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District Co.

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No.

PH 2120

HAMOOCK COCHETY RECORDS

SECTION ONE

COVENANTS

We, R & F Development. Inc. by Staven R. Reilly, President, owner of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within

10-19 This subdivision shall be known and designated as WILLOW GROVE, SECTION ONE. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front building minimum and maximum setback lines are hereby established as shown on this plat, between which lines and property lines of the streets there shall be eracted or maintained no buildings or structures. The strips of ground shown on this plat and marked dwainage and utility easement (b. & U. E.) are reserved for the use of the public utilities for the installation of water and sever 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 permenent or other structures are to be erected or maintained on each 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 other lots in this subdivision.

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

- 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 (Countiscioners). Property owners must maintain these swales as sodded grassways or other non-eroding surfaces. water from roof or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriate sized culverts are installed as set out in 7-52.9 of the Bancock County subdivision control Ordinance.
- Altering Drainage Swites. Any property owner eltering, changing or damaging the drainage swates or ditches will be held 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 Boand (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.
- comment to the . No fence, wall, hadge, tree or ships planting onton observate sight lines and edevations between 2.5 and 5 rest above the street shall be placed or parmitted to canada on any corner lot within the transplant seem it used to the street right of they lines and a line content of the corner to the intersection of said elevant lines (it feet has also contents) and 75 feet for retarial streets) of in the masset property corner from the intersection of the tree street and 75 feet for a treat at a treet lines (it is a line of the lines and a street lines at lines and a street lines are seasoned. The same single line in the late scatter of a street right of way in the late of the late scatter of a street right of way.
- Profest To sup the drains of other drains shall duties of to the street. No drains of Western Shall be located within didwars limits.
- cht-of-way. No trees shall be planted in the Hanoock County Givenceday.
- privereys. All directars and which parking areas shall be hard surfaced with either concrete, asphalt or brick. No gramed os atone driveways will be permitted.

 Minimum Living Space areas. The minimum square footage of avoing space of dwellings constructed on various residential lates in the development, exclusive of porches, terraces, guarios, carports, accessory buildings, or basements below square fact of ground level shall contain no less than 1600 square fact of ground level shall contain no less than 1600 square feet of ground their minimum ground floor area if higher than one story structures shall have a minimum of 2000 square feet of total living area, and each gwelling shall have a two or three car, attached garage.
 - sidential Use Only. All lots in this subdivision shall be set soledy for residential purposes except for residences ed as model homes during the sale and development of this believes on. No motor home, trailer, font, spare, trailer, tent, spare, to sament other outbuildings shall be used for temperature or permanent sidential purposes on any lot in the subdivision. No dog hadd, junk yard or commencial business will be permitted in a subdivision.
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WILLOW GROVE

[NSTR. NO.] 94-5053

SECTION ONE

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COVENANTS

- 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 permitted upon any lot in this subdivision nor shall anything be done thereon which may become a nuisance or annoyance to the neighborhood. No refuse will be maintained on the lot. Garbage and trash shall be hept in approved containers which are not visible from the strest; except on collection day.
- 12. Limitation on Time. All residential construction must be completed within one (1) year latter the starting date, including final grading.
- 13. Parking Limitations. No boat, camper, bus or trailer shall be parked closer to the street than the building setback line. No inoperative or unlicensed vehicle shall be parked on or repaired on any lot in this subdivision or on any street thereof.
- 14. Storage Tanks. All fuel storage tanks in this subdivision shall be buried below ground.
- 15. Rencing. 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.
- 16. Antennas. Any external TV Antenna or satellite dish shall be placed behind the residence.
- 17. Design Requirements. Each one story and 1 1/2 story residence shall have an exterior constructed of no less than 95% brick or stone. East 2 story residence shall have an exterior construction of me less then 50% brick or stone. All exterior slding shall be horizontal with the exception of the gables where vertical siding will be allowed. All chimneys must be brick or stone vener on all sides. The roof shall be no less than 6/12 pitch. These requirements may be waived by the developers or their assigns. The intent of these velvers is to addow Farmhouse, Victorian, colonial and similar designs to be built with less brick and stone. With these designs, a brick chimney is still required. Other requirements may be stillurated by the Developer on a case by case tasis during this waiver process. All waivers will be in writing.

