

STINEMYER CROSSING COVENANTS

By, L & R Investments, Inc. by Michael N. Larrabee and Gene Zintzger, owners 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 STINEMYER CROSSING. 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.) are reserved for the use of the public utilities for the installation of water and sewer mains, electric ducts, gas and wires, 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 or tenants in this subdivision shall take their title subject to the rights of the public utilities, and to the rights of the owner of the other lots in this subdivision.

The undersigned does hereby further create, establish, and grant unto the Hancock County Drainage Board the drainage easements shown on the accompanying plat and the drainage improvements contemplated within, or to be constructed within, said easements, as County Required Drainage Easements and as a County Required Drainage System and the right to establish a maintenance fund therefor, hereby waive hearings, notices or hearings, and publications of notice of the decision of the Board.

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

1. **Drainage Strips.** (Ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be straggled, dug out, filled in, filled or otherwise changed without the written permission of the Hancock County Drainage Board (Commissioners). Property owner must maintain these strips as sodded grassways or other non-completed on the property long enough so that said drainage strips or ditches will not be damaged by such vehicle. Driveways may be constructed over these strips or ditches only when appropriate and culverts are installed as set out in 7-52.9 of the Hancock County Subdivision Control Ordinance.

- 2. Minimum living space areas. The minimum square living space of dwellings constructed on various lots in the development, exclusive of porches, garages, carports, accessory buildings or bare ground level shall contain no less than 1800 square feet of minimum ground floor area if the area, provided higher than one story structure shall have a two or three car attached dwelling.
- 3. Residential use only. All lots in this subdivision used solely for residential purposes except to use as model homes during the sale and development. No motor home, trailer, tent, shack, other outbuildings shall be used for temporary residential purposes on any lot in this subdivision, above ground swimming pool, junk yard or business of any kind will be permitted in this subdivision.
- 4. Building location. No building shall be located nearer to the front line or nearer to the side line than the minimum building setback shown on this subdivision. No accessory building shall be located closer to the side lot line than the required minimum line distance for the primary dwelling. No accessory building shall be located closer to any rear lot line than the minimum building setback shown on this subdivision.
- 5. Health Concerns. All water systems and health regulations in this subdivision are to be in compliance with the health regulations of the State Board of Health or other civil authority having jurisdiction.
- 6. Nuisances. No noxious or offensive trade shall be conducted on any lot in this subdivision nor shall any other activity be conducted on any lot in this subdivision which shall constitute a nuisance or annoyance to the neighborhood. All lots must be kept mowed. All property surrounding the pond will be the responsibility of the homeowner whose lot borders said pond.
- 7. Parking limitations. No boat, camper, bus or truck shall be parked on the street or in the driveway or on any lot in this subdivision or on any lot in this subdivision or on any lot in this subdivision.
- 8. Storage tanks. Storage tanks of any kind shall be located in the subdivision.

on the accompanying site and the drainage... within, or to be constructed within, said... Regulated Drainage Assessment and as a County... System and the right to establish a... hereby waive hearings, notice or... of the decision of the board.

- 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, lined or otherwise changed without the written permission of the Hancock County Planning Board (Commissioners). Property owner must maintain swales as sodded grassways or other non-vegetated or low property long enough so that said drainage swales or ditches will not be damaged by snow water. Driveways may be constructed over these swales or ditches only when appropriate sized culverts are installed as set out in 7-42.9 of the Hancock County Subdivision Control Ordinance.
- 2. Altering Drainage Swales. Any property owner altering, changing or damaging the drainage swales or ditches will be held responsible to repair said damage, street which time in as of lone 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.
- 3. Corner Lots. No fence, wall hedge, tree or shrub planting which obstructs sight lines and elevations between 3 1/2 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 10 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 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 or pavement or alley line. No driveway shall be located within 70 feet of the intersection of two street lines.
- 4. Drains. No sump pump drain or other drains shall outlet on to the street. No drainage structures shall be located within driveway limits.
- 5. Right-of-way. No trees shall be planted in the Hancock county right-of-way.
- 6. Driveways. All driveways and vehicle parking areas shall be hard surfaced with either concrete, asphalt or brick at closing of each home. No gravel or stone driveways will be permitted.

