

COVENANTS

We, R & F Development, Inc. by Steven R. Kelly, 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 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 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.

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 (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 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 Drainage Swales.** Any property owner altering, changing or damaging the drainage swales 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 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 25 and 5 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area bounded by the street right-of-way lines and a line connecting the points from the intersection of said street lines (45 feet for city streets and 75 feet for arterial streets) or in the case of a bounded property corner from the intersection of the street right-of-way lines extended. The same sight line regulations shall apply to any lot which is less than the intersection of a street right-of-way line. No structure shall be placed within 75 feet of the intersection of two (2) street lines.
4. **Drainage.** No new pipe leading or other drains shall outlet on to the street. No drainage easements 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. No gravel or stone driveways will be permitted.
7. **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 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 will be permitted in the subdivision.
9. **Building Location.** No building shall be located on the 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 setback distance for the primary dwelling. No accessory building shall be located closer to the rear lot line than 15 feet, but in no case shall it encroach upon any easement.

WILLOW GROVE

SECTION ONE

COVENANTS

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INSTR. NO.		94-5053	

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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 kept in approved containers which are not visible from the street, except on collection day.
12. **Limitation on Time.** All residential construction must be completed within one (1) year after 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. **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.
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 85% brick or stone. Each 2 story residence shall have an exterior construction 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 waived by the developers or their assigns. The 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 required. Other requirements may be stipulated by the Developer on a case by case basis during this waiver process. All waivers will be in writing.
18. **Construction Methods.** No modular or concrete homes will 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. No metal outbuilding shall be permitted.
20. **Homeowners Association.** Each lot owner shall be required to join the Homeowners Association for the purposes outlined in the Homeowners Association By-Laws.
21. **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 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 roam 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 mowed 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.

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. 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, 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 notices of the decision of the Board.

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 (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 or ditches only when appropriately sized culverts are installed as set out in 7-52.9 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 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.
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.
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. No gravel or stone driveways will be permitted.

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7. 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 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.
9. Building Location. No building shall be located on any lot nearer to the front line or nearer to the side lot line than the minimum building setback lines shown on the plat. An accessory building shall be located closer to the side lot line than the required minimum front setback line distance for the primary dwelling. No accessory building shall be located closer to any rear lot than the required setback. In no case shall it encroach upon any easement.
10. Health Concerns. All water systems and methods of waste 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, business, or industry shall be conducted upon any lot in this subdivision nor shall any structure be erected thereon which may become a nuisance or annoyance to the neighborhood. All lots must be kept neat.
12. Limitation on Time. All residential construction shall be completed within one (1) year after the date of final grading, including final grading.
13. Parking Limitations. No motor vehicle shall be parked closer to the street than the required setback line. No inoperative or unlicensed motor vehicles shall be stored or repaired on any lot in this subdivision.
14. Storage Tanks. All fuel storage tanks shall be buried below ground level.
15. Fencing. No fence or wall shall be constructed on any lot nearer to any street than the required setback line. All fencing must be maintained in good repair.
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 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 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 4/12 pitch. The requirements can be waived by the developer or their assigns. All waivers will be in writing.
18. Construction Methods. No modular or concrete homes shall be permitted in this subdivision. Wood foundations or wood basements shall not be permitted.
19. 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.
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 persons claiming under them until January 1, 2013 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.

CHICAGO TITLE

FILED
FOR TAXATION

JUN 14 1994
Cook County

WILLOW GROVE SECTION THREE

COVENANTS

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

This subdivision shall be known and designated as Willow Grove-Section Three. 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 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, 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.

- 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 (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 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 Drainage Swales** Any property owner altering, 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 Board (Commissioners) will cause same to be repaired and the bill for same shall be paid by the affected property owner.
- 3. Corner Lots** No fence, wall, structure or other obstruction which obstructs sight lines and is located more than 10 feet above the street shall be located on any corner lot within the triangular area bounded by the street right-of-way lines and a line 10 feet from the intersection of said street with the right-of-way line of a minor street and 75 feet for arterial streets. In the case of a rounded property corner form the street right-of-way lines extended. The above restrictions 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 75 feet of the intersection of two street lines.
- 4. Drains** No sump pump drains 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. No gravel or stone driveways will be permitted.
- 7. Minimum Living Space Areas** The minimum square footage of living space of dwellings constructed on various residential lots in this development, exclusive of porches, terraces, garages, carports, accessory building, or basements below ground level shall contain no less than 1600 square feet of ground floor living area for a one-story structure of 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

