

FOX COVE SECTION FOUR COVENANTS

A REPLAT OF A PART OF LOT 43 IN FOX COVE, SECTION THREE, AS PER PLAT THEREOF RECORDED AS INSTRUMENT NO. 14517 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, ARIZONA, AND A PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 5 EAST IN 804 CREEK TOWNSHIP, HANCOCK COUNTY, IDAHO.

We, GRF Design and Development, Inc., by Harold Gibson, President, owner of the real estate shown and described hereby, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as Fox Cove, Section Four. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets there shall be erected or maintained, no buildings or structures. The strips of ground shown on this plat and marked drainage and utility easement (D. & U.E.) or drainage easement (D.E.) are reserved for the use of the public utilities for the installation of water and sewer mains, poles, ducts, line and wires, and drainage facilities. The strips of ground are subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained on said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of the other lots in this subdivision. Perimeter drains around absorption fields are permitted within the easements labeled D. & U. E. or U. E. The easements labeled "Landscape Easements" are hereby granted to the Developer and Homeowners Association and are reserved for landscaping, trees, shrubs, flowers, signs and other incidentals associated with these items, and are to be maintained, repaired or replaced by the Homeowners Association. The lot owners, in this addition shall take title to their lots subject to the rights of the Homeowners Association.

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

1. **Drainage Swales.** (Ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be altered, dug out, filled in, tiled or otherwise changed without the written permission of the Hancock County Drainage Board (Commissioner). Property owners must maintain these swales as sodded grassways or other non-eroding surfaces. Water from roof or parking areas must be collected on the property, for disposal in said drainage swales or discharge into the drainage system. No structures shall be constructed over these swales or ditches, only water appropriate sized drains are permitted, as set out in 141 of the Hancock County Subdivision Control Ordinance.
2. **Minimum Living Space Areas.** The minimum square footage of living space or dwellings constructed on the residential lots in the Dovesy exclusive of porches, terraces, garages, finished finish area above
3. **Corner Lots.** No fence, wall, hedge, tree or shrub planting 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 lot within the triangular area formed by the street right-of-way lines and a line connecting 40 feet from the intersection of said street lines (40 feet for minor streets and 75 feet for arterial streets) or in the case of a rounded property from the intersection of the street right-of-way lines extended. The sight line limitations shall apply to any lot within 10 feet of the interior of a street right-of-way line with the edge of the driveway pavement alley line. No driveway shall be located within 70 feet of the intersection of two (2) street center lines.
4. **Drains.** No sump pump drains or other drains shall outlet onto the street. No drainage structures shall be located within driveway limits.
5. **Trees in Right-of-Ways and easements.** No trees or landscaping be planted in the Hancock County road right-of-way or in the drainage easements created and shown on the plat.
6. **Driveways.** All driveways shall be paved with concrete, asphalt, or all-weather surface materials as provided by the owner or its assignee. gravel or stone driveways will be permitted.
7. **Utility Easements.** There are strips of property as shown on the record plat which are hereby designated and reserved for use of the public utilities for the installation and maintenance of utilities and drainage facilities (hereinafter referred to as Utility Easement). No permanent other structure or obstruction except for perimeter drains for absorption fields shall be erected or maintained on such Utility Easement but the owner shall take title to that part of the Utility Easement comprising of his lot, subject to the rights of such public utility for ingress and egress in and along, across, through, and over the Utility Easement.

09-13807

Developers shall be required to provide for the installation, maintenance, and repair of all utility lines, including but not limited to water, sewer, gas, and electric lines, within the subdivision. The lot owners in this subdivision shall be responsible for the installation, maintenance, and repair of all utility lines within their respective lots. The Homeowners Association shall be responsible for the installation, maintenance, and repair of all utility lines within the subdivision.

1. **Drainage Swales (Ditches) along roadways** shall be within the right-of-way or on the adjacent drainage easement, and shall be graded, filled in, lined, or otherwise changed, and the necessary permission of the Hancock County Drainage Board (Commissioners) shall be obtained. Property owners must maintain these swales so as to ensure that they are free of obstructions, and any necessary repairs must be made. Property owners must maintain these swales so as to ensure that they are free of obstructions, and any necessary repairs must be made. Property owners must maintain these swales so as to ensure that they are free of obstructions, and any necessary repairs must be made.