This Instrument Prepared By Nolan and Gibson Corporation, Harold Gibson, President

- 10. Health Concerns. All water systems and well regulations or procedures by the State Board other civil authority having jurisdiction.
- 11. Mulchrooms. No noxious or offensive trade shall upon any lot in this subdivision nor shall any business on which may become a nuisance or annoyance to the neighborhood. All lots must be kept mowed. All property surrounding the pond will be the responsibility of the owners whose lot borders said pond.
- 12. Parking Limitations. No boat, camper, bus or truck parked closer to the street than the building footprint or unlicensed vehicle shall be parked on any lot in this subdivision or elsewhere.
- 13. Storage Tanks. Storage tanks of any kind permitted in the subdivision.
- 14. Fencing. No fence or wall shall be erected or placed on any lot in this subdivision. The front of the fence must be maintained in good condition. No fence will not be allowed.
- 15. Antennas. Any external TV antenna or satellite dish placed behind the residence.
- 16. Design Requirements. Each one story and 1 1/2 story or more, this should be interpreted to mean four 158' accent siding where needed or desired. Residence shall have an exterior constructed of brick on all four sides of the lower level, minimum. Siding shall be horizontal with the exception of a 2 story residence where vertical siding will be permitted. Chimsneys must be brick or stone veneer on all sides shall be no less than 6/12 pitch. No vinyl siding (i.e. masonite) or aluminum. All printers must be approved by all developers. Only custom home builders, appraisers, and developers, will be allowed to build in the subdivision.
- 17. Construction Methods. No masonry or concrete to be permitted in this subdivision. No wood foundation permitted in this subdivision.
- 18. Outbuildings. All outbuildings shall be constructed on the lot on which the building is being constructed. Outbuildings will be approved by the developer.
- 19. Pond. No woody vegetation shall be permitted on the pond.

Further create, establish and grant easements for the drainage easements shown on the drainage improvements constructed and within, said easements, as County Engineer and as a County Regulated Drainage District, shall have the authority to publish or hearings, and publications of the Board.

subject to the following restrictions and covenants.

along dedicated roadways and within dedicated drainage easements, are not to be used for any other purpose than the location of the Hancock County Drainage District. Property owner must maintain these roadways or other non-contained on the easement. Drains or ditches may be installed or ditches only when appropriate as shown on the plan.

Any property owner altering, repairing, or maintaining a drainage swale or ditch on the property shall be responsible for the repair and maintenance of the same. The Hancock County Drainage Board shall be notified of any such work. Repairs will be sent to the affected property owner.

12. All hedges, trees or shrub planting shall be planted or permitted to remain in the triangular area formed by the road and a line connecting points 40 feet or more from the intersection of the arterial streets) or in the case of a driveway, the same shall be maintained within 10 feet of the intersection of the driveway with the edge of the driveway. No driveway shall be located within 10 feet of the intersection of the driveway with the edge of the driveway. Drains or other drains shall occur on the property and shall be located within 10 feet of the driveway.

13. Drains or other drains shall occur on the property and shall be located within 10 feet of the driveway. Drains or other drains shall occur on the property and shall be located within 10 feet of the driveway.

This Instrument Prepared By Nelson and Gibson Corporation, Harold Gibson, President

10. Health Concerns. All water systems and methods of sewage disposal in this subdivision are to be in compliance with the regulations or procedures by the State Board of Health or other civil authority having jurisdiction.

11. Nuisances. No noxious or offensive trade shall be carried upon any lot in this subdivision nor shall anything be done there on which may become a nuisance or annoyance to the neighborhood. All lots must be kept mowed. All upkeep to the property surrounding the pond will be the responsibility of the homeowners whose lot borders said pond.

12. Parking Limitations. No boat, camper, bus or trailer shall be parked closer to the street than the building setback line. No impervious or impervious vehicle shall be parked on or adjacent to any lot in this subdivision or on any street thereof.

13. Storage Tanks. Storage tanks of any kind will not be permitted in the subdivision.

14. Fencing. No fence or wall shall be erected or placed on any lot nearer to any street than the front of the residence. All fencing must be maintained in good condition. Dog kennels will not be allowed.

15. Antennas. Any external TV antenna or satellite dish shall be placed behind the residence.

16. Design Requirements. Each one story and 1 1/2 story residence shall have an exterior constructed of no less than 8 1/2 brick or stone. This should be interpreted to mean four sides, with 15% accent siding where needed or desired. Each 2 story residence shall have an exterior constructed of brick or stone on all four sides of the lower level, minimum. All exterior siding shall be horizontal with the exception of the gables on 2 story residences where vertical siding will be allowed. All chimneys shall be brick or stone veneer on all sides. The roof shall be no less than 6/12 pitch. No vinyl siding, pressed wood (i.e. Masonite) or aluminum. All plants must be approved by all developers. Only custom home builders, approved by the developers, will be allowed to build in the subdivision.

17. Construction Methods. No wooden or concrete frames will be permitted in this subdivision. No wood foundations will be permitted in this subdivision.

