

SCHILDMEIER VILLAGE

STICE TO

COVENANTS

9298 1 b

We, Schildmeier Woods Partnership, by William L. Garriott, owner of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as "SCHILDWELLER VILLAGE - SECTION TWO". All streets shown and not heretofore dedicated are hereby dedicated to the public.

this plat, between which lives are hereby established as shown on this plat, between which lives 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.) are reserved for the use of the public ctilities for the installation of water and seasy mains, poles, ducts, lines and wires, drainage facilities subject at all times to the proper authorities and to the easement hereis reserved. No permanent or other structures are to be greated or maintained on said strips of land, but owners of tots 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.

This subdivision shall be subject to the following restrictions, which sull operate as perpetral coverants.

Drainage swales (ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be altered, dug out, fillied in, tiled, or otherwise changed without the written permission of the Hancock County Prainage Roard (Coumissioners). Property owners must be intain these swales as sudded grassways or or other non-exciting surfaces. Water from root for permission areas must be contained on the property long series as and drainage excites or ditches will not be demanded by such water. Driveways may be constructed out these swales or ditches only when appropriate sized out these species as a property. The state of the series of the

- Hinimum living space arens. The minimum living space of dwellings constructed on lots in the Development, exclusive of por garages, carports, accessory buildings, o ground level shall contain no less than I ground floor living area for a one-story square feet of minimum ground floor area story, provided higher than one story streaminum of 2000 square feet of total jividwelling shall have a two or three car, a driveways and vehicle parking areas shall either concrete, asphalt or brich. No gradriveways will be permitted.
- 8. No trailer, tenk, shack, basement garage outbuildings or temporary structure shall temporary or permanent residential jurgan subdivision. No commercial dog barnel, he will be permitted in the subdivision. Face except domestic pets is prohibited.
- 9. We building shall be located on any your line or neares to the side street it. I building setback lines shown on the plant
- 10. All water systems and methods of a ways a subdivision are to be in compliance with procedures by the State Board of Health authority having jurisdiction.
- 11. No noxious or offensive trade shall be exint this subdivision nor shall anything be may become a nuisance or annogance to the lots must be kept mowed.
- 12. All residential construction must be compensated including I
- 3. No boat, compar, bus or trailer shall be street then the building setback line. undicomsed vehicle shall be parked on or in this subdivision or on any street the

This subdivision shall be subject to the community contractions shall operate as perpetual congrants

- Driveways may be constructed over these smalles or ditches only when appropriate sizes culverts are installed as set out in ?-52.9 of the Hancock County Subdivision Control maintain that smaller as sodded grasswaps or or other non-eroding surfaces. Maker from roll of parking areas mest be contained on the property long enough to that back drainage swalles or thickes will not be demaged by such water. the right-of war, or on dedicated being a second, are not to be altered dies out. Hitled in the statement of the macrot county brakes, Search (Complessionspies Froperty divisors some county) Drainage swales (ditches) along dedicated remanage and while
- Any property owner sitering, changing or damaging the drainage swales or ditches will be held responsible for such action and will be given 10 days notice by registered mail to repair said damage, after which time, if no action is taken the Hancock County Drainage Roard (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.
- 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 siley line. He driveway shall be located within 70 feet of the intersection of two extreet driveway limits. lines. No drainage structures shall be located within 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 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 largeted to remain on any corner lot within the triangular area tormed by the street right-ofproperty corner from the intersection of the street
- No sump pump drains or other drains shall entlet on to
- Ģ No trees shall be planted in the Bancock County right-cf-way.
- çn. All numbered lots in this subdivision shall be designated as residential lots. Only one single family dwelling with an attached two or three car garage shall be permitted on one

15. All water systems and methods of sewage authority having jurisdiction. procedures by the State Board of Health sabdivision are to be in compliance with

14. All fuel storage tanks in this subdivisi

- <u>...</u> iots must be kept moved may become a nuisance or annoyance to the Ħ ð this subdivision nor shall anything moxicus or offensivo trade shall be <u> 3</u> 3
- 12, All residential construction must be con year after the starting date, including COMP
- ü unlicensed wehicle shall be parked on or Bo boat, camper, bus or trailer shall be in this subdivision street than the building setback or on any street ther line.
- <u>Ŧ</u> All fuel storage tanks in this subdivision being ground.
- ÿ No fence or wall shall be erected or shown on the plat. to any street than the minimum front place build
- <u>15</u>. Any external TV Antenna or satellite dish behind the residence.
- 77 All homes in this subdivision will be but builders selected or approved by the deve
- All building plans must be approved by the their assigns.
- **.** No outbuildings or accessory buildings sh constructed for the lot. any lot. All storage facilities and storing incorporated into end made a part of the Store
- 20 No above ground swimming pools shall be

- To notifies of oftensive trade small be contried upon sey inthing the done thereon which may become a massage of annoyance to the neighborhood. All lots met be hope by beyond.
- 12. All residential construction must be completed within one year after the starting date, including the final grading.