2. **Altering Drainage Swales.** Any property owner, altering, changing, or damaging the drainage swales or ditches with the land responsible for such action and will be given ten (10) days notice by registered mail to repair said damage, after which time, if no action is taken, the Hancock County Drainage Board (Commissioners) will cause said repairs to be accomplished, and the bill for such repairs will be sent to the affected property owner for immediate payment.

Open channel and tile drains within all drain easements shall be regulated drains subject to Indiana Code 36-9-27 and its amendments. It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the Hancock County Drainage Board through its agents, the Hancock County Surveyor and the Hancock County Engineer, and the requirements of all drainage permits for this plat by said Hancock County Drainage Board. The property shall be graded pursuant to the final construction plan and may not thereafter be changed without the written approval of the Hancock County Surveyor, whose decision may be appealed to the Hancock County Drainage Board.

11. **Utility Easements.** The easements of property as shown on the record plat shall hereby be designated and reserved for use of the public utilities for the installation and maintenance of utilities and drainage facilities hereinafter referred to as Utility Easement. No permanent structure or obstruction except for perimeter drains for absorption shall be erected or maintained on such Utility Easement but each owner shall be liable to the cost of the Utility Easement comprising a portion of his lot, subject to the rights of such public utility for ingress and egress, and access, across, through, and over the Utility Easement.

8. **Minimum Living Space Areas.** The minimum square footage of living space of dwellings constructed on the residential lots in the Development shall be as follows: garages, finished living area above garages which otherwise would be considered attic space, carports, accessory buildings or basements below ground level shall contain not less than 1900 square feet of ground floor living area for a one-story structure or 1200 square feet of ground floor living area if higher than one-story, provided that higher than one-story structures shall have a minimum of 2200 square feet of total floor living area and each dwelling shall have a two or three car attached garage.

9. **Architectural Design.** No building, fence, walls or other structure shall be erected, placed or altered on any building lot in this subdivision until the building plans, specifications and plot plan showing the location of structures have been approved as to the conformity and harmony of external design with existing structures herein and as to the building respect to the topography and finished ground elevations by the Architectural Control Committee. Only wood, masonry, brick or stone exterior shall be permitted. Vinyl siding shall not be permitted on the exterior of the structure. Only masonry, brick or stone chimneys are permitted. Ventless fireplaces shall utilize flues which exit the roof of structure. No log homes, modular or concrete homes shall be permitted. No wood foundations or wood basements shall be permitted.

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

DULY ENTERED FOR TAXATION

OCT 12 1999

Handwritten signature

SHEET A OF 6

FOX COVE SECTION FOUR COVENANTS

A RETURN OF PART OF LOT 41W FOR FOX COVE SECTION FOUR IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, MAINE, AND A PART OF THE SOUTHWEST QUARTER SECTION 51, TOWNSHIP 12 NORTH, RANGE 5 EAST IN SHEAR CREEK TOWNSHIP, HANCOCK COUNTY, MAINE.

CAN. NO.	0	SLIP	297
INSTR. NO.			99-13807

99-13807

It, Inc., by Harold Gibson, President, owner of and herein, do hereby lay off, plat and license with the within plat.

and designated as Fox Cove, Section Four. All indicated are hereby dedicated to the public.

erably established as shown on this plat, lines of the streets there shall be created or assessment (D. & U.E.) or drainage assessment for the public utilities for the installation of water and wires, and drainage facilities. The strips to the proper authorities and to the easement other structures are to be created or out owners of lots in this subdivision shall take the public utilities, and to the rights of the division. Perimeter drains around absorption elements labeled D. & U.E. or U.E. The "sewerage" are hereby granted to the easements" are reserved for landscaping and are reserved for landscaping other incidents associated with stress items, or replaced by the Homeowners' Association, or take title to their lots subject to the rights of

the following restrictions which shall operate along dedicated roadways and within the drainage easements, which to be altered, otherwise changed without the written consent of the County Drainage Board (Commissioner of Public Works) as a sodded grassway or lawn these swales as sodded grassways or Water from roof or parking areas, must be long enough so that said drainage swales, or by such water. Driveway structures, or les or ditches only when approved and shown in 7.1-47 of the Hancock County Code.

