

PROTECTIVE DECLARATION OF COVENANTS
FOR PANTHER CREEK

KNOW ALL MEN BY THESE PRESENTS:

That Panther Creek ~~Development Corporation~~Homeowners Association, ~~being the developer of the land described in Section I~~being a non-profit corporation comprised of the owners of land described in Section I of this declaration and being desirous of subjecting said property to the restrictions, covenants, reservations and changes hereinafter set forth, each of which shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the undersigned, and their successors and assigns, hereby declare that the property described in Section I hereof is held and shall be transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations and charges hereinafter set forth.

SECTION I

The real property which is and shall be held and which shall be transferred and sold and conveyed subject to the conditions, restrictions, covenants, reservations, and charges with respect to the various portions thereof set forth in the several sections and subdivisions of this declaration is more particularly described as follows:

Part of Section 24 and part of the North Half of Section 25, all in Township 15 North, Range 6 West of the Third Principal Meridian, Springfield, Sangamon County, Illinois, more particularly described as follows:

Lots 1-28 and 81-96 of Panther Creek First Addition, Lots 29-80 of Panther Creek Second Addition, Lots 97-101, 136, and 141-169 of Panther Creek Third Addition, Lots 202-237 of Panther Creek Fourth Addition, Lots 238-249 and 256-260 of Panther Creek Fifth Addition, Lots 250-255 of Panther Creek Sixth Addition, Lots 261-295 of Panther Creek Seventh Addition, Lots 102-135, 137-140 and 304-305 of Panther Creek Eighth

Addition, and Lots 170-201 of Panther Creek Ninth Addition.

~~The South 3.92 acres of the East Half of the Southwest Quarter of Section 13, Township 15 North, Range 6 West of the Third Principal Meridian.~~

~~Also, the East Half of the Northwest Quarter of Section 24, Township 15 North, Range 6 West of the Third Principal Meridian.~~

~~Also, the East Half of the Southwest Quarter of Section 24, Township 15 North, Range 6 West of the Third Principal Meridian.~~

~~Also, the Southwest Quarter of Section 24, Township 15 North, Range 6 West of the Third Principal Meridian, except the North 10 acres.~~

~~Also, the North 34.62 acres of the East Half of the Northwest Quarter of Section 25, Township 15 North, Range 6 West of the Third Principal Meridian.~~

~~Also, the Northeast Quarter of Section 25, Township 15 North, Range 6 West of the Third Principal Meridian, except the South 1254.65 feet of the east 1977.00 feet and also excepting that part more particularly described as follows:~~

~~Beginning at the center of said Section 25, thence East on the Quarter Section Line, 688.40 feet; thence North 1257.51 feet; thence West 689.95 feet to a point on the West line of the Northeast Quarter of said Section 25; thence South on the West line of said Quarter Section to the point of beginning.~~

~~Notwithstanding anything to the contrary herein, these Covenants do not apply to or restrict that portion of the Panther Creek subdivision that is improved by the condominiums and duplexes known as Eagle Watch. The lot or unit owners of Eagle Watch are not members of the Association.~~

~~As employed throughout these Covenants, a "lot" shall mean any parcel that has been assigned a separate parcel number or tax identification number by the Sangamon County property tax authorities.~~

SECTION II

To insure the best use and most appropriate development and improvement of

Formatted: Right: 0"

Formatted: Left

each lot, to protect the owners of each lot against such improper use of surrounding land as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures build of improper or unsuitable materials, to obtain harmonious appearances; to encourage and secure the erection of attractive homes with appropriate locations hereof on each lot; to secure and maintain proper setbacks from streets and adequate free spaces between structures and in general to provide adequately for a high-type and quality of improvement on said property and thereby enhance the values of investments made by purchasers of the lots therein, the real estate described in Section I hereof is hereby subject to the following conditions, restriction, covenants, reservations and charges, to-wit:

1. No lot shall be used for other than single family residence purposes. There shall not exist on any lot at any time more than one single family residence. No permanent structure, comprised of a roof and at least three walls, that is not permanently attached to the permitted single-family residence by a functional and substantial building component shall be permitted on any lot.
2. No residence shall contain, exclusive of basement, open porches and garages, a ground floor area of not less than ~~200~~2000 square feet for a ~~one~~ every one-story dwelling, or a ground floor area of 1200 square feet and a total of 2400 square feet for a dwelling of more than one story. For lots 42 through 57 these figures shall be 2200, 1320 and 2640, respectively. Each garage must at a minimum, provide space for at least ~~two~~ three cars and must be attached to the dwelling unless otherwise approved by the Architectural Control Committee.
3. No residential unit, including attached porches, breezeways and garages, shall be erected on any lot nearer to the front lines of said lot than as follows: All lots will have a 30 foot setback line, or closer than 10 feet to either side of the lot line, or closer than 30 feet to the rear lot line (provided,

however, that in the case of corner lots the setback from the side street line shall not be less than the minimum setback line as indicated above). Each residential dwelling shall face a subdivision street. Driveways shall have a minimum width of eighteen (18) feet to serve at least a two-car garage, except for driveways leading to rear or side entrance garages, which shall have a minimum width of ten (10) feet. All driveways shall be paved with concrete, ~~blacktop~~, or brick its entire length. Any new residence constructed after the date of these Covenants shall include at least a three-car garage.

4. All utilities, including telephone, electric, and television cables other than for temporary service during construction shall be underground. Each dwelling shall be connected to public sewer.

5. Signs advocating for or against political candidates for election shall be limited to no larger than 30" x 30" and shall only be permitted during the period sixty days prior to the respective election and removed within two days after that election. Subject to the foregoing, no signs, flags or banners which advocate a social or political agenda or viewpoint shall be permitted on any lot. One sign of no more than five square feet and advertising the property for sale or rent shall be permitted.

6. In no event shall any owner install or maintain a swimming pool with a water surface above the surrounding grade, or a spa, hot tub or other self-contained pool larger than 64 square foot of floor space and 3 feet above the surrounding grade. No satellite dish larger than 24" in diameter shall be permitted.

7. Solar panels may only be installed and maintained upon prior written consent of the Architectural Control Committee. Said panels may only be installed on the roof of a residence.

8. Each residence shall purchase for use as a new or replacement mailbox only the mailbox approved by the Panther Creek Homeowners Association and available for purchase from Redwood Signs or other supplier approved by the Panther Creek Homeowners Association. The purpose of this section is to maintain the harmony and attractiveness of the subdivision.

5. Each dwelling shall be connected to public sewer.

9. No fences commonly known as chain link or hurricane shall be permitted on any lot. No fence or wall shall be erected, placed or altered without the

prior written approval of the Architectural Control Committee. With respect to lots bordering upon the golf course or lakes, no structure, fence, wall or planting shall be erected in the rear 30 feet without the permission of the Architectural Control Committee. It is the intent of this covenant to provide a reasonable view of the golf course and lake to all owners of lots bordering upon the golf course and lake, it is not intended to prohibit all structures, fences, and planting, but merely to control the nature and extent thereof.

Formatted: Indent: Left: 0", First line: 0"

610. No building, including detached structures temporary or permanent, shall be erected, driveway constructed, swimming pool installed, television antenna or tower installed, curb mailbox installed or transformer and distribution pedestals for main lines and house leader installed, or any of the same altered or relocated until the construction plans and front elevation, specifications and plot plan showing the location of such improvements or structure on the lot have been approved by the Architectural Control Committee as to quality of the workmanship and materials, harmony and color of external design with existing structures and as to location with respect to topography and finished grade elevation. In an attempt to obtain harmonious exterior appearances, no dwelling may use the same exterior design or color scheme as any other dwelling located within 400 feet in any direction without the approval of the Architectural Control Committee. Grade lines shall be in conformity with the adjacent lots and golf course and shall not interfere with the drainage from the adjoining lots or golf course. ~~No above-ground swimming pools, satellite dishes or solar panels may be installed.~~

~~No fence or walls shall be erected, placed or altered without the prior written approval of the Architectural Control Committee. With respect to lots bordering upon the golf course or lakes, no structure, fence, wall or planting shall be erected in the rear 30 feet without the permission of the Architectural Control Committee. It is the intent of this covenant to provide a reasonable view of the golf course and lake to all owners of lots bordering upon the golf course and lake, it is not intended to prohibit all structures, fences, and planting, but merely to control the nature and extent thereof.~~

