoe Drive	Dan Clark
521 Old Tippecanoe Drive	
600 Old Tippecanoe Drive	Dine Whitstone

601 Old Tippecanoe Drive	
604 Old Tippecanoe Drive	John Schaefer
605 Old Tippecanoe Drive	
608 Old Tippecanoe Drive	Marcia R. [Signature]
609 Old Tippecanoe Drive	
612 Old Tippecanoe Drive	
616 Old Tippecanoe Drive	[Signature]
620 Old Tippecanoe Drive	Ron Ron
624 Old Tippecanoe Drive	Henry C. [Signature]
628 Old Tippecanoe Drive	Tom [Signature]
632 Old Tippecanoe Drive	[Signature]
400 Tecumseh Trail	Leo [Signature]
404 Tecumseh Trail	[Signature]
405 Tecumseh Trail	[Signature]
408 Tecumseh Trail	John B. Haege
409 Tecumseh Trail	Margaret M. Adams
412 Tecumseh Trail	Paul W. Womack
416 Tecumseh Trail	Barbara L. [Signature]
501 Tecumseh Trail	Cliff [Signature]
504 Tecumseh Trail	Don Henke
505 Tecumseh Trail	
508 Tecumseh Trail	
509 Tecumseh Trail	[Signature]
512 Tecumseh Trail	Laura E. Kennedy
513 Tecumseh Trail	Ursula [Signature]
600 Tecumseh Trail	[Signature]
601 Tecumseh Trail	[Signature]
604 Tecumseh Trail	Lynne Wooden
605 Tecumseh Trail	[Signature]

empty

No

608 Tecumseh Trail	
609 Tecumseh Trail	Toi Bass
612 Tecumseh Trail	Ed Clay
613 Tecumseh Trail	Don Blinke
616 Tecumseh Trail	Jenny L. Dorsey
617 Tecumseh Trail	Don Broughton
620 Tecumseh Trail	Dina Felt
621 Tecumseh Trail	Sherla Bishop
624 Tecumseh Trail	
625 Tecumseh Trail	Aida Bass
200 Thames River Road	John [unclear]
201 Thames River Road	[unclear]
205 Thames River Road	
209 Thames River Road	Nicole Derrick
212 Thames River Road	Bud Stoltz
213 Thames River Road	Jeanne McComick
216 Thames River Road	Erin Mami
217 Thames River Road	Tara Puff
220 Thames River Road	
221 Thames River Road	Carolyn Frank
300 Thames River Road	Jack E. Funks
301 Thames River Road	[unclear]
304 Thames River Road	Bud Stoltz
305 Thames River Road	
308 Thames River Road	Will J. Stash, PhD
309 Thames River Road	Robert Hamilton
312 Thames River Road	Rethorn [unclear]
313 Thames River Road	Jeanne [unclear]
317 Thames River Road	Sonya Jacobs



3700 Tyler Court	<del>Bo</del>	
3701 Tyler Court	No	
3704 Tyler Court		James Li Bogar
3705 Tyler Court		
3708 Tyler Court		Dad Buckler
3709 Tyler Court		Richard L. Gannon
3712 Tyler Court		Paul Miedema
3713 Tyler Court		Heather Ryan
3716 Tyler Court		Karen L. Goff
3717 Tyler Court		<del>James G. Goff</del>
3720 Tyler Court		James G. Goff
3700 Whig Street		Pat White
3704 Whig Street		Greg Allen