- 8. Residential Use Only** used solely for residential purposes. No other use, subdivision, or other occupancy permanent residential subdivision. No business will be conducted.
- 9. Building Location** nearer to the front than the minimum setback. No accessory building or other structure shall be erected on any lot within the subdivision. No building shall be less than 10 feet from the street.
- 10. Health Sanitation** of disposal in this subdivision shall be in accordance with the regulations of the health department or other state agency.
- 11. Nuisances** No noise, odor, or other nuisance shall be maintained upon any lot in this subdivision which may be a nuisance to the neighborhood. No garbage and trash shall be stored on any lot.
- 12. Limitation on Use** completed within the time specified on the final plat.
- 13. Parking Limitations** be parked on the street. No structure or other building shall be located on the street right-of-way.
- 14. Fences** No fence shall be located on the street right-of-way.
- 15. Signs** No sign shall be located on the street right-of-way.
- 16. Driveway** No driveway shall be located on the street right-of-way.
- 17. Accessory Building** No accessory building shall be located on the street right-of-way.
- 18. Swimming Pool** No swimming pool shall be located on the street right-of-way.
- 19. Homeowners Association** All homeowners shall be members of the Homeowners Association. The Homeowners Association shall be organized and shall have the authority to enforce the covenants.
- 20. Homeowners Association** join the Homeowners Association. The Homeowners Association shall be organized and shall have the authority to enforce the covenants.
- 21. Swimming Pools** No swimming pool shall be located on the street right-of-way.

COVENANTS

... by Steven R. Reilly, President, owner of the real estate shown and described herein, do hereby lay off, ... in accordance with the within- ...

This subdivision shall be known and designated as Willow Grove- ... 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 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, 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.

- 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 (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 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 Drainage Swales** Any property owner who is changing or damaging the drainage swales or ditches shall be held responsible for such action and shall be deemed to have notice by registered owners of the same. If no action is taken by the Board (Commissioners) within 30 days after the date of the notice, the Board (Commissioners) shall have the right to take the necessary action to correct the same.
- 3. **Obstructions** No fence, wall, or other structure which obstructs sight triangles shall be erected on any lot above the street right-of-way. No fence, wall, or other structure shall be erected on any corner lot within the curb line of the street right-of-way lines and a line connecting the curb line of the street right-of-way lines and a line connecting the curb line of the minor streets and 75 feet for arterial streets. In the case of a rounded property corner less than 100 feet, the street right-of-way lines extended. The above restrictions shall apply to any lot within 10 feet of the intersection of a street right-of-way line with the curb line of the driveway pavement or alley line. No driveway shall be located within 70 feet of the intersection of two street lines.
- 4. **Drains** No sump pump drains 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 laid surfaced with either concrete, asphalt or brick. No gravel or stone driveways will be permitted.
- 7. **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, verandas, porches, accessory building, or basements below ground level shall contain no less than 1600 square feet of ground floor living area for a one-story structure of 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** used solely for used as model home subdivision. No or other outbuild permanent reside subdivision. No business will be
- 9. **Building Location** nearer to the front than the minimum No accessory building or side lot line yard distance building shall feet, but in no
- 10. **Health Concerns** disposal in the the regulations or other civil
- 11. **Nuisances** No upon any lot or thereon which neighborhood. Garbage and trash are not visible
- 12. **Administration** completed within the time period
- 13. **Parking** no parked cars
- 14. **Swimming Pools**
- 15. **Handicapped Access** join the Home the Home owner
- 21. **Swimming Pools** residence

