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We, GRF Design and Development, No., Day Hazold Spacent, President enthersor the real estate shown and described therein; do, terebrillayof, per and subdemble said real estate in accordance with the will hip part.

This subdivision shall be known and designated as Fox Cose. Section One. All seems shown and not herebifore designated are hereby declarated to the public.

the Homeowners Association: of ground are subject at all tunes to the proper authorities and to the easement (D.E.) are reserved for the use of the public critifies for the installation of water and marked drainage and utility easement (D. & U.E.) or enamage easement maintained no buildings or structures. The strips of ground shown on this plan Front building setback lines are hereby established as shown on this plat trees, simules, flowers, signs and other incidentals associated with these item Developer and Homeowners Association and are reserved for landsceping... easements labeled "Landscape Easements" are hereby granted to the and sewer mains, poles, ducts, line and wises, and drainage facilities. The strate between which times and property times of the streets there shall be exected or and are to be maintained, repaired or replaced by the Homeowille's Association fields are permitted within the easements, labelled D. & U. E., or U. E. The owners of the other lots in this scubdivision, Polymeter draus around absorption he lot owners in this addition shall take title to their to a subject to the gights of heir titles subject to the rights of the public utilities, and to the rights of the erem reserved. No permanent or other structures and to be enected or aintained on said strips of land, but owners of this subdivision shall take

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This subdivision shall be subject to the following-restrictions which shall operate as perpetual covenants:

Distinge Swales. (Ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements are not to be altigied dug out filted in, filed, or otherwise obsenged without the writight permission of the Hangood, County Draitage Brand Commissioned. Propertylogings must maintain these swales are sudded grassways on other non-eroding surfaces. Water from cool ordaining sures artistic contained on the property long enough so that saff change swales or disches will not be damaged by surfaces. Defending surfaces swales or disches will not be damaged by surfaces or disches the property of the proper

Idility: Easements. There are strips of property as plat which are bereby designated and reserved for utilities for the installation and maintenance of utility taxilities (hereinafter referred to as Utility Easement other structure or obstruction except for perimeter fields shall be erected or maintained on such Utility owner shall take title to that part of the Utility cowner shall take title to the rights of such public utility in and along, across, through, and over the Utility in and along, across, through, and over the Utility

Misimum Living Space Areas. The minimum squar space of dwellings constructed on the residential to exclusive of porches, terraces, garages, finished liver exclusive of porches, terraces, garages, finished liver exclusive of porches, terraces, garages, finished liver exclusive of porches, terraces, garages which otherwise would be considered after accessory buildings or basements before living are structure or 1200 square feet of ground floor living are structure or 1200 square freet of total floor living area and each of 2200 square feet of total floor living area and each a two or three car attached garage.

Atchitectural Design. No building, fence, walls or of erected, placed or altered on any building jot in this building plans, specifications and plot plan showing structures have been approved as to the conformity external design with existing structures herein and a respect to the topography and finished ground eleval Architectural Control Committee. Only wood, mason exterior shall be permitted. Viryl siding shall not be exterior of the structure. Only masonny, brick or storing structure. No log homes, modular or concrete home No log homes, modular or concrete home.

continue to the property of the street in the manufacture of the street in the street

This stability appoints a three catherests of the following in the company of the

Districts (Directs) always of the property of

Altering Drainage Swakes. Any property owner altering, changing or damaging the drainage swakes or disches will be fold remonstruction such action and will be given ten (10) days notice by registered small repair said damage, after which time, if no action is to serve, the Hangock County Drainage Board (Commissioners) will cause said repairs to be accomplished, and the biff for such repairs will be sent to the effected property owner for infinedtate payment.

Cerner Lots. No fence, wall friedge, tree or simultiplantiting, which obstructs sight lines and elevations between 2.5 and 8 feet above the street shall be placed or permitted to remain on any corner to within the triangular area formed by the street right-of-way lines and a fine connecting points AL feet from the intersection of said street lines (40 feet for minor streets and 75 feet for attends threets) or in the case of a rounded property corner from the intersection of the street right-of-way lines extended. The same-slight line limitations shall apply to any lot within 10 feet of the intersection of a street right-of-stay line with the edge-of the directory pavernent of alley size. No driveway shall be located within 70 feet of the intersection of line (2) street center lines.