Construction Mathods. No modular or concrete homes will be permitted in this subdivision. No wood foundations shall be permitted.

- 15. Outbuildings All outbuildings shall be constructed of new paterials and be similar in appearance (similar in appearance shall mean same roof color and same trim color) with the residence on the lot on which the building is being built. No metal outbuilding shall be permitted.
- Homeowners Association. Each lot owner shall be required to join the Homeowners Association for the purposes outlined in the Romeowners Association By-Laws.
- Swimming Bools Swimming pools must be placed behind the rasidance. All pools must be below ground.
- 22. Pets. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats and other household pets, provided they are not kept, bred or maintained for any commercial purposes. Any animal so kept will not be permitted to room at large within the subdivision and shall be confined to the owner's premises.
- 23. Lot Maintenance. All lots on which construction has not begun must be moved and maintained by the lot owner. After construction, the structure, grounds and recreational equipment shall be maintained in a neat and attractive manner.
- 24. Duration of Covenants. The foregoing covenants, conditions and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2014 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 these persons who are then the owners of the majority of the numbered lots in the Development.

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WILLOW GROVE

SECTION TWO

COVENANTS

We, R & F Development, Inc. by Steven R. Reilly, President, 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 WILLOW GROVE, SECTION TWO LAIL 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, 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 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 constructed within, or to be constructed within, said easements, as County Regulated Drainage Easements and as a County Regulated Drainage System and the right to establish a maintenance fund therefor. We hereby waive hearings, notice of 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. <u>Drainage Swales.</u> (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 (Commissioners). Property owners must maintain these swales as sodded grassways or other non-ending surfaces. Water from roof or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Drivewing may be constructed over these swales or diverse with 7-52.9 of the Hancock County Subdivision Control Ordinance.
- 2. Altering Drainage Swaigs. Any property owner altering changing or damaging the drainage swales or ditches will be held responsible for such action and will be given tex (10) days notice by registered mail to repair said damage aster which time, if no action is taken, the flancous Continued 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 payments.
- 3. Corner Lots. No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 2.65 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) of 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 lines.
- 4. Drains. No sump pump drains shall outlet on to the street.
 No drainage structures shall be located within driveway limits.
- Right-of-way. No trees shall be planted in the Hancock County right-of-way.
- hard surfaced with either concrete, asphalt or brick. No gravel or stone driveways will be permitted.

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eas shall be brick.

- Minimum Living Space Areas. The minimum square footage of living space of dwellings constructed on various residential lots in the development, exclusive of porches, terraces, garages, carports, accessory buildings, or basements below ground level shall contain no less than 1500 square feet of ground floor living area for a one-story structure or 1000 square feet of minimum ground floor area if higher than one 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 sarage. dwelling shall have a two or three car, attaches garage.
- 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 home, trailer, tent, she to the or other outbuildings shall be used for temporary or residential purposes on any lot in the subdivision. See the commencial business of any loss shall be permitted in this subdivision.
- Building Location. No building shall be lor nearer to the front line or nearer to the standard the minimum building setback lines shown accessory building shall be located closer side lot line than the required minimum from distance for the primary dwelling. No accesshall be located closer to any rear lot than no case shall it encroach upon any easement.
- Health Concerns. All water systems and me disposal in this subdivision are to be in con-regulations or procedures by the State Boo other civil authority having jurisdiction.
- Nuisances. No noxious or offered trade upon any lot in this subdivision of the thereon which may become a missee or neighborhood. All lots must be the trade
- Limitation on Time. All residence completed within one (1) page including final gradient including final grading.
- Parking Limitations, No beat parked closer to the street. No impoperative or unlicense repaired on any lot in the
- Storage Tanks. All fuel other shall be buried below ground.
- <u>Fencing.</u> No fence or wall state lot nearer to any street than fencing must be maintained in
- Antennas. Any external TV Avresplaced behind the residence.
- Design Requirements. Each one storm and 1 1/2 story residence shall have an exterior constructed of no less than 85% brick or stone. This should be interpreted to mean four sides, with 15% accent siding where needed or desired. Each two story residence shall have an exterior constructed of no less than 50% brick or stone. All exterior siding shall be horizontal with the exception of the gains where vertile siding will be allowed. All chimneys must be orick or stone where on all sides. The roof shall be so less than 1/2 bitch. The requirements can be valued by the developers of main assume. All waivers will be in writing.