11. The Architectural Control Committee ~~is composed of John W. Klemm, Randall Wolter and Russell Martin. A majority of the Committee may designate a representative to act for them~~ shall be composed of three persons appointed by the Board of Directors of the Panther Creek Homeowners Association (Association). In the event of the death or resignation of any

member of the Committee, the remaining members or member shall have full authority ~~to designate successors to act until a successor is appointed by the Board of the Association.~~ Neither the members of the Committee nor its designated representative shall not be entitled to any compensation for services performed pursuant to this covenant. In the event said Committee, ~~or its designated representative,~~ fails to approve or disapprove, in writing, any request required to be submitted to the committee, within 30 days after the plans and specifications or plot plans or other requests have been submitted to it, or in any event if no suit to enjoin the erection of such building or the making of such alterations has been commenced within 30 days after construction is commenced or prior to the completion thereof (whichever period is the longer), such approval will not be required and this covenant will be deemed to have been complied with (but this sentence shall not be construed to apply to any violation of the requirements of paragraphs 1 through 7-9 of these Protective Covenants. All submissions under this paragraph shall be in writing and submitted to John W. Klemm at 450 South Durkin Drive, Springfield, Illinois ~~all members of the Committee or such other place as he may designate from time to time.~~ Approval of the Committee shall require the affirmative action of no less than a majority of the members of the Committee and no single member of the Committee may act on behalf of the Committee.

127. All construction must be diligently pursued to completion within a reasonable period but in no case to exceed one (1) year. No building shall be occupied for living purposes which is not functionally complete in detail as to the exterior, nor shall any building materials, paint or building equipment be exposed to the public view if occupied as a dwelling. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any building site at any time as a residence either temporarily or permanently.
813. No lot owner or occupant shall permit any commercial vehicle, trailer including without limitation, cargo trailer, camper, boat trailers, house trailers, mobile homes, or carryalls to be parked or stored on the lot, in the driveway, or in the street in front of or ~~along side~~ alongside of the lot for more than 48 hours. This shall not prevent the lot owner or the occupant from storing a commercial vehicle owned by such owner or occupant or used by him in his business in the garage on the premises.
914. No machinery, appliance or structure of any kind shall be permitted upon, maintained or operated in or on the premises of any lot for the facilitation

and carrying on of any trade, business or industry.

~~1015.~~ The owner of any vacant lot shall ~~cut the weeds and~~ maintain the same in a ~~proper~~ condition similar to improved lots as described herein.

~~1116.~~ Easements for installation and maintenance of utilities, storm sewers and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility by virtue of the plat of said subdivision has assumed that responsibility. An easement is hereby reserved for telephone and electric lines to extend underground which shall be located on the utility easement or on the public highway across any property in the subdivision to serve improvements on other properties in the subdivision.

~~1217.~~ The topography and finished grade elevation of each home site must be consistent with the grade line and elevation of the other homesites in the subdivision and the golf course. Final determination as to the first floor elevation shall be made by the Architectural Control Committee.

~~1318.~~ No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. All lawns, exclusive of ornamental plantings, shall be regularly mowed and shall not exceed 6" in height from ground level.

~~14.~~ ~~No sign of any kind shall be displayed to the public view on any building site 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.~~

~~1519.~~ No spirituous, vinous or malt liquors shall be sold or kept for sale on said premises.

~~1620.~~ No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not bred, kept or maintained for any commercial purposes. No dogs shall be kept on any lot until such lot is improved with habitable

dwelling.

- ~~1721. No lot shall be used or maintained as a dumping ground for rubbish, and~~
~~a~~All trash, garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. Other than the 24-hour period designated by the trash hauler for collection, all trash, garbage or waste containers shall be stored inside, in the rear yards or otherwise screened from view from the street.
- ~~1822.~~ No lot owner shall cut or remove any living tree having a diameter of 4 inches or more measured at a ~~point~~point 12 inches above the ground without the approval of the Architectural Control Committee.
- ~~1923.~~ No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, or shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot.
- ~~2024.~~ No one shall alter the flood plain as it is shown on the final recorded plot.
- ~~2125.~~ The Architectural Control Committee shall have the power to reduce the side-yard requirements by not more than twenty-five percent (25%) of the required side-yard and to reduce the rear yard requirements by not more than ten percent (10%) of the applicable required front or rear yard; the Committee shall have the further power to reduce minimum dwelling size requirements where the size, shape and location of the lot warrants such variance in the opinion of the Architectural Control Committee.
- ~~2226.~~ During any construction or alteration required to be approved by the Architectural Control Committee, any member of the Architectural Control Committee, or any agent of such Committee, shall have the right to enter upon and inspect, during reasonable hours, any building site embraced within said subdivision and the improvements thereon, for the purpose of ascertaining whether or not the provisions herein set forth have been and are being fully complied with and shall not be deemed guilty of trespass by reason thereof.
- ~~2327. The approval of the Architectural Control Committee of any plans and specifications, plot plan, grading or other plan or matter requiring approval as herein provided, shall be deemed to be a waiver by the said Committee~~