- Drains. No sump pump drains or other drains shall outled onto the street. No drainage structures shall be located within driveway funits.
- No trees in Right-of-ways and easements. No trees or landscaping shall be planted in the Hancock County road right-of-way or in the dialriage easements created and shown on the plat.

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Driveways. All dinceways shall be paried with concrete, aspiralt, or other all-weather surface materials as provided by the owner or its assigns. No gravel or since driveways with a paried with the paried of the second surface of the second s

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or 2000 september of total floor fiving area and e a hip or three car attached garage.

partitional Design. No hidding, sence, walts or service) placed or altered on any building of the hilliding places, specifications and plot plan of the stauctures, have been approved as to the cont. A sectional design with existing structures herein and paspect to the topography and washed ground ele-Architectural Control Committee. Only wood, mass exidenous strail be permitted. Vinly siding shall not exidenous strail be permitted. Vinly siding shall not exidenous of the structure. Only massanry, brick or so permitted. Ventless fireplaces shall utilize fices who structure. No log homes, modular or concrete hom to wood foundations or wood basements shall be

Bullding Location. No building shall be located on front line or nearer to the side street line than the recharck fines shown on the plat. No accessory bu closer to any front or side lot line than the required side yard distance for the primary dwelling.

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Residential blee Only. All lots in this subdivision sha residential purposes except for residences used as the sale and development of this subdivision. Used as the sale and development of this subdivision there outly for fleriporary or permanent residential purposes or subdivision. Vo commercial business of any kind we subdivision. Chily one single family dwelling with at permitted on one lot.

Limitation on Time. All residential construction on a completed within one (1) year after the starting date grading and hard-surfaced driveway.

Parking Limitations. No inoperative or unificensed van or repaired on any lot or on the driveway thereo mobile home, boat, truck, school bus or other vehice parked in the subdivision unless such vehicle is key for personal automobiles, vans and pick-up trucks.

Architectural Control Committee. The Architectural shall be composed initially of the Developer, and aff development, by a committee of three (3) homeowing development, by a committee of three (3) homeowing the committee and serving the successors are elected by a majority vote of the homeometer of the purpose of the Committee shall protect the value, desirability, and attractiveness of whole and to ensure that all buildings, fences, walks informations with the overall architectural character.

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tation and are reserved for landscaping).
Ther incidentals associated with these many take tille to their loss subject to the rights of or replaced by the stormcourses desired

) the following restrictions which shall operate

County Drainage Board (Commissioner). Jain thase swales as sodded grassways or out in 7.1-47 of the Hancock County by such water. Driveways may be ing enough so that said drainage swales or Water from roof or parking areas must be along dedicated roadways and within the es or ditches only when appropriate sized erwise changed without the written I drainage easements, are not to be aftered,

lies or ditches will be held responsible for Any property owner altering, changing or or such repairs will be sent to the affected n ten (10) days notice by registered mail to e payment. ich time, if no action is taken, the Hancock nmissioners) will cause said repairs to be

in on any comer lot within the triangular area ine edge of the diveway pavement or alley way lines and a line connecting points 40 feet tween 2.5 and 8 feet above the street shall be any lot within 10 feet of the intersection of a right-of-way lines extended. The same sight the case of a rounded property corner from street lines (40 feet for mirror streets and 75 hedge, tree or shrub planting which obstructs cated within 70 feet of the intersection of two

hs or other drains shall outlet onto the ether be located within driveway limits.

ounty road right-of-way or in the drainage deasements. No trees or landscaping shall vm on the plat.

all be paved with concrete, asphalt, or other Il be permitted. as provided by the owner or its assigns. No

The Instrument Proposed by SM Design and Designation and

eroded, blaced or alies of property building form this subdanation until the building plants, specifications and building beautiful the location of such Auctinodia respect to the topography and finished ground elevations by the Architectural Control Committee. Only wood, masonry, back or stone exteriors shall be permitted. Viry siding spall not be permitted on the exterior of the structure. Only masolary, bridger stone chimneys are structures have the an approved as to the conformity and harmony of structure. No log homes, modular or concrete homes shall be permitted. external design with existing structures become and as to the building with No wood foundations of wood basements shall be permitted. permitted. Verifless freplaces shall utilize flues which exit the roof of the in the building hance walls or other structure shall be

side yard distance for the primary dwelling. closento any front or side to line than the required minimum front and setback lines shown on the plat. No accessory building shall be located front line or nearer to the side street line than the minimum building Liking Location. No building shall be located on any lot nearer to the