 Construction Methods. To social of conceptioners shall be permitted in this subdivision. Sood foundations or wood becomes shall not by sermitted.
- 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.
- Duration of Covenants. The foregoing covenants, condition and restrictions are to run with the land and shall be become on all parties and all persons claiming under the land January 1, 2013 at which time said covenants and restriction shall be automatically extended for successive periods of (10) years, unless changed in whole or in part in these parsons who are then the owners of the mejority of numbered late in the development.

WILLOW GROVE SECTION THREE

COVENANTS

es. 2 & F Development, Inc. by Steven R. Reilly, President, owner of the real wetate shown and described herein, do hereby lay off, plat and a majoride said real estate in accordance with the within plat.

This subdivision will be known and designated as Willow Grove-Section Twee All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front halling minimum and maximum 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. 5 U.E.) are reserved for the use of the public utilities for the installation of water and sewer mains, poles, ducts, line 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 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.

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

- 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 (Commissioners). Property owners must maintain these swales as sodded grassways or other non-eroding surfaces. Water from roof or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Briveways may be constructed over these swales or ditches only when appropriate sized culverts are installed as set out in 7-52-9 of the Hancock County Subdivision Control Ordinance.
- 2. Altering Prainage Scales Any property owner electing, changing or damaging the drainage scales or difches will be held responsible for such action and will be given 10 days matter by registered sail to repel and scales after him time, if no action is the table to the state of the same action is the table to the state of the same action in the state of the same transport of of the same trans
- increase Lois No ience, well which obstructs sight lines and the street whill be a six execution to within the frame six execution and the common streets and 75 feet for arterial mass of a counted property corner from the street right-of-way lines extended. The same it is the street right-of-way lines extended. The same interestions of a street right-of-way line within 10 feet of and interestions of a street right-of-way line with the the street way pavement or alley line. No driveway shall be located within 75 feet of the intersection of two street.
- 4. States No sump pump drains or other drains shall outlet on to the street. No drainage structures shall be located within driveway limits.
- Rightrof-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. No saves or stone driveways will be permitted.
 - Military Strang space areas. The minimum square footage of living space of dwellings constructed on various residential lots in the development, exclusive of porches, terraces, gazeges, carports, accessory building, or basements below ground level shell contain no less than 1600 square feet of ground floor living area for a one-story structure of 1000. Attack fast of minimum ground floor area if higher than westery, provided higher than one story structures shall have a two or three car. attached

- 8. Residential Use Only used as model towar subdivision. So we or other outbuild permanent residents subdivision. As the business will be so
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- 20. Hormowners Association join the Homeowners the Home owners Association
- 21. Swimming Pouls Switt residence, ANI pou

COVENANTS

W. A & F. David School From By Stawes R. Reilly, President, owner of the real state and open their herein, do hereby lay off, but and appeals do rein case extens in accordance with the within

This wild residence to the known and designated as Willow Groveserving Three all absents shown and not heretofore dedicated are dereby decidates by the public.

Front it is minima and maximum setback lines are hereby extentioned as shows on this plat, between which lines and specify lines at the streets there shall be erected or mintained as middings or structures. The strips of ground shown on this plat and marked drainage and utility easement [0]. It is not street and sever mains, poles, ducts, line and sever mains, poles, ducts, line and the installation of water and sever mains, poles, ducts, line and sever in the proper authorities and to the easement herein therefore to the proper authorities and to the easement herein therefore to the proper authorities are to be erected or maintained as said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the safety utilities, and to the rights of the owners of the other lots in this subdivision shall take their titles subject to the rights of the context in this subdivision.

