

Declaration of Covenants, Conditions & Restrictions

for

Tiffany Estates of Hawthorn Woods

Land Use

1. No lot shall be used except for single family residential purposes.
2. No lot shall be re-subdivided into building lots other than those shown on original recorded plat of subdivision.

Architectural

1. The duplication of any exterior is prohibited with-in the subdivision.
2. Exterior material on homes shall be natural wood, brick, stone, or stucco. No aluminum siding or artificial wood shall be allowed.
3. All dwellings shall include a minimum two car attached garage.
4. Minimum square footage of dwellings erected (excluding porches, breezeways, garages, and basements) shall be:

Ranches 2,200 square feet

Multi stories 2,600 square feet

General

1. Above ground swimming pools are prohibited
2. All lots shall be sodded or seeded within six months from date of occupancy permit issuance (weather permitting)
3. All driveways shall have a finished surface installed consisting of asphalt, concrete, aggregate, or paving brick within six months from date of occupancy permit issuance (weather permitting)
4. Any lots kept vacant shall be maintained to be free of debris and weeds kept below 6" in height.

Declarant or any lot owner shall have the right to enforce, by any proceeding at law or equity, all restrictions, conditions and covenants herein contained. Failure by declarants or any owner to enforce any covenant or restriction herein contained shall not be deemed a waiver of the right to do so thereafter.

A school impact fee shall be paid by the lot owner to the appropriate school district, a receipt of which must be presented to the Village of Hawthorn Woods, Lake County, Il. before a building permit will be issued.

School District No. 125

School District No. 79