3. Corner Lots. No fence, wall, hedge, tree or shrub planting 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 lot within the triangular area formed by the street right-of-way lines and a line connecting points 40 feet from the intersection of said street lines (40 feet for minor streets and 75 feet for arterial streets) or in the case of a rounded property corner from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within 10 feet of the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No driveway shall be located within 70 feet of the intersection of two (2) street center lines.

4. Drains. No sump, pump, drains or other drains shall be installed on the street No drainage structures shall be located within driveway limits.

5. No trees in Right-of-way and easements. No trees or landscaping shall be planted in the Hancock County road right-of-way or in the drainage easements created and shown on the plat.

6. Driveways. All driveways shall be paved with concrete or asphalt, or other material, and shall be constructed as provided by the owner or assignee. No gravel or stone driveways will be permitted.

7. Utility Easements. There are strips of property as shown on the recorded plat which are hereby designated and reserved for use of the public utilities for the installation and maintenance of utility and drainage facilities (hereinafter referred to as Utility Easements) and permission of other structures, construction thereof, or for water, drainage, or other fields shall be executed or maintained on such Utility Easements by the owner thereof. The holder of the title of the Utility Easements shall be bound of itself or subject to the progress of such public utility, drainage, and other rendering of services through and over the Utility Easement.

8. Minimum and Maximum Square Feet. The minimum square feet of any lot shall be as shown on the plat and the maximum square feet of any lot shall be as shown on the plat.

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HANCOCK COUNTY RECORDER
59 OCT 14 AM 8:08

FOX COVE SECTION FOUR COVENANTS

A REPLY OF A PART OF LOT 63 IN FOX COVE, SECTION THREE, AS PER PLAT THEREOF, RECORDED AS INSTRUMENT NO. 10072 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, IOWA, AND A PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST IN SUGAR CREEK TOWNSHIP, HANCOCK COUNTY, IOWA.

- 11. Residential Use Only. All lots in this subdivision shall be used solely for residential purposes except for residence used as model homes during the sale and development of this subdivision. No motor home, trailer, tent, shack, boat, garage, basement, or other outbuildings shall be used for temporary or permanent residential purposes on any lot in this subdivision. No commercial business of any kind will be permitted in this subdivision. Only one single family dwelling with attached garage shall be permitted on one lot.
- 12. Limitation on Time. All residential construction on any lot must be completed within one (1) year after the starting date, including final grading and hard-surfaced driveway.
- 13. Parking Limitations. No inoperative or unlicensed vehicle shall be parked on or repaired on any lot or on the driveway thereof. No camper, trailer, mobile home, boat, truck, school bus or other vehicle of any kind may be parked in the subdivision unless such vehicle is kept in the garage, except for personal automobiles, vans and pick-up trucks.
- 14. Architectural Control Committee. The Architectural Control Committee shall be composed initially of the Developer, and after completion of the development, by a committee of three (3) homeowners designated by the Developer for the term of one (1) year and serving thereafter until their successors are elected by a majority vote of the homeowners in the development. The purpose of the Committee shall be to enhance and protect the value, desirability, and architectural character of the development and to ensure that all buildings, fences, walls or other structures are harmonious with the overall architectural character of the development.
- 15. Water Systems. All water systems and methods of sewage treatment and disposal in this subdivision are to be in compliance with the regulations or procedures of the State Board of Health or other civil authority having jurisdiction.
- 16. Eave Trims. No eave storage tanks, stoves or other eave trims shall be allowed in this subdivision.
- 17. Lot Maintenance. All zoning which construction has not begun must be
- 24. Posts. No animals, livestock, or poultry of any kind shall be raised, bred, kept on any lot, except that dogs, cats and other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose. Any animal so kept will not be permitted to roam at large within the subdivision and shall be confined to the owner's premises.
- 25. Fencing. Fencing shall not exceed six (6) feet in height and no fence shall be placed closer to the front lot line than the rear of the primary residence and approved by the Architectural Control Committee. Chain link fencing must be of the dark vinyl coated type. All fencing must be maintained in good condition. On corner lots an additional requirement is that fences may not be placed closer to the street than building setback line on the side of the residence.
- 26. Mailboxes. The Architectural Control Committee shall require a standard size mailbox for each residence and shall establish a design, material, and paint specification for the mailbox which shall be standard for all mailboxes in this subdivision. All mailboxes and posts shall meet the requirements of the Hancock County Ordinance governing mailbox
- 27. Sidewalks. Each homeowner (lot owner) shall be responsible for constructing a four (4) foot wide concrete sidewalk of 4,000 strength per cement four (4) inches thick, sloped 1/4 inch per foot toward the street with expansion joints each forty-eight (48) feet, along the entire street frontage of their respective lot. The sidewalk shall also have traverses joints each six (6) feet and be placed on an acceptable compacted subgrade. The sidewalk shall be constructed prior to completing final grading. The sidewalk shall be located one (1) foot inside the street right-of-way line, (not on the lot) and parallel to the street right-of-way line. The Homeowners Association shall be responsible for maintenance and upkeep of the sidewalk after initial construction except for any damage done by the adjoining lot owner.
- 28. Builders. All homes in this subdivision shall be built by custom builders approved by the Developer or the Architectural Control Committee if so assigned by the Developer.
- 29. Homeowner's Association. Each lot owner shall be required to join the Homeowner's Association for the purposes outlined in the Homeowners Association By-Laws.
- 30. Sump pumps installed to receive and discharge groundwater or rain