F-10- A

- 55. To temperar well white the exected or placed on any lot nearer to any street than the minimum fromt building setback line as should on the plate.
- 16 Mig.external Transcense or satellitte dish shall be placed behind the residence.
- (A) All homes in this subdivision will be built by custom believe selected or approved by the developers.
- 18. All building plans must be approved by the developers their assigns.
- 19. No outbuildings or accessory buildings shall be permitted on any lot. New storage (notlittles and storage areas shall be incorporated into and under part of the residence constructed for the lot.
- 20. No above ground symming pools shall be permitted on any lot.

FOR TAXATION

. . .

SEP 1 6 1952 **

Monday a lanto

LOMEIER VILLAGE

92981b

. .

" Second

SEE SEE

00

COVENANTS

rriott, owner ereby lay off, itb the within

SCHILDMETER heretofore

as shown on I the streets a structures. Irelange and the sewer mains, subject at all herein be erected or as in this cights of the througher other

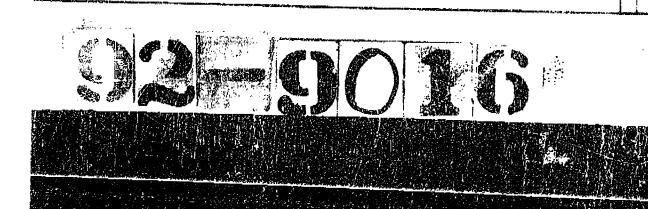
estrictions

was and within wasts, are not perwise incook County wast other noneas must be id drainage ter.

ed as set out

Minimum living space areas. The minimum square footage of living space of dwellings constructed on various residential lots in the Dewardpment, exclusive of porches, terraces, garages, carparts, accessory buildings, or basements below ground level shall contain no less than 1800 square feet of ground floor living area for a one-story structure or 1800 square feet of minimum ground floor area if higher than one-story, provided higher than one-story structures shall have a two or three car, and each driveways and vehicle parking area; shall be naid surfaced wither conversete, engineer parking area; shall be naid surfaced with driveways will be parmitted.

- 6. We trailer, tent, shack, basement garage, barn or other outbuildings or temporary structure shall be used for temporary or personant residential gurgoses on any lot in the subdivision. We commercial day kennel, hospital or junk yard will be permitted in the subdivision. Recoing livestock, except domestic pers is prohibited.
- Wo building shall be located on any lot nearer to the front line or mearer to the side street line than the minimum building setback lines shown on the plat.
- Fig. All water systems and methods of sewage and disposal in Intersubdivision are to be in compliance with the regulations or procedures by the State Board of Health or other civil authority having jurisdiction.
- if. No nowhous or offensive trade shall be carried upon any lot in this subdivision nex shall anything be done thereon which may become a nuisance or manoyance to the neighborhood. All lots must be hope moved.
- 12. All residential construction must be campleted within one year often the starting deleg including the final grading.
- 13. No beat compary bus or traditor shall be parked cluser to the



Ş

ULTER OF USE SEED

MENT OF STREET

3106

eraby lay off, ith the within COVERNMENTS

Measure land space of the athians square footage of fixing spice of deathirs constructed on various residential lots in the measurement, extlusive of porches, terraces, growed state spicial approximate buildings of basements below growed from Mills and kessitian Hill square feet of spound from Mills and the state of 1100 square feet of square shall have a distance feet of square feet of square square feet of square feet of square square feet of square feet of square square feet of square square square feet of square square feet of square square

heretofore

Two trailings out, singular benchmant, sprays, bein or other outburlidings of transland structure shall be used for transland structure shall be used for temporary of paragraph of desired perposes on any lot in the subdivision. In the subdivision, the paragraph of junk yard succept deserting parts in the subdivision. Recoing livestock, succept deserting parts in probabilists.

server malog,
subject at All.
herein
be gracited or
to in high
clothe of the

structures the streets

which mercant and sectods of sawage and disposal in this subdivides as the incomplication with the regulations or procedures as the subject of beatth or other civil No building shark on incated on any lot heaves to the front line of heaves to the same street lange than the minimum building settlect lines share or the place.

authority parties and logication.

Transplant Linds should be married apow any lot store and sandth amplifying beidene thereon which the married and the median or the median or had been as the median or had be

to the rises grading. of and wait that one

Tradelic and the barred cycsen to the

er direction eas mest be

ed as set out

San green

other mon-

incock County 10 Tel 100 HATE, STE TO