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

- 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 Hancack County Drainage Board (Commissioners). Property owners must maintain these swales as sodded grassways or other non-eroding surfaces. Water from roof or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales of ditches only when appropriate sized culverts are installed as set out in 7-52.9 of the Hancock County Sundivision Control Ordinance.
- 2. Afterior Protests Regist the present state wherever changing or damaging the draining and series of fittore is it to held responsible for such action and will be obtained to the hotter by registered as it is wester and convert at the series time. If he series is the manufacture of the series because (convert the series is the series is the series of the series
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- Danies to sume pump drains or other drains shall outlet on to the street. No drainage structures shall be located within driversy limits.
- 5. Right-of-way at trees shall be planted in the Hancock County Themi-of-way.
- 6. Drivewars All drivewars and vehicle parking areas shall be hard surfaced with either sonorete, asphalt or brick. No prevent up atoms driveways will be permitted.
- 7. Singles its of real fines constructed on various residential five that the development, exclusive of porches, terraces, various residential fines in the development, exclusive of porches, terraces, various residential fines in the development of porches, terraces, various fines in the second in the lateral shell section no less than 1600 square feet of round fiber living area for a one-story structure of 1000 square last of minimum ground floor area if higher than one story provided higher than one story structures shall have a minimum of 2006 square feet of total living area, and shall develop shall have a two or three car, attached garage.

- 8. Residential Use used solely for used as model he subdivision. No or other outbuil permanent reside subdivision. No business will be
- 9. Building Location nearer to the finance than the minimum No accessory but or side lot limpered distance fibuilding shall I feet, but in no
- 10. Health Concerns
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- 11. Nuigapen No no upon any lot in thereon which me neighborhood. I Garbage and than are not visible
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- Property Contracts

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Mark Con 21 (1 and 3) VANTS Residential Use Only All lots in this subdivision shall be used solely for residential purposes except for residences OMBET ly off. used as model homes during the sale and development of this subdivision. No motor home, trailer, tent, shack, basement, or other outbuildings shall be used for temporary or permanent residential purposes on any lot in the subdivision. No dog kennel, junk yard or commercial business will be permitted in the subdivision. within ed are 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 the plat. No accessory building shall be located closer to any front or side lot line than the required minimum front and side ١d 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 encroach upon any easement. ine and act at 10. Health Concerns All water systems and methods of sewage disposal in this subdivision are to be in compliance with :ed or akr the regulations or procedures by the State Board of Health or other civil authority having jurisdiction. of the ther Nuisances No noxious or offensive trade shall be permitted upon any lot in this subdivision nor shall enything be done thereon which may be a nuisance or annoyance to the neighborhood. No refuse will be maintained on the lot. Garbage and track shall be kept to approved containers which are not visible from the attract, except on collection day. cions Limitating to line. All residential repetrortion must be completed within one year after the starting date, including the final predicts. continue that it have an extended count out to the first presidence and the late of the presidence of the first presidence the exterior construction of the past limit to the past of the presidence when yearing a time of the past of the prior where yearing a time of the past of the prior where years on all a roof shall be no less than 6/12 pitch. These ye may be waived by the developers or their assigns intent of these waivers is to allow Farmbourse. W intent of these waivers is to allow farmhouse, Victorian, Colonial and similar designs to be built with less brick and stone. With these designs, a brick chimney is still Developer on a case by case basis during this waiver process. All waivers will be in writing. Construction Methods No modular or concrete homes will be permitted in this subdivision. No wood foundations shall be parmitted. Curibuildings All outbuildings shall be constructed of new materials and be similar in appearance (similar in appearance shall mean same roof color and same trim coincil with the residence on the lot on which the building is being built. No metal outbuilding shall be permitted. Danish Kalendara

> Homeowners Association Each lot owner shall be required to join the Homeowners Association for the purposes outlined in the Home owners Association By-laws.

Swimming Pools Swimming pools must be placed behind the residence. All pools must be below ground.