<u>:</u> subdivision. Only one single family dwelling with attached garage shall be subdivision. No commercial business of any kind will be permitted in this for temporary or permanent residential purposes on any lot in the the sale and development of this subdivision. No motor home, baller, tent, shack, boat, garage, basement, or other outbuildings shall be used residential purposes except for residences used as model homes during

13 completed within one (2) year after the starting date, including final grading and hard-sudaced divisions. unitation on Time. All residential construction on any lot raust be

る mobile home, boat truck, schoolings or other webicle of any kind may be parked in the subdivisional riess such weblicle is kept in the garage, except for personal automobiles, want and pex-up micks. on or repaired on any lot or enther development trainer. No camper, bailer, Parking Limitations. No suppositive or unicensed vehicle shall be parked

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and one of the control of the contro shall be composed within of the Developer and other completion of the Architectural Control Committee: The Architectural Control Committee in the state of the conformation of the state of the stat

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Residential Use Only. As jots in this subdivision shall be used solely for permitted en one lot.

ht, inc., by Herold Gasson, President, camer of ed hersin, do hereby lay off, plat and subdivide h the within plat

hd designated as Fox Cove, Section One. All belicated are kersby dedicated to the public

he public utilities for the installation of water sement (D. & U.E.) or drainage essentent reby established as shown on this plan nut owners of loce in this subdivision shall take other structures are to be erected ox the proper euthorities and to the easement ments is best at D. S. U. E. or U. E. The division. Perimeter drains accumi atscription e public utilities, and to the rights of the ines of the success there shall be exected or or replaced by the Homeowners Association. hation and are reserved for landscaping, her incidentals associated with these items sements" are hereby gracied to the and wires, and drainage tachtics. The strips take title to their lots subject to the rights of The strips of ground shown on this plat

the following restrictions which shall operate

ounty Decisage Resid Commissioner)
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in and along, across, through, and over the Utility Easement. of his lot, subject to the rights of such public utility for utyress and egrees owner small takestitle to that past of the Utility. Easement comprising a part fields shall be eredied or maintained on such Utility Exserved but rach other structure or obstruction except for permeter deales for absorption socitives (hereinafter referred to as Utility Easement). No permanent or utilities for the installation and maintenance of utilities and drainage plat which are beneby designated and reserved for use of the public Utility Casements. There are stups of property as shown on the recorded

Minimum Living Space & 1 — internum square footage of fiving space of civiling space of civiling containing containing containing containing containing containing area above garage with the containing would be considered in the Bevelopment exclusive of the containing would be considered to the containing area above garage with the containing would be considered to the stand containing containing the fiving area of the stand containing containing the fiving area of the stand containing containing the fiving area of the stand containing containing area of the stand containing area of the stand containing area of the standard three containing area of the standard thr





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Water Systems. All water systems and methods of sewage frequent and disposal in this subdivision are to be in company cavity the regulations or procedures of the State Board of Seath or other chall authority having jurisdiction.

ಹ Fuel Tanks. No fuel storage tanks, above or best appoint. Station allowed in this subdivision.

mowed and maintained by the locounter. After construction, the structure grounds and recites from a equipment shall be maintained in a near and Lot Maintertaince. All lots on which construction has manipegun must be attractive manner.

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큚 Ninearces. No poxious or citerative trade shall be perintited upon any lot in this subdivision nor shall apything be doze thereon which may be a musance or annionance to the neighborhood. No refuse will be maintained on any lot. Gartage and trash will be kept in approved containers which are not visible from the street, except on collection day

į approval for such shuctures shall be in the same manner as is required for a primary residence. The maximum size of any building or accessory structure shall not exceed 600 square feet. All outbuildings Outbuildings. Outbuildings or accessory buildings shall be permitted on any lot only if approved by the Acceptatinal Control Committee... The and accessing structures shall be required to have exteriors similar in approved or constituted. appearance to the primary residence. No metal outstailings shall be

20 diameter shall be permitted in the development. Said system shall be Antennas. Only digital safeline systems not exceeding 18" in allowed only it located on the rear of the symbally residence.

