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A02735859

MICHAEL T. COSTELLO
RECORDER OF DEEDS
ST. CLAIR COUNTY
BELLEVILLE, IL

02/08/2022 09:02:02AM

RHSP FEE: 9.00

TOTAL FEE: \$39.00

PAGES: 4

AMENDMENT NO. 2
TO "STONEBRIDGE ESTATES"
MILLSTADT, IL
SUBDIVISION RESTRICTIONS INDENTURE

39- WHEREAS, Stonemark Developments, LLC (hereinafter referred to as the "Owner") as of the date of this Amendment, is the owner of one or more of the lots in "Stonebridge Estates", a subdivision of the County of St. Clair, as per plat thereof recorded on the 18th day of November, 2004, in the Book of Plats 105 on Page 6 & 7 at the Recorder's Office of St. Clair County, Illinois (hereinafter referred to as the "Subdivision"); and

WHEREAS, Owner has heretofore executed a Subdivision Restrictions Indenture for the Subdivision dated November 22, 2004, and recorded at the St. Clair County, Illinois Recorder's Office on November 22, 2004 as Document No. A01878986 in Book 4110, Page 2034 (hereinafter referred to as the "Restrictions Indenture"); and

WHEREAS, Owner has heretofore executed Restrictions Indenture for the Subdivision dated November 22, 2004 and recorded at the St. Clair County, Illinois Recorder's Office on November 22, 2004 as Document No. A01878986, as amended by Amendment No. 1 dated May 4, 2020 and recorded at the St. Clair County, Illinois Recorder's Office as Document No. A02650003; and

WHEREAS, Owner desires to amend the Restrictions Indenture pursuant to its rights under Section 35 thereof.

NOW THEREFORE, in consideration of the premises and the mutual advantages to accrue to Owner and other owners of lots in the subdivision, Owner hereby amends the Restrictions Indenture, effective as of February 1, 2022, as follows:

1. Paragraph #2, Dwelling Size and Specifications, of the original Restrictions Indenture recorded November 4, 2004 shall be amended and replaced as follows:

DWELLING SIZE AND SPECIFICATIONS: Single story dwellings shall have no less than 1,600 square feet of living area exclusive of garages, basements, breezeways, open porches and attics.

One and one-half (1 ½) to two- (2) story and multilevel dwellings shall have no less than 2,000 square feet of living area exclusive of garages, basements, breezeways, open porches and attics. The basement square footage, whether finished or not, shall not be included in the calculations of square footage of living area.

All dwellings must have at least a two (2) car attached garage. No multi family dwellings shall be constructed on any lot. Declarant, for itself and its successors and assigns, reserves the right to use Outlots "A", "B" and "C" of the Subdivision for commercial of business purposes.

2. Paragraph #4, Construction Materials for Dwelling, of the original Restrictions Indenture approved November 4, 2004 shall be amended and replaced as follows:

CONSTRUCTION MATERIALS FOR DWELLING: The exposed wall surface of the dwelling shall be of brick, stone, glass, solid redwood, solid cedar, vinyl, Masonite colorlock, Hardie board siding or any combination of such.

The dwelling must contain a minimum of a 3' 0" tall wall height of either stone or brick from the finish grade on the front elevation of any single (1) or one and one half (1 ½) story or two (2) story home.

One and one half (1 ½) story and two (2) story homes must have one projected wall on the front elevation with a combination of stone or brick with a minimum width of 8' 0" wide and a minimum first floor wall height of 8' 0" tall (or 9' if 9' 0" wall height, or 10' if 10' 0" wall height) from finish grade.

Such stone or brick shall not be painted and shall be installed with its natural color as it comes from the factory or supplier. The front elevation is further described and included to mean all inset, outset, porch and return walls that are located between the two front corners of the home.

The side elevations of single (1) story, one and one half (1 ½) story or two (2) story homes are not required to have any stone or brick unless it is on a corner lot in the subdivision. In that event, the side elevation of a single story, one and one half (1 ½) story or two (2) story home

facing the public street shall have a minimum of 3' 0" tall brick or stone wall from the finish grade on the first floor side elevation and is not required to have any brick or stone on the side elevation of the home not exposed to a public street.

Brick or stone on the rear elevation of the home is optional. Any variations to the foregoing standards will be at the sole discretion of the Architectural Control Committee.

Concrete that is exposed for more than six (6) inches above ground must be painted to match siding or masonry color package.

No outside exterior walls shall be covered with exposed asbestos, asphalt, fiber or gypsum materials, concrete blocks, metal siding, or composite manufactured such as plywood. Aluminum materials may be used for fascia, soffit, gutters, and down-spout with color approval.

No log houses will be permitted.

Any brick or stone on the home's exterior, that faces any public street, shall not be painted. The Developer, Owner discourages painting of brick or stone masonry because of potential paint peeling as it ages.

3. Except as modified herein, the Restrictions Indenture for the Subdivision is confirmed and ratified in every other respect.

"DEVELOPER"

STONEMARK DEVELOPMENTS, L.L.C.

By: Steve R Wilke
Steve Wilke, Its Duly Authorized Member

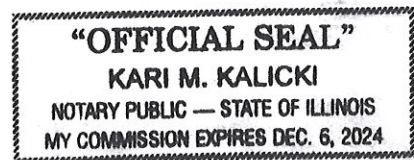
STATE OF ILLINOIS)
) SS.
COUNTY OF ST. CLAIR)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Steve R. Wilke, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as the Managing Member of Stonemark Developments, L.L.C., he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of February, 2022.

Kari M. Kalicki
Notary Public

My Commission Expires: 12/6/2024



This instrument prepared by: Stonemark Developments, LLC

After recording mail to:

Stonemark Developments, L.L.C.
Attn: Steve R. Wilke
3500 Lebanon Avenue
Shiloh, IL 62221

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