~~of its right to withhold approval as to similar other features or elements embodied therein when subsequently submitted for approval in connection with the same building site or any other building site.~~ Neither the said Committee nor any member thereof, nor the present owner of said real estate, shall be in any way responsible or liable for the loss or damage, for any error or defect which may or may not be shown on any plans and specifications or on any plot or grading plan, or planting or other plan, or any building or structure or work done in accordance with any other matter, whether or not the same has been approved by the said Committee or any member thereof, or the present owner of said real estate.

~~2428.~~ Where a building site consists of more than one lot, the above provisions shall be applicable to the boundary lines of a building site rather than the platted lot lines. Accordingly, the Architectural Control Committee shall have the power to increase the side yard requirements by a minimum of fifteen percent (15%) of the width of the building site as the building setback line where the building site consists of more than one lot, this power is in addition to the power of the Architectural Control Committee set forth in Section II, paragraph 21 above.

~~2529.~~ All buildings erected on any building site shall be constructed of material of good quality suitably adapted for use in the construction of residences, and no old building or buildings shall be placed on or moved to said premises. Accessory buildings shall not be erected, constructed or maintained prior to erection or construction of the dwelling. The provisions herein shall not apply to temporary buildings and structures erected by builders in connection with the construction of any dwelling or accessory building and which are promptly removed upon completion of such dwelling or accessory building.

~~2630.~~ During the course of construction all materials and equipment shall be stored only on the lot on which construction is underway; debris and waste involved in the construction shall be confined to the lot on which construction is underway and shall be removed from the premises each Saturday or be suitable covered. Lightweight debris shall be stored in containers to avoid blowing upon adjacent lots. No burning shall take place, of debris, upon the premises. The intent of this covenant is to maintain and preserve a clean and net appearance in the subdivision at all times. A lot owner or lot purchaser violating this covenant individually or through his contractor may be assessed by ~~the subdivider or the~~ Homeowner's Association up to \$10 per day for violations, if any, occurring after the notice is given of any prior violations.

~~27~~31. No person, firm, or corporation shall strip, excavate or otherwise remove soil for sale or for use other than on the premises from which the same shall be taken, except in connection with the construction or alteration of a building on such premises and excavation or grading incidental thereto.

~~28~~32. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines extended. Further, none of the above described obstructions shall be placed or permitted to remain in the triangular area formed by a street right-of-way line, either edge of any driveway, and a line connecting a point thirty (30) feet outward from either side of a driveway and a point on the edge of the driveway toward the building fifteen (15) feet from the street right-of-way line.

~~29~~33. All property owners shall provide either a garage or carport for the number of automobiles in use by the residents on the property. All property owners or residents in the subdivision owning or possessing trucks, trailers, campers, boats, motorcycles or motor homes which they desire to part-park in the subdivision shall provide and use an enclosed garage for the storage of same when not in motion.

~~30~~34. The failure of the Architectural Control Committee, any building site owner or the present owner of said subdivision to enforce any of the restrictions, conditions, covenants, reservations, liens, or charges to which said property, or any part thereof, is subject shall in no event be deemed a waiver of the right to do so thereafter or to enforce any other restriction.

~~31. No satellite dishes, antennas, transmitting or broadcasting equipment, appurtenance thereto, or similar equipment, shall be placed, stored, kept or used upon any lot at any time, either temporarily or permanently.~~

~~32~~35. The overflow system, detention system and drainage pipe on the golf course shall be maintained by the owners of lots 299, 300 and 301 (the golf course).