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COVENANTS

- Pets No animals, livestock, or poultry of any kind shall be raised bred or kept on any lot, except 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 owners premises.
- Lot Maintenance All lots on which construction has not begun must be moved and maintained by the lot owner. After construction, the structure, grounds and recreational equipment shall be maintained in a nest and attractive
- 24. Duration of Covenants The foregoing covenants, conditions and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2014 at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless changed in whole or part by vote of these persons who are then the owners of the majority of the numbered lots in the Development.
- Enforcement of Covenants The governments may be enforced by any owner of any of the real estate in this subdivision, including the developer. However, sufficient the developer were any property contains to their subdivision better. The developer are any property contains to the subdivision of any account to the contains the subdivision of any account better.

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owners of the pro such owner, we have a

I, SHAPON DG, 18501, , a notary public in and for said County and State, do hereby certify that STEVEN R. REILLY is personally known to me 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 17th day of

Notary Public Resident of Hancock County

My commission expires: 12-25-98

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COVENAN

We, R & F Development, Inc. by Steven R. Rellly, President, owner of the reat estate shown and described humbs, do hereby by off, plat and subdivide said real estate in occordance with the within

This substitution shall be known and designated as WILLOW GROVE, SECTION FOUR. All structs shawn and not herefolore dedicated are hereby dedicated to the public.

Front building minimum and maximum setbock lines are stablished as shown on this plat, between which lines and frequent lines of the streets there shall be erected or methicked no buildings or structures. The strips of ground shown as this plat and marked drainage and utility easement (D. & U. S.) are reserved for the use of the public utilities for the installation of the public utilities for the installation of which are structures during the strips of ground are subject of the permanent or other structures are to be erected or methician shall take their titles subject to the rights of the public utilities, and to the rights of the public utilities, and to the rights of the 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 other lots in this subdivision.

The undersigned does hereby further arone, establish and grant unit the Hancock County Drainage Board the drainage essentials that accompanying plat and the drainage improvements constructed with, or to be constructed within, said easements, as County Regulated Drainage Easements and as a County Regulated Drainage System and the right to establish a maintenance fund therefor. We hereby waive hearings, notice of 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:

- Drainage Swales. (Ditches) along dedicated roadways and within Drainage Swales. (Ditches) along dedicated roadways and within the right-of-way, or an dedicated drainage easements, are not to be altered dug out, filled in, illed, or otherwise changed without the written permission of the Hancock County Drainage Board (Commissioners). Property conser must maintain these swales as sociated grassings or other sea-woulding written. Water from roof or perking weeks must be continued as the property long enough so that said drainage swales or distinct will not be damaged by such water. Drawings may be constructed over these swales or distinct on the damaged by such water. Drawings may be constructed over these swales or distinct on the first over these swales or distinct on the first over the property sized culveris are installed as an or one.
- Altering Ordinars Swales. Any preparty awars charing, changing or consigling the drallings swales or charing, will hald responsible for such action and will be given len (19) days natice by registered mail to repair add damage, after which time, if no action is taken, the Hannesk Cannity brick Board (Commissioners) will accuse said regains to be anatomplished, and the bill for such repairs will be sent to the affected property owner for immediate payment. Affering Crollage Section.
- Corner Lots. No fence, wall, hedge, tree or shrub planting which abstructs sight lines and elevations between 2.5 and 8 feet above the street shall be placed or permitted to remain on any corner tot 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 clivate and 75 feet for arierial streets) of 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 povement or alley line. No driveway shall be located within 70 feet of the intersection of two (2) street lines.
- Brains. No sump jump drains shall outlet on to the street. No Grainage structures shall be located within driveway Orains.