- 14. **Architectural Control Committee.** The Architectural Control Committee shall be composed of five members, three of whom shall be appointed by the County Board of Supervisors and two by the Developer. The Architectural Control Committee shall have the authority to review and approve or disapprove all exterior architectural features, including but not limited to, signs, lighting, and landscaping. The Architectural Control Committee shall also have the authority to review and approve or disapprove all exterior architectural features, including but not limited to, signs, lighting, and landscaping. The Architectural Control Committee shall also have the authority to review and approve or disapprove all exterior architectural features, including but not limited to, signs, lighting, and landscaping.
- 15. **Water Systems.** All water systems and portions of sewage treatment and disposal in this subdivision shall be in compliance with the regulations or provisions of the State Board of Health or other civil authority having jurisdiction.
- 16. **Fuel Tanks.** No fuel storage tanks, above or below ground, shall be allowed in this subdivision.
- 17. **Lot Maintenance.** All lots on which construction has not begun must be maintained in accordance with the following: a. All exterior architectural features, including but not limited to, signs, lighting, and landscaping, shall be maintained in a neat and attractive manner. b. All exterior architectural features, including but not limited to, signs, lighting, and landscaping, shall be maintained in a neat and attractive manner.
- 18. **Nuisances.** No noxious or offensive trade shall be permitted upon any lot in this subdivision nor shall anything be done thereon which may be a nuisance or annoyance to the neighborhood. No refuse will be maintained on any lot. Garbage and trash will be kept in approved containers which are not visible from the street, except on collection day.
- 19. **Outbuildings.** Outbuildings or accessory buildings shall be permitted on any lot only if approved by the Architectural Control Committee. The approval for such structures shall be in the same manner as its required for a primary residence. The maximum size of any outbuilding or accessory structure shall not exceed 500 square feet. All outbuildings and accessory structures shall be required to have exterior finishes in appearance to the primary residence. No metal outbuildings shall be approved or constructed.
- 20. **Antennas.** Only digital satellite systems not exceeding 18" in diameter shall be permitted in the development. Said system shall be allowed only if located on the rear of the primary residence.
- 21. **Solar Technology.** No devices for solar technology of any kind will be allowed in this subdivision.
- 22. **Swimming Pools.** Swimming pools must be placed behind the residence. Above ground pools will not be permitted.
- 23. **Swimming Pools.** Swimming pools must be placed behind the residence. Above ground pools will not be permitted.
- 24. **Swimming Pools.** Swimming pools must be placed behind the residence. Above ground pools will not be permitted.
- 25. **Swimming Pools.** Swimming pools must be placed behind the residence. Above ground pools will not be permitted.
- 26. **Swimming Pools.** Swimming pools must be placed behind the residence. Above ground pools will not be permitted.
- 27. **Barriers.** All homes in this subdivision shall be built by custom built Homeowner's Association for the purposes outlined in the Homeowner's Association By-Laws.
- 28. **Homeowner's Association.** Each lot owner shall be required to join the Homeowner's Association for the purposes outlined in the Homeowner's Association By-Laws.
- 29. **Sump pumps.** Sump pumps installed to receive and discharge groundwaters or other storm waters shall be connected to the storm sewer where possible or discharged into a designated storm drainage channel. Sump pumps installed to receive and discharge floor drain flow or other sanitary sewage shall be connected to the sanitary sewers. A sump pump shall be used for one function only, either the discharge of stormwaters or the discharge of sanitary sewage.
- 30. **Footing drains.** Footing drains shall be connected to storm sewers where possible or designated storm drainage channels. No footing drains or drainage shall be connected to the sanitary sewer.
- 31. **No roof downspouts.** No roof downspouts, roof drains, or roof drains shall be connected to the sanitary sewers.
- 32. **No sump pump, footing drain, roof downspout, or basement drain shall be connected to any street underdrain.**
- 33. **Duration of Covenants.** The foregoing covenants are to run with the land and shall be binding on all parties and all persons claiming under the land and shall be binding on all parties and all persons claiming under the land. At any time, a covenant may be changed in whole or in part upon a) a affirmative vote of eighty percent (80%) of the then owners of lots in subdivision, and b) with the consent of the Developer. If the Developer does not own one or more lots in the subdivision, the consent of the Developer shall not be required. Invalidation of any of the foregoing Covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

