

Joe Keim Enterprises, Inc.

301 East Longfellow Drive

Wheaton, Illinois 60187-1122

(708) 260-0500

HUNT CLUB OF FOX CHASE - UNIT #2

NOTE: SECTION ONE OF ARTICLE III OF THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR HUNT CLUB UNIT #1 RECORDED ON FEBRUARY 1, 1989 AS DOCUMENT 1955890 PROVIDED FOR "ADD-ON" PROPERTY. THE "ADD-ON" PROPERTY IS FURTHER DEFINED AS THE LOTS IN HUNT CLUB UNIT #2. THE FOLLOWING IS A GENERAL OUTLINE OF THE COVENANTS AND RESTRICTIONS FOR YOUR CONVENIENCE.

USE RESTRICTIONS

1. No accessory structures, outbuildings, or storage sheds shall be constructed, maintained, or utilized upon any lot, except for in-ground swimming pools, children's playhouses and gazebos constructed of materials permitted pursuant to Section 8 of Article IV of the Declaration of Covenants, Restrictions and Easements for Hunt Club Unit #1.
2. No above ground swimming pools, excluding children's wading pools, shall be erected, placed, or utilized on any lot.
3. No "bi-level" design shall be utilized.
4. No solar heating system, dish type antenna, or tracking device utilized to receive or intercept satellite transmissions, or any other form of antenna, shall be located or used on any lot unless fully enclosed within the dwelling unit located on the lot. No television or radio tower, antennae, or dish of any type used for transmitting signals shall be located or utilized on any lot.
5. No recreational vehicles of any type, including, without limitation, boats, trailers, campers, motor homes, airplanes, and other such vehicles and equipment shall be parked or stored, temporarily or permanently, in an area which is not fully enclosed on any lot.
6. All single family residential dwelling units shall incorporate a pitched roof design containing not less than a 6/12 pitch on all roof areas except for porches, sun rooms, and similar structures extended out from and attached to the rear elevation of such dwelling unit.
7. Minimum Building Size - Square Footage Requirements:
 - A. All multi-story dwelling units shall contain not less than two-thousand, six-hundred fifty (2,650) square feet of living space above the top of the dwelling unit's foundation at its highest point.

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B. All one-story dwelling units shall contain not less than two-thousand, five-hundred (2,500) square feet of living space above the top of the dwelling unit's foundation at its highest point.

8. No aluminum, vinyl, or masonite (excepting stuccato used in an English Tudor or similar design) exterior siding, fascia or soffits shall be incorporated in or used in the construction of any dwelling unit located upon any lot. All structures shall be constructed of exteriors consisting of brick, stone, cedar, redwood, stuccato, or any combination thereof. The use of aluminum gutters, downspouts, storm doors, and storm window systems on the exterior of any dwelling unit is permitted. Exterior window and door shutters may be constructed of wood, vinyl, aluminum or similar materials.

9. No structure or other facility shall be occupied or utilized for the purpose of a model home and/or sales office without prior written approval, and then only in accordance with the limitations and restrictions of such approval.

NOTE: WITH REGARD TO LOTS 283 AND 284 ONLY: THE BUILDING TO BE CONSTRUCTED UPON THESE LOTS SHALL BE CONSTRUCTED WITH AN EXTERIOR OF FACE BRICK ON THOSE PORTIONS OF SUCH BUILDINGS WHICH FRONT ON HUNTINGTON ROAD. IN ADDITION, PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING THE WRITTEN APPROVAL OF THE BUILDING LOCATION AND INITIAL LANDSCAPING AS MORE FULLY SET FORTH IN SECTION 2 OF ARTICLE III OF THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS PERTAINING TO HUNT CLUB UNIT #2, RECORDED ON MARCH 2, 1990 AS DOCUMENT 90K10799.

LOT CLARIFICATION

1. Side Yards. Two side yards having a minimum combined width of sixteen (16') feet with a minimum side yard of six (6') feet; a sideyard abutting a street shall be a minimum of thirty (30') feet, or in accordance with the City of St. Charles Building Code.

2. Front Yards. A minimum front yard of thirty (30') feet, or as established on the final plat of subdivision, whichever is greater.

3. Rear Yards. A minimum rear yard of forty (40') feet, or as established on the final plat of subdivision.

4. Utility Easements. As established on the final plat of subdivision.