

LAKWOOD ESTATES HOMESITES

PROTECTIVE COVENANTS

1. No outdoor clothes-lines are permitted.
2. No outdoor microwave, shortwave, television dishes, television antennae or other towers, masts or devices for the reception or transmission of any kind or type of electrical signal or the like are permitted.
3. No above-ground swimming pools are permitted.
4. No detached accessory or additional buildings are permitted.
5. No fence, natural or constructed, wall or barrier shall be allowed, except around swimming pools as required by law, and shall not be erected until approval has first been obtained from the Village of Hawthorn Woods. No fence, wall, hedge, building, or obstruction shall be erected or maintained within fifty (50) feet of any brook, stream, lake, pond or such body of water.
6. Each dwelling shall have an attached garage, which shall be designed to permit the storage of at least two standard-sized automobiles.
7. No outdoor storage or parking of boats, trailers, motor homes, campers, trucks of any type and other personal property in excess of 48 hours shall be allowed.
8. The lot owner shall not damage, fill, obstruct, or otherwise interfere with the stormwater drainage ditches or easements on the owner's property or within the subdivision, and in the event that the drainage ditches or easements are damaged or obstructed, the owner shall, at the owner's expense, immediately cause said drainage ditches or easements to be repaired and the obstruction removed.
9. Driveway culverts shall not exceed 24 feet in length, nor be less than twenty (20) feet, including flared-end connections.
10. Upon issuance of an occupancy permit, owner shall have ninety (90) days to complete landscaping; landscaping to consist minimally of seeding or sodding the entire homesite. If the occupancy permit is issued between October 1 and April 1, then all landscaping shall be completed no later than the following May 31.
11. Each plan must be approved by The Bigelow Group, Inc. prior to submission for the building permit. The following guidelines will be used for plan approval:
 - * * * No asphalt or fiberglass shingles allowed
 - * * * No aluminum or vinyl siding allowed
 - * * * No "shirt fronting" with brick allowed
 - * * * No two homes can be alikeThe decision of The Bigelow Group, Inc. will prevail regarding approval of plans and specifications.
12. No Broker and or Builder signs allowed.
13. Each covenant and restriction set forth herein is for the benefit of all lot owners, as well as for the benefit of the Village. Each lot owner and/or the Village has the right to enforce the covenants, easement conditions and restrictions.

DEVELOPER
(TRAPANI)