DUEY ENTERED FOR TAXATION
 OCT 12 1995
Paul B. Smith
 Auditor of Nevada County

The Architectural Control Committee shall have the authority to require the Developer, and after completion of the project, the Homeowners Association, to pay for the cost of any (1) year and serving thereafter until the date of the Committee shall be to enhance and improve the attractiveness of the development as a whole, and (2) the overall architectural character of the development.

After systems and methods of sewage treatment and disposal are to be in compliance with the regulations or a Board of Health or other civil authority having jurisdiction, storage tanks, above or below ground, shall be permitted.

lots on which construction has not begun must be maintained by the lot owner. After construction, the structure and all equipment shall be maintained in a neat and clean condition.

Offensive trade shall be permitted upon any lot or anything be done thereon which may be a nuisance to the neighborhood. No refuse will be allowed to be placed on the street, except on collection day. Garbage and trash will be placed in approved containers and shall be removed from the street.

Buildings or accessory buildings shall be permitted on lots as shown on the site plan. The maximum size of any building shall not exceed 500 square feet. All buildings shall be required to have exterior finishes similar to the primary residence. No metal outbuildings shall be permitted.

satellite systems not exceeding 18" in diameter shall be permitted. Said systems shall be installed on the rear of the primary residence.

devices for solar technology of any kind will be permitted. Swimming pools must be placed behind the residence and shall not be permitted.

27. **Buildings.** All buildings in this subdivision shall be built by custom builders approved by the Developer or the Architectural Control Committee if the so assigned by the Developer.

28. **Homeowner's Association.** Each lot owner shall be required to join the Homeowner's Association for the purposes outlined in the Homeowner's Association By-Laws.

29. **Storm drains.** Storm drains shall be installed to receive and discharge groundwaters or other storm waters shall be connected to the storm sewer, where possible or storm drains shall be connected to the storm sewer. Storm pumps shall be installed to receive and discharge floor drain flow or other sanitary sewage shall be connected to the sanitary sewers. A storm pump shall be used for one function only, either the discharge of stormwaters or the discharge of sanitary sewage.

30. **Footings.** Footings shall be connected to storm sewers where possible or designated storm drainage channels. No footing drains or drainage pits shall be connected to the sanitary sewer.

31. **No roof downspouts.** Roof drains, roof drainage piping shall be connected to the storm drainage system. No down spouts or roof drains shall be connected to the sanitary sewers.