N Salar i gednedogy. No, devices for sole decimalogy of any final will be allowed in this subdivision. Applications subtraction

Swimping Pools, Swimming pools are Above ground pools will not be partit he auces and the residence. ogyoji ajų kardielias sapadininty teresidenta

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Homeowner's Association for the purposes Hapeowner's Association. Each lot owner Association By-Laws.

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Coverants by judgment or court order state other provisions which shall remain in full to does not own one or more lots in the subdi sendivision, and ii) with the consent of the b affirmative vote of eighty percent (80%) of At any time, a covenant may be changed in and stratibe binding on all parties and all p Developer shall not be required. Invalidation Describes of Conguents. The foregoing cov

B shall be charged to the property owner in vic enforce any covenant. The cost of enforcer expenses and fees shall be collectible in the coveriants contained herein, including any e Section, the Developer no tanger has nay in subdivision, including the Daveloper Howe Enforcement of Covernants. The right to entire assessments as provided herein. Developer no longer owns any property con hereof, is hereby reserved to any owner of lew, of any structure or part thereof elected injunction, together with the right to cause the

validity, enforceability or running quality of a running with the land that the holding shall b be held to be invalid or to be unantwoeable. combination of the restrictions. Therefore, fi Severability. Every one of the restrictions is from every other one of the restrictions, and Severability. Every one of the restrictions is independent of and severable from the rest is an independent of and severable from the rest

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Above ground pools without be perguised. Person and an expect of position of any hind shall be raised, bed of

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.. 3 24 is that sinces may not be placed closes to the street tran the building, settackline on the side of the residence. Rept provided they are not lept but or managed for any commercial purposes. Any animal so keep within the purposes, Any animal so keep within the purposes for the purposes premises. Fending, Fending shall not exceed six (6) feet in lieght and no fence Chaires dencing mass be of the dark viryl qualed type. All ferring must be mentained in good constition. On corner loss an additional requirement shall be placed closer to the most lorance transitie year of the primary residence and sparoved by the Antillectural Control Committee On comer lots an edditional requirement

25 for all mailboxes, in this subdivision. Mailboxes. The Architectural Control Committee shall require a material, and point specification by the mailbox which shall be standard standardized ক্ষুষ্টাৰু for each residence and state establish a design

23 subgrade. The Sciewalk shall be constructed pref to competing unished grading. The sidewalk shall be located one (1) not asside the street rightcement four (4) inches thick, sloped 14 inch per foot toward the street constructing a four (4) footwide conjugate sidewalk of 4,000 strength plain of-way the (riot on-tester) and parallel to the street right of way line. The Homeowniers Association shall be responsible for maintenance and joints each six (6) feet and be placed on an acceptable compacted frontage of their respective tot. The sidewalk shall also have traverse with expansion joints each forty-eight (48) feet, along the critice street Sidewalks. Each homeowner (lotrowner), shall be responsible for done by the adjoining lot conter. uphesp of the skiewaic after initial construction except for any damage ्रकृतिस ज्योत्स्वर इतिहरू

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> that be changed to the properly owner in CHOICE THE COST OF STREET expenses and thee shall be collector in the covernates combined herein, inchesing any aspessments as provided begins. SV 27.75

continuion of the restricture. Therefore, from every other one of the restrictions, an independent of and severalize from the res validity, enforceatility or running quetty of furning with the last that the Indiang shall be held to be invalid or to be inventorced Severability Every one of the restrictions restrictions.

STATE OF INDIANA COUNTY OF HANCOCK)

our own the and voluntary act and deed. properly to be surveyed and subdivided as shown caption and that as such owner, we have caused bereiny outify that we are the owners of the prope We, GRF Design and Development, Inc., by Hard

GRF DESIGN A

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and voluntary and end deed for the process and end in passon and admowledged tracking states. "Is all centify that Harold Gibson is personally incom to re I, Sheron D. Gibeon, a Notary Public in and for sai whose name is subscribed to \$2 ... we ce. There

Given under any hard and notatie serichis is 1900.

ity Compaission Expires: Committee of Presidence. 1225.63 が独方のな

7 Builders. All homes in this subdivision shall be built by custom builders approved by the Auditectural Comple Sumi

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tructures shall be in the same winners in required anner The maximum size of any control of the same winners in the same winners. The maximum size of any control of the same feet affectibuliances and control of the same same same same in the primary residence. No make outbuilding shall be primary residence. No make outbuilding shall be unded.

gital satellite systems not exceeding 18" in semitted in the development. Said system shall be ited on the rear of the primary residence.