GROVE THREE

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INSTR. NO.	95/726

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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 will be permitted in the 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 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. No accessory building shall be located closer to any rear lot than 15 feet, but in no case shall it encroach upon any easement.
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 be a nuisance or annoyance to the neighborhood. No refuse will be maintained on the lot. Garbage and trash shall be kept in approved containers which are not visible from the street, except on collection day.
12. Limitation on Time All residential construction must be completed within one year after the starting date, indicated on the final grading.
13. Garage Construction No boat, camper, bus or trailer shall be parked on any lot in this subdivision. All buildings shall be constructed of brick or stone. Each 2 story building shall have an exterior construction of 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 masonry on all stone. 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 waivers is to allow Farmhouses, 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 basis during this waiver process. All waivers will be in writing.
14. Antennas Any external TV antenna or satellite dish shall be placed behind the residence.
15. Exterior Siding Each one story building shall have an exterior construction of brick or stone. Each 2 story building shall have an exterior construction of 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 masonry on all stone. 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 waivers is to allow Farmhouses, 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 basis during this waiver process. All waivers will be in writing.
16. Construction Methods No modular or concrete homes will be permitted in this subdivision. No wood foundations shall be permitted.
17. 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. No metal outbuilding shall be permitted.
18. Homeowners Association Each lot owner shall be required to join the Homeowners Association for the purposes outlined in the Home owners Association By-laws.
19. Swimming Pools Swimming pools must be placed behind the residence. All pools must be below ground.

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COPIED

WILLOW GROVE SECTION THREE

COVENANTS

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 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 begun must be mowed 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 part by vote of these persons who are then the Owners of the majority of the numbered lots in the Development.
25. Enforcement of Covenants The covenants 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 property contained in this subdivision Section, the developer or legal heirs and assigns, obligations or standing to enforce any covenants herein.

STATE OF INDIANA

COUNTY OF HANCOCK

We, R & F Development, Inc., as developer, and the owners of the property described in the above certificate, such owner, we have caused this plat to be surveyed and subdivided as shown on the plat, and we do so of our own free and voluntary act and deed.

R & F DEVELOPMENT, INC.

BY: Steven R. Reilly
STEVEN R. REILLY, President

I, SHARON D. GIBSON, 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 Jan, 1993.

Sharon D. Gibson

Notary Public
Resident of Hancock County

My commission expires: 12-25-98

WILLOW GROVE SECTION FOUR COVENANTS

Me, R & F Development, Inc. by Steven R. Kelly, 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 FOUR. 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 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 telephone 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. **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, filled, 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-seeding 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 appropriately sized culverts are installed as set out in 7-52.9 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 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.
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) 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.

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10. **Health C** [Illegible]
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14. [Illegible]
15. **Fencing.** [Illegible]
16. **Antennae** [Illegible]

YELLOW GROVE SECTION FOUR COVENANTS

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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. No gravel or stone driveways will be permitted.
7. **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 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.
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 the plat. No accessory building shall be located closer to any front or side lot line than the required minimum front and side yard setbacks 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.
10. **Health Concerns.** All water systems and methods of sewage disposal in the subdivision shall be in compliance with the regulations or provisions of the State Board of Health or other applicable health jurisdiction.
11. **Nuisance.** No noxious or offensive trade shall be carried 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 kept in approved containers which are not visible from the street, except on collection day.
12. **Limitation on Time.** All residential construction must be completed within one (1) year after 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. **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.
16. **Antennas.** Any external TV antenna or satellite dish must be placed behind the residence.

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John D. ...
HANCOCK COUNTY RECORDS

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 waived by the developers or their assigns. The 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 required. Other requirements may be stipulated by the developer on a case by case basis during this waiver process. All waivers will be in writing.
18. **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.
20. **Homeowners Association.** Each lot owner shall be required to join the Homeowners Association for the purpose outlined in the Homeowners Association By-laws.
21. **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 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.
23. **Lot Maintenance.** All lots on which construction has not begun must be mowed 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 those persons who are then the Owners of the majority of the numbered lots in the Development.
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 property contained in this subdivision Section, the developer no longer has any right, obligation or standing to enforce any covenant herein.
26. **Block B** has been created to provide for emergency ingress and egress from County Road 700 West to South Southway Drive. 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 at which time the Homeowners Association shall be responsible for the same. Block B is further platted as a walking trail easement in favor of the Homeowners Association, who shall be responsible for the maintenance and upkeep of any improvements therefor. Block B is further platted as a drainage and utility easement (D. & U. E.) and the Homeowners Association shall only improve and maintain said Block subject to the rights of the public utilities.

STATE OF
COUNTY OF

PLAT NO. 1
SECTION 4
TOWNSHIP OF
COUNTY OF

WILLOW GROVE