32. **No storm pump, footing drain, roof downspout, or basement drain shall be connected to any street, underdrain.**

33. **Duration of Covenants.** The foregoing covenants are to run with the land and shall be binding on all parties and all persons claiming under them. Any time a covenant may be extended, wholly or in part, upon the affirmative vote of a majority of the Homeowners Association, in the absence of any other provision in the covenants of the Developer, the Homeowner, or the lot owner. In the absence of any other provision, the covenants shall not be required to be extended by the Developer, the Homeowner, or the lot owner.

DULY ENERGED FOR TAXATION

1001 1-2 1999

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SHEET 5 OF 6

TAXES CURRENT AS OF 10-12-94
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 29 000/13
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008 NUMBER 1081

99 OCT 11 AM 8:08
 HARDOCK COUNTY CLERK
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99-13807

FOX COVE SECTION FOUR COVENANTS

A PART OF A PART OF LOT 13 FOX COVE, SECTION FOUR, AS PER PLATTING RECORDS AS INSTRUMENT NO. 1187 IN THE OFFICE OF THE CLERK OF SAUNDERS COUNTY, GEORGIA, AND A PART OF THE EIGHTH 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 5 EAST IN SAUNDERS COUNTY, GEORGIA, COUNTY, GEORGIA.

PLAN	B	397
SLIDE		
INSTR. NO.		99-13807

All lots in this subdivision shall be used solely for except for residences used as model homes during part of this subdivision. No motor home, trailer, garage, basement, or other outbuildings shall be used for residential purposes on any lot in this subdivision unless such use will be permitted in this subdivision as a single family dwelling with attached garage shall.

If residential construction on any lot must be completed within the starting date, including final

to inoperative or unlicensed vehicle shall be parked lot or on the driveway thereof. No camper, trailer, truck, school bus or other vehicle of any kind may be on unless such vehicle is kept in the garage, automobiles, vans and pick-up trucks.

Committee. The Architectural Control Committee shall be composed of the Developer, and after completion of the subdivision of three (3) homeowners designated by the lot owner of one (1) year and serving thereafter until their term expires. By a majority vote of the homeowners in the subdivision, the Architectural Control Committee shall be authorized to adopt, amend, and enforce rules and regulations for the subdivision, and the attractiveness of the development as a whole, including the overall architectural character of the subdivision.

er systems and methods of sewage treatment and disposal shall be in compliance with the regulations of the Board of Health or other Civil Authority having jurisdiction.

septic tanks, above or below ground, shall be installed in accordance with the regulations of the Board of Health or other Civil Authority having jurisdiction.

on which construction has not been started.

23. Pets. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes. Any animal so kept will not be permitted to roam at large within the subdivision and shall be confined to the owner's premises.

24. Fencing. Fencing shall not exceed six (6) feet in height and no fence shall be placed closer to the front lot line than the rear of the primary residence and approved by the Architectural Control Committee. Chainlink fencing must be of the dark vinyl coated type. All fencing must be maintained in good condition. On corner lots an additional requirement is that fences may not be placed closer to the street than the building setback line on the side of the residence.

25. Mailboxes. The Architectural Control Committee shall require a mailbox for each residential lot. The mailbox shall be designed, constructed, and painted in accordance with the specifications for the mailbox which shall be standard for all mailboxes in this subdivision. All mailboxes and pedestals shall meet the requirements of the Handbook of Accessibility governing mailboxes.

26. Sidewalks. Each homeowner (lot owner) shall be responsible for constructing a four (4) foot wide concrete sidewalk of 4,000 strength plain cement (four (4) inches thick, sloped 1/4 inch per foot toward the street with expansion joints each four (4) feet along the entire street frontage of their respective lot. This sidewalk shall also have a raised curb on the street side (6) feet and be placed on an acceptable compacted subgrade. The sidewalk shall be constructed prior to completing finish lot grading. The sidewalk shall be located one (1) foot back from the street right-of-way line (not on the lot) and parallel to the street right-of-way line. The homeowner's responsibility shall be responsible for maintaining and upgrading the sidewalk, including construction except for any damage done by the adjoining lot owner.

27. Barriers. All homes in this subdivision shall be built to conform to all applicable codes, ordinances, and regulations of the Architectural Control Committee and the applicable codes, ordinances, and regulations of the local government.