18. Outbuildings. All outbuildings shall be constructed of new materials and be similar in appearance with the residence on the lot on which the building is being built. All outbuildings will be approved by the developers prior to construction.

19. Ponds. No woody vegetation shall be permitted on the dam or the pond.

DULY ENTERED FOR TAXATION

111 394
Wanda M. Gibson
Secretary of Hancock County

94-1928

INEMYER CROSSING COVENANTS

By Michael K. Larrabee and Gene
estate shown and described herein, do
divide said real estate in accordance

known and designated as STINEMER
and not heretofore dedicated are
it.

are hereby established as shown on
and property lines of the streets
included no buildings or structures,
on this plat and marked drainage and
) are reserved for the use of the
drainage facilities. The strips of
to the proper authorities and to
No permanent or other structures are
on said strips of land, but owners of
all taken their titles subject to the
as, and to the rights of the owners of
vision.

further create, establish and grant
upon board the drainage easements shown
the drainage improvements constructed
of within, said easements, as County,
and as a County Regulated Drainage
with a maintenance fund therefor. The
of hearings, and publications of
Board.

subject to the following restrictions
and covenants.

a) along dedicated roadways and within
dedicated drainage easements, are not
filled in, filled or otherwise changed
without the Hancock County Drainage
Property owner must maintain these
ways or other non-contaminated on the
that said drainage ditches or ditches
by such water. Drainage may be
filled or ditches only when appropriate
called.

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RECORDS DEPARTMENT

7. Minimum living space area. The minimum square footage of living space of dwellings constructed on various residential lots in the development, exclusive of porches, terraces, garages, carports, necessary buildings or basements below ground level shall contain no less than 1700 square feet of ground level living area for a one-story structure or 1200 square feet of minimum ground floor area if higher than two story, provided higher than one story structures shall have a minimum of 2000 square feet of total living area and each dwelling shall have a two or three car attached garage.
8. Residential Use Only. All lots in this subdivision shall be used solely for residential purposes except for residences used as model homes during the sale and development of this subdivision. No motor homes, trailers, carts, sheds, basement or other outbuildings shall be used for temporary or permanent residential purposes on any lot in the subdivision. No dog kennel, above ground swimming pool, junk yard or commercial business of any kind will be permitted in this subdivision.
9. Building Location. No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on this 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. No accessory building shall be located closer to any rear lot than 15 feet, but in no case shall it be closer than 5 feet.
10. Health Concerns. All water systems and methods of sewage disposal in this subdivision are to be in compliance with the regulations or procedures by the State Board of Health or other civil authority having jurisdiction.
11. Nuisance. No nuisance or offensive trade shall be carried upon any lot in this subdivision nor shall anything be done thereon or therefrom which is a nuisance or annoyance to the neighborhood. All such shall be the responsibility of the property owner. The owner shall be responsible for the maintenance of the sewerage system.
12. Building Standards. No new, existing, box or trailer shall be parked closer to the street than the building setback line. No independent or independent vehicles shall be parked on or adjacent to any lot in this subdivision or on any street thereof.

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STINEMYER CROSSING COVENANTS

20. Duration of covenants. The foregoing covenants, conditions and restrictions are to run with the land and shall be binding on all parties and all person claiming under them until January 1, 1913 at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years, unless changed in whole or in part by vote of those persons who are then the owners of the majority of the numbered lots in the development.

IN WITNESS WHEREOF: I, I. E. Investments, Inc., an Indiana Partnership, has caused these presents to be signed in its presence by Michael H. Karpis and Gene Karpis this 15 day of February 1934.

Michael H. Karpis
Gene Karpis

STATE OF INDIANA)
COUNTY OF HANCOCK) SS:
Subscribed and sworn before me this 15 day of February, 1934
Michael H. Karpis
Gene Karpis
NOTARY PUBLIC

Printed Name Debra K. Coughland
My Commission Expires 12-15-35
County of Residence Hancock



...with the land and shall be binding on all persons claiming under them until such time as the same are otherwise lawfully extended for successive periods of ten years in whole or in part by vote of the owners of the majority of the shares in the development.

L. & R. Investments, Inc., an Indiana corporation, is the owner of the land herein described and the same is presented to be signed in the presence of the undersigned, this day of February 1954.

[Signature]
Gene Rindinger

Witness my hand and seal this 14th day of February 1954.

[Signature]
K. Ragsland
A. J. Ragsland
A. S. Ragsland



DULY ENTERED FOR TAXATION
FEB 15 1954

[Signature]
Merrill B. ...

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