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- Right-of-way. No trees shall be planted in the Hancock County right-of-way.
- Driveways. All driveways and vehicle parking areas shall be hard surfaced with either concrete, asphalt or brick. No gravel or stone driveways will be permitted.
- 7. Minimum Living Space Areas. The minimum square toolage of living space of dwellings constructed on various residential lots in the development, exclusive of porches, terraces, garages, carports, accessory buildings, or basements below ground level shall contain no less than 1600 square feet of ground floor living area for a one-story structure or 1000 square feet of minimum ground floor area if higher than one 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 home, trailer, tent, shack, basement, or other outbuildings shall be used for temporary or permanent residential purposes on any lot in the subdivision. No dog kennel, junk yard or commercial business of any kind shall be permitted in this subdivision.
- Billiang traction. No building shall be located on any lot secret to the front line or nearer to the side street line than the minimum building setback lines shown on the plot. No accessory building shall be located closer to any front or ade to the line the resolved minimum front and side yard defined for the process smalling. We accessory building that he located element any rear lot than 15 feet, but in a case shows a encountry upon any easement.
- 10. Health Concerns. All pater systems and methods of sewage deposit in the repairement are to be in compliance with the second of the repairement of the floor of Health or free strong and representation.
- The major is notice of attentive fract shall be carried then any soft in this subdivision nor shall anything be done thereon which may become a mileance or annoyance to the selfaborhood. No refuse will be maintained on the lot. Carbage and small shall be kept in approved containers which are not visible from the street except on callection day.
- 12 Einsterion on Time. All residential construction must be completed within one (1) year after the starting date, including final grading.
- Parking Limitations. No boot, camper, bus or trailer shall be parked closer to the street than the building setback line.
 No inoperative or unitcensed vehicle shall be parked on ar repaired on any lot in this subdivision or on any street thereof.
- Storage Tanks. All fuel storage tanks in this subdivision shall be buried below ground.
- Fencing. No fence or wall shall be erected or placed on any lot nearer to any street than the front of the readchine. All fencing must be molalized in good condition.
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WILLOW GROVE SECTION FOUR COVENANTS

17. Design Requirements. Each one story and 1 1/2 story residence shall have an exterior constructed of no less than 85% brick or stone. Each two story residence shall have an exterior constructed of no less than 50% brick or stone. All exterior siding shall be horizontal with the exception of the gables where vertical siding will be allowed. All chimneys must be brick or stone veneer on all sides. The roof shall be no less than 6/12 pitch. These requirements may be walved by the developers or their assigns. The intent of these walvers is to allow Farmhouse, Victorian, Colonial and similar designs to be built with less brick and stone. With these designs, a brick chimney is still required. Other requirements may be stipulated by the developer on a case by case basts during this walver process. All waivers will be in writing.

- Construction Methods. No modular or concrete homes shall be permitted in this subdivision. No wood foundations shall be permitted.
- 19. Outbuildings. All outbuildings shall be constructed of new materials and be similar in appearance (similar in appearance shall mean same roof color and same trim color) with the residence on the lot on which the building is being built.
- Homeowners Association. Each lot owner shall be required to foin the Homeowners Association for the purpose outlined in the Homeowners Association By-laws.
- Swimming Pools. Swimming pools must be placed behind the residence. All pools must be below ground.
- 22. Pets. No animals, livestock, or poultry of any kind shell servised bred or kept on any lot, except dogs, cats and other housefield 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 owners premises.
- 23. Lot Maintenance. All lots on which construction has not because must be moved and mointained by the lot owier. After construction, the structure, grounds and recreational equipment shall be maintained in a neat and afractive manner.
- 24. Duration of Covenants. The foregoing coverants, excellions and restrictions are to run with the land and stept is steading on all parties and all persons claiming under them until January 1, 2014 of which time sold covenants and restrictions shall be automatically extended for successive periods of tan (10) years, unless changed in whole or in part by vote of these persons who are then the Owners of the majority of the numbered late in the Bevelopment.
- 25. Enforcement of Covenants. The covenant may be enforced by any owner of any of the real estate in this subdivision, including the developer. However, such time as the developer no longer owns any properly contained in this subdivision Section, the developers to larger has any right, abligation or standing to enforce any covenant herein.
- 26. Block & has been created to provide for emergency ingress and egress from County Road 700 West to South Southway Orive. It shall be maintained as such and kept open and unobstructed by the developer until such a time that title is transferred to the Homeowners Association which time the Homeowners Association shall be responsible for the same. Block B.is. turther platted as a working trait easestent in fover of the Homeowners Association, who shall be responsible for the maintenance and upkeep of any improvements therefor. Block B is turther platted as a drainage and utility easement (0, & U. E.) and the Homeowners Association shall only improve and maintain said Block subject to the rights of the public utilities.

William.

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