28. Homeowner's Association. Each lot owner shall be required to join the Homeowner's Association for the purposes contained in this subdivision.

29. Homeowner's Association. Each lot owner shall be required to join the Homeowner's Association for the purposes contained in this subdivision.

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99 OCT 14 AM 8:08

11/17/00 DOWN THE CORNER

99-13807

99-13807

COUNTY OF HANCOCK)

We, GRI Design and Development, Inc. by Harold Gibson, President do hereby certify that we are the owners of the property described in the above caption and that as such owner, we have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as our own free and voluntary act, said deed.

GRI DESIGN AND DEVELOPMENT, INC.
BY: *Harold Gibson*
HAROLD GIBSON, President

I, James S. Spigel a Notary Public in and for said County and State, do hereby certify that Harold Gibson is personally known to me and to be the same person whose name is subscribed to the above certificate, appeared before me this day in person and acknowledged that he signed the above certificate as his own free and voluntary act and deed for the purpose therein set forth.

Given under my hand and notarial seal this 11th day of October 1999.

James S. Spigel
Notary Public

County of Residence: Hancock
My Commission Expires: 7-3-01

CHICAGO TITLE

1. Fees, stamps and other charges which are not or removed.
2. No buildings or crops shall be built within the warranty period.
3. No buildings or crops shall be built within the warranty period.

The undersigned does hereby agree and approve the aforesaid. Furthermore, any owner taking title to any lot which is subject to the above RESTRICTIONS shall take the same subject to the restrictions above by taking title to said lot.

GRI Design and Development, Inc.
by: *Harold Gibson*
Harold Gibson, President

STATE OF INDIANA)
COUNTY OF HANCOCK)

Before me, James S. Spigel, a Notary Public in and for said County the 11th day of Oct, 1999, appeared Harold Gibson, President of GRI Design and Development, Inc. and as the above described RESTRICTIONS ON WARRANTY as an authorized agent for said corporation and as owner of the above described property as shown on the plat herein.

James S. Spigel
Notary Public
My Commission Expires: _____

DULY ENTERED FOR TAXATION

OCT 12 1999

Harold B. Barber
Notary Public

SHEET 6 OF 6

set the following shall be without effect on the
or remaining quality of any other one of the

into a separate body of water. The lake of water
large areas and outlets for surface water. For
ness of the lots herein mentioned and respects the
nd shall have the right to use the pond for fishing so
the lot owners bank. Name of the owners herein
ch pond for any other purpose including, but not
by authorized craft, swimming, or fishing from within
about this pond by accepting a deed to said lot
maintaining said pond on equal pro rata basis based
about the pond.

SS:

ponent, Inc. by Harold Gibson, President, do
e owners of the property described in the above
ner, we have caused the said above described
as indicated as shown on the herein drawn plat, as
and deed.

GRT DESIGN AND DEVELOPMENT, INC.

BY: 
HAROLD GIBSON, President

a Notary Public in and for said County and
Harold Gibson is personally known to me as if to be
one is subscribed to the above certificate, appeared
and acknowledged that he signed the above
and voluntary act and deed for the purpose therein set

Notarial seal this 11th day of October


Notary Public

Hancock
1-2-08

2. Trees, shrubs and other vegetation shall be maintained in place and shall not be removed
3. No building or structure shall be built within the wetland area without
obtaining the necessary permits (see #1)


The undersigned does hereby agree and approve the above restrictions
Furthermore, any owner taking title to any lot which is subject to the wetland
restriction shall bear title subject to the restrictions above and agree to the same
by taking title to said lot.