No devices for solar technology of any kind will be division.

Swamming pools must be placed behind the residence. Is without be permitted. Investicat, or poultry of any kind shall be raised, bred or

ept that dogs, call and other household pets may be

shall be confined to the owner's premises.

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are not kept, bred or maintained for any commercial mai so kept will not be permitted to roam at large within

shall not exceed six (6) feet in height and no fence ser to the front but ince than the rear of the primary roved by the Architectural Control Committes. ... hust be of the dark vinyl coated type. All fencing most condition. On corner lots an estational requirement not be placed closer to the street than the building side of the residence.

chitectural Control Committee shall sequire a cox for each residence and shall establish a design, specification for the mailbox which shall be standard this subdivision.

omeowner (lot owner) shall be responsible for 4) toot wide concrete skilewalk of 4,000 strength plain es thick, skoped 1/4 fic. per foot toward the street is each fony eight (48) feet, along the entire street cach fony eight (48) feet, along the entire street cach fony eight (48) feet, along the entire street cach fony eight (48) feet, along the entire street provided have traverse et and be placed on an acceptable compacted walk shall be constructed prior to completing finish. We alk shall be located one (1) foot inside the street right when shall be responsible for maintenance and an after initial construction except for any damage.

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Substituting. They are supposed from the seed of the restrictions as well and of and fruit supposed from the seed of the restrictions and of and fruit supposed from the seed of the restrictions and of and fruit supposed from the seed of the restrictions shall be altered as the seed of the seed

STATE OF INDIANCE

COUNTY OF HANCOCK

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We, CRF Design and Development, Inc., by Harold Gibson, Presideral, do hereby centify that we, any the owners of the property described in the above caption and that as such owner, we have caused the said above described providing to be affivelyed and subdivided as shown on the herein drawn plat, as our own free and whintary act and deed.

GRF DESIGN AND DEVEL PMENT, INC.
BY: HAROLD GIBSON, President

L. Sharons D. Gibson, a Morary Public in anythor-said County and State, do hereby certify that Harold Cibson is personally incount to negate to be the same person undersonatering is subscribed to the above said floate, appeared before me this day impersonant administrative production and the purpose therein said with.

the my than and notation seed this 12 day of DEC.

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ate Board of Health or other civil authority having vision are to be in compliance with the regulations or veter systems and methods of sewage treatment as.

storage tanks, above or below ground, shall be į.

conal equipment shall be maintained in a need and in lots on which construction has not begun must be hed by the lot owner. After construction, the structure,

er shall anything be done thereon whichmay be a use to the neighborhood. No refuse will be ous croffensive trade shall be permitted upon any hot not visible from the street, except on collection day c. Garbage and trash will be kept in approved

lidings or accessory buildings shall be pentitled noved by the Architectural Control Committee. The ce. The maximum size of any outbuilding of shall not exceed 600 square feet. All outbuildings octures shall be in the same marrier as is required imary residence. No metal outbuildings shall be ures shall be required to have exterious similar in

mitted in the development. Said system shell be do on the rear of the primary residence. al sawite systems not exceeding 18" in

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> Hemeowner's Association. Each lot owner shall be required to join the Association By-Leas: Homeowner's Association by the surposes outlined in the Homeowner's

"Duration of Covenants. The foregoing covenants are to run with the land and shall be binding on all peritis, and all persons claiming under their. other provisions which shall remain in full force and effect. affurnative wate of eighty percent (80%) of the then owners of lots in the At any time, a coveragit may be desired in whole or in part upon i) air Coveriants by judgment or court order shall in no way affect any of the Developer shall not be required. Invalidation of any of the feregoing does not own one or more lots in the subdivision, the consent of the subdivision, and it) with the consent of the Developer. If the Developer

Egipticament disconsents. The right to entrare these covenents by tight on entrare these covenents by give process of tight on entrare the removal, by the process of tight of the process of tight of the handly reserved to any giver of any of the real estate in this sections, any pulling tight section. However, such three as the section to have own any property contained in this subdivision. On the feet over to entire the cost of encouraged the say violation of the orderary comment the cost of encouraged the say violation of the comments comments the cost of encouraged the say violation of the comments.

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