

LAKE RESTRICTIONS

1. Declarants hereby grant a non-exclusive easement to the lot assignees and successors in title for the use of the lake designated on the plat of the lot, as the lake is presently located, with the use of said lake to be shared with the owners and assignees of those other lots located thereon; use to be restricted to the lot owners, their heirs, successors and assigns, and their non-paying guests, but shall not be used for any commercial purpose, said easement to be perpetual and run with the land. No gasoline engines will be permitted to be used on or in the lake and the only motors allowed for such use shall be electric trolling motors. The ownership of such perpetual easement and interest shall only pass with title to each respective lot to which it is attached and may not be partitioned nor may the easement or any part thereof be otherwise assigned. Upon the sale of any lot, the ownership of an undivided proportional interest therein shall pass to such purchasers and no easement or right to use the lake may be sold separate or apart from the sale of any lot.
2. The reasonable cost of maintenance of the lake described above and the dam, spillways and other necessary appurtenances to said lake shall be shared equally among all owners of lots abutting the lake. Each of the lots abutting said lake shall be subject to a lien for its pro-rata share of said maintenance costs. Any such assessment against the lot shall be the personal obligation of each owner of the lot at the time of assessment and shall become a lien upon the filing of a notice thereof in the Recorder's Office of Madison County, Illinois on or before March 1 of the year following such assessment.
3. The maintenance and use of the lake shall be controlled by an association formed through a not for profit corporation of lot owners abutting the lake after but not later than December 21, 2031. When a lot owner starts the association it shall be vested with all powers, duties and responsibilities as provided by law, with majority rule prevailing, and the association when formed shall adopt necessary by-laws. The share of each lot owner shall be proportional to the total number of lots abutting the lake. Assessments shall be due and payable within thirty (30) days of assessments. Any unpaid assessment may result in a lien as provided above.