GRT Design and Development, Inc.

by: 
Harold Gibson, President

STATE OF INDIANA

COUNTY OF HANCOCK)

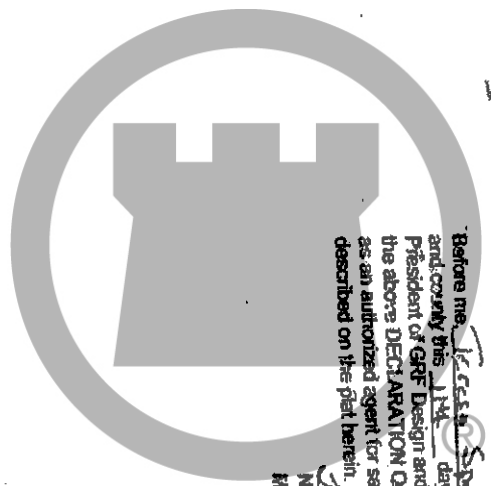
Before me, , a Notary Public in and for the above state
and county this 11th day of October, 1999, appeared Harold Gibson,
President of GRT Design and Development, Inc. and acknowledge execution of
the above DECLARATION OF RESTRICTION ON WETLAND EASEMENT USE
as an authorized agent for said corporation and as owner of the property
described on the plat herein.


Notary Public
My Commission Expires: 1-2-08

FILED
FOR REGISTRATION

OCT 12 1999


Notary Public



CHICAGO TITLE

TAXES CURRENT
AS OF 10-22-99
001-5297887
574-60416-1
Dana McIlwain

SHEET 6 OF 6

This instrument prepared by GRT Design and Development, Inc. Harold Gibson, President

108 NUMBER 1081

FOX COVE SECTION FOUR SECONDARY PLAT

A PART OF A PART OF LOT 18 IN FOX COVE, SECTION THREE, AS PER PLAT THEREON, RECORDS AS INSTRUMENT 499-13807 IN THE OFFICE OF THE RECORDER OF HAWKOCK COUNTY, INDIANA, AND A PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 8 EAST IN STEAR CREEK TOWNSHIP, HAWKOCK COUNTY, INDIANA.

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INSTR. NO.	99-13807

DECLARATION OF RESTRICTION ON WETLAND EASEMENT USE

The right to enforce these covenants by means of the right to cause the removal, by due process of law or part thereof erected, or maintained in violation thereof to any owner of any of the real estate in this subdivision. However, such time as the Developer. However, such time as the Developer owns any property contained in this subdivision shall no longer has any right, obligation or standing to enforce the cost of enforcement of any violation of the provisions hereof, including any expenses and attorneys' fees, and the property owner in violation, and such costs, shall be collectible in the same manner as provided herein.

One of the restrictions is hereby declared to be severable from the rest of the restrictions and of and from the restrictions, and of and from every restriction. Therefore, if any of the restrictions shall be unenforceable, or to lack the quality of and that the holding shall be without effect on the validity or running quality of any other one of the

include a separate body of water. This body of water shall include areas and outlets for surface water in drainage areas and outlets for surface water in drainage areas of the lots herein mentioned as respects the owners of the lots herein mentioned as respects the owners shall have the right to use the pond for fishing and other purposes. None of the owners shall have such pond for any other purpose including, but not limited to, any motorized craft, swimming, or fishing from within the pond. No person shall be allowed to use the pond for about this pond by accepting a deed to said lot or of maintaining said pond on equal private basis, however, at about the pond.

SS: _____
Development, Inc. by Harold Gibson, President of
the owners of the property described in the above
center, Indiana, recorded in the

We, the undersigned, owners and developers of the within plat and subdivision, by, Harold Gibson, President, do hereby certify that the President is authorized to act on behalf of the corporation in this matter and do hereby, plat, accept, and impose the following DECLARATION OF RESTRICTION ON WETLAND EASEMENT USE for the PFOIA (forested) wetlands in Fox Cove, Section 4, as shown on the plat herein labeled as "wildlife and nature preserve".

The "wetland easement" areas will have the following land use restrictions placed upon them to protect the natural wetland characteristics:

1. The areas will not be filled or dredged without first obtaining the necessary permits from the U.S. Army Corps of Engineers, Indiana Department of Environmental Management, and the Hancock County Planning & Building Staff Officials.
2. Trees, shrubs and other vegetation within the wetland areas will not be cut or removed.
3. No buildings, or roads shall be built within the wetland areas without obtaining the necessary permits (see #1).

The undersigned does hereby agree to accept the above restrictions. Furthermore, any owner holding title to any lot which is subject to the wetland easement shall have this subject to the restrictions above and agree to the same by signing title to said lot.

By _____
Harold Gibson, President
STATE OF INDIANA
COUNTY OF HAWKOCK