

Hidden Hill Homeowner Association Subdivision Protective Rules and Covenants

1. All lots in the subdivision (except 2, 18, 28 & 43) shall be known and described as residential lots. All residents shall be custom built as single family residences and shall have the following minimum living areas.

Lots 16 & 17, 19 through 27 inclusive and 29 through 34 inclusive:

Ranch Style: 1,800 square feet
Split-Level: 2,000 square feet
Two Story: 2,000 square feet
Raised Ranch: 1,800 square feet (second floor)

Lots 1, 3 through 15, inclusive, and 35 through 42, inclusive

Ranch Style: 1,400 square feet
Split-Level: 1,800 square feet
Two Story: 2,000 square feet
Raised Ranch: 1,400 square feet (second floor)

Said living area shall be exclusive of porches, garages and basements.

2. All homes shall be a minimum of two (2) car garage and shall be of the same material and same architectural style as the house.
3. All residences must be completed within one (1) year of commencement of construction.
4. No sign of any kind shall be displayed to the public view of any lot of not more than five (5) square feet advertising the property for sale or for rent, except signs used by a builder for advertising the property during the construction period, or by the subdivision owner to advertise the lots for sale.
5. No trailers, trucks, buses, boats, campers or the like shall be placed or stored on the streets.
6. No building shall be moved on to any lot without written approval of the developers.
7. No poultry, livestock, or animals of any kind, other than customarily accepted house pets, shall be kept or raised on said premises. No more than THREE (3) house pets shall be kept or raised on said premises, but no more than TWO (2) dogs per household.
8. Any and all earth, gravel, dirt, and/or other material which shall be dug out, moved about, or placed upon any lot for the purpose of backfilling a basement shall be leveled off or backfilled within six (6) months from the first day of digging, moving or placing of such material on such lot or lots; except for any and all earth, gravel, and/or other material stored by the developers of such subdivision. All outside building and construction shall be completed within one (1) year after ground is broken for the foundation. Each home will be landscaped within six (6) months after occupancy. No earth, gravel, dirt and/or other material shall be moved from the subdivision without the prior consent of the developers.
9. There shall be no direct access to U.S. Route 20 from Lot 1.
10. All driveway culverts shall be a minimum of twenty (20) feet in length and a minimum of twelve (12) inches in diameter.
11. All driveways shall be hard surface driveways.
12. No detached storage buildings shall be allowed to be constructed on any lot.
13. Each lot owner, by purchase of such lot, shall become a member of a not-for-profit homeowners association to be formed and incorporated under the Illinois Business Corporation Act. The homeowners association shall be wholly owned and operated by the owners of the lots in this subdivision with each lot owner entitled to one (1) vote for each lot owned by him.
14. All areas set aside for parks and recreational purposes in the subdivision shall be conveyed to the homeowners association, namely lots 2, 18 and 28. The homeowners association shall be responsible for maintaining the park recreational land owned by it, including the maintenance of the storm sewer outlet from the retention area known as Lot 2. Each lot owner shall be responsible for a prorated share of the expenses of the association in maintaining said land.