~~36. No residential unit, or part thereof, shall be leased or rented to any person or entity who is not the owner of the lot, or the sibling, parent, children or spouse of the owner of the lot. This Covenant is intended to prevent both short-term rentals under such programs as Airbnb, VRBO and the like, as well as longer term rentals. Without limiting the generality of the~~

Formatted: Indent: Left: 0"

foregoing, no residential unit or part thereof, shall be employed by the owner as an income producing property. Notwithstanding the above restrictions, an owner may petition the Board of the Association for a waiver of this paragraph by asserting a short-term hardship such as divorce, illness, job relocation, mortgage foreclosure or similar acute event. Such a petition shall be considered by the entire board at a meeting called for that purpose and pursuant to the Bylaws. Failure by the Board to timely address such a petition shall be deemed to be a denial of the relief sought. Any residential units that are leased as of the date of the enactment of these Covenants shall be permitted until such time as that lease shall expire under its terms.

SECTION III

A not for profit corporation to serve as a homeowners association will be formed ~~to maintain the custom street lights if the Cit of Springfield determines that it will not maintain the lights in order to enforce these Covenants, to further the general welfare of the Lot Owners and the subdivision and to maintain, at its option, the land and improvements, including signs and landscaping, serving the subdivision.~~

Membership in the Association is mandatory and each lot owner shall have one (1) vote. A ~~threeseven~~-member board shall be elected by the membership pursuant to the By-Laws of that Association as the governing body of the Association. ~~The board shall determine the annual dues to be paid by each member and the amount shall be the same for each lot~~The Association, through the Board, shall be authorized to determine the need for annual and special assessments to address the duties and tasks of the Association and to set the amount of such assessment. The annual budget and assessment shall be presented and approved by the Board at the Association's annual board meeting. The assessments shall be paid equally by each member/lot owner. If any owner shall fail to

pay the ~~annual dues~~assessments so determined within thirty (30) days of the due date, the board may file a lien against ~~the~~that owner's real estate and bring suit to enforce collection. ~~For the first year, the Architectural Control Committee shall serve as the board. Thereafter, the three member board shall also serve as the Architectural Control Committee.~~

SECTION IV

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time, said covenants shall be automatically extended for successive periods of 10 years unless an instrument, signed by seventy percent (70%) of the then owners of the ~~building sites~~lots has been recorded, each building site having one vote, agreeing to change said covenants in whole or in part, except for Section II, item ~~20-19~~ and all of Section III, which shall run in perpetuity.

~~These covenants apply to Lots 1 through 296 of Panther Creek and paragraph 4 through 20 of Section II herein shall also apply to the areas set aside for the development of condominiums.~~

SECTION V

~~All lot owners voluntarily assume all risks of accident or damage to their person or property and that of their family and guests while utilizing the facilities of Panther Creek and Panther Creek Country Club and all risks of accident or damage to their person or~~

~~property and that of their family and guests resulting from golf balls struck by golfers utilizing the facilities of Panther Creek and Panther Creek Country Club. The agree to hold harmless Panther Creek Country Club, Panther Creek Development Corporation and Hale Irwin Golf Services, Inc., their officials and employees, from any claim, liability or demand of any kind for or on account of any such personal injury or property damage or loss of any kind which they, their family or guests, may sustain. Furthermore, said lot owners acknowledge that they will fully review the rules and regulations of Panther Creek Country Club prior to utilizing the facilities of Panther Creek and Panther Creek Country Club and, if admitted as a member, agree to conform to said rules and regulations. Said lot owners also agree to indemnify, defend and hold harmless Panther Creek Country Club, Panther Creek Development Corporation and Hale Irwin Golf Services, Inc., from any claim, liability or loss of any kind sustained by a third party resulting from the undersigned's acts or omissions or the acts or omissions of their family or guests.~~

SECTION ~~VIV~~

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. Notice of any such violation shall be given in writing either personally delivered or by regular mail. In the event the violation is not abated within ten (10) days of the date of such notice, the Homeowners Association may, at the discretion of the Board, assess a daily penalty of no more than \$10 dollars for each day in

which the violation exists. Such penalty shall be included in any legal proceeding to enforce the covenants, and if such violation is confirmed by a court of competent jurisdiction, all damages and penalties so confirmed may be included in a lien filed in accordance with Section III hereof. —

Formatted: No underline

SECTION ~~VHVI~~

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

SECTION ~~VHVII~~

IN WITNESS WHEREOF, Panther Creek ~~Development~~

~~Corporation~~ Homeowners Association has caused its name to be affixed hereto this ____ day of _____, ~~2021~~2023.

~~Corporation~~ Homeowners Association, Panther Creek ~~Development~~

By: _____
President