



*First American
Title Insurance Company*

INDIANA

Not Just for One Transaction, But for Life

First American Title Insurance Company
Indianapolis Downtown—Corporate
251 E. Ohio Street, Suite 200
Indianapolis, IN 46204
Telephone (317) 684-7556

Subdivision Covenants and Restrictions

The information is provided as a public service only. The information on this site is general in nature, unofficial and is not a valid reference for any legal purposes. The user agrees to hold harmless, protect, indemnify, and forever release First American Title Insurance Company and its officers, directors, agents, and employees, from and against any and all liabilities, losses, damage, expenses and charges, including but not limited to attorneys' fees and expenses of litigation, which may be sustained or incurred by the user under, or arising directly or indirectly out of the use of the information contained in this site.

BRUNSON VILLAGE SECTION ONE
Dedication and Plat Restrictions (continued)

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 dwelling unit shall be located nearer than 12 feet to any side lot line.

No dwelling unit shall have a ground floor area of less than 1400 square feet, exclusive of open porches, attached garages and other accessory structures in the case of a one-story dwelling or less than 1000 square feet of ground floor area for a dwelling more than one story in height.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently. All outbuildings must be constructed of materials equivalent to those used in the residential structure.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No inoperative or unlicensed vehicle shall be parked on or repaired on any lot in this subdivision or on any street thereof. No boat, trailer or camper shall be parked within 25 feet of the front property line of any lot. No garage or basement shall be built for living quarters or no occupancy of unfinished dwellings shall be permitted.

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or sign of any dimension used by the builder to advertise the property during the construction and sales period.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

The areas designated " 50' R/W EASEMENT " are hereby reserved for the express purpose of being used as Right-of-Ways only, to be dedicated to the perpetual use of the public at a later time.

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines; or, in the case of a rounded property corner, from the intersection of the street property line extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such sight line.

continued

BRUNSON VILLAGE SECTION ONE
(Dedication and Plat Restrictions (continued))

IN WITNESS WHEREOF: MARVIN E. and VIRGINIA A. BRUNSON have caused these presents to be signed this 15th day of May, 1973.

s/Marvin E. Brunson
t/Marvin E. Brunson

s/Virginia A. Brunson
t/Virginia A. Brunson

STATE OF INDIANA, COUNTY OF HANCOCK, SS

I HEREBY CERTIFY: That on this day personally appeared before me, Marvin E. and Virginia A. Brunson, to me well known to be the person described in and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.

Witness: My Signature and Official Seal this 15th day of May, 1973.

My Commission expires: March 26, 1977
(SEAL AFFIXED)

s/Karen Sue Horton
Notary Public, State of Indiana

CITY OF GREENFIELD APPROVAL

COMMISSION CERTIFICATE

Under authority provided by Chapter 174 - Acts of 1947, enacted by the General Assembly of the State of Indiana and all acts ammendatory thereto, and an ordinance adopted by the common council of the City of Greenfield, Indiana, this plat was given approval by the City of Greenfield, as follows:

Adopted by the City Plan Commission at a meeting held October 15, 1974.

GREENFIELD CITY PLAN COMMISSION
s/Clifford O. Fields
t/Clifford O. Fields, President

s/Mary Ann Lewis
t/Mary Ann Lewis, Secretary

County Commissioners;

HANCOCK COUNTY APPROVALS

This is to certify that this plat has been approved and accepted for record by the Hancock County Board of Commissioners, by resolution adopted by said Commissioners, this 21 day of Oct. A.D., 1974, under the authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana, and in accepting this plat all previous plats of said lands are hereby cancelled and superseded.

s/Donald Kottlowski
t/Donald Kottlowski, Commissioner

s/James W. Ward
t/James Ward, Commissioner

s/Byron Collier
t/Byron Collier,
Commissioner

BRUNSON VILLAGE

**BEING A SUBDIVISION OF THE S.E. 1/4 OF SECTION
HANCOCK COUNTY**

JUNE

INDIANA ENGINEER
ENGINEERS GREENFIELD,

DEDICATION AND PLAT RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That Marvin E. and Virginia A. Brunson (husband and wife) owners of the lands shown and described hereon, have caused to be made the attached plat entitled, "BRUNSON VILLAGE SECTION TWO", the same being a Subdivision of the Southeast Quarter of Section 30, Township 16 North, Range 7 East, Center Township, Hancock County, Indiana.

That the express purpose of this plat is to subdivide the above described property into lots in order to create more suitable sites for improvement.

That the official zoning regulations now in effect or as the same may be amended, from time to time, changed or amended applicable to the area within which this Subdivision is located shall be observed.

The streets, together with all existing and future planting, trees and shrubbery thereon, as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.

There is hereby created an easement within all areas designated herein as "Drainage and Utility Easement" for the installation and maintenance of all utilities, including without limitations, electricity, telephone services, water and sewer distribution and collection services, and any other utilities or services that may, in the future, be engaged or caused to be installed by the Subdivider, its successors and assigns and/or the owners of property within the Subdivision; such easement being in favor of the utility or service companies duly authorized to do business within, and franchised for, the subject area. No permanent buildings or trees shall be placed on said areas designated as "Drainage and Utility Easements", but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights of herein granted.

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

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 dwelling unit shall be located nearer than 12 feet to any side lot line.

No dwelling unit shall have a ground floor area of less than 1400 square feet, exclusive of open porches, attached garages and other accessory structures in the case of a one-story dwelling or less than 1000 square feet of ground floor area for a dwelling more than one story in height.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently. All outbuildings must be constructed of materials equivalent to those used in the residential structure.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No inoperative or unlicensed vehicle shall be parked on or repaired on any lot in this subdivision or on any street thereof. No boat, trailer, or camper shall be parked within 25 feet of the front property line of any lot. No garage or basement shall be built for living quarters or no occupancy of

SECTION TWO

**TOWNSHIP 16 NORTH, RANGE 7 EAST
INDIANA**

& SURVEYING SURVEYORS

NA

IN WITNESS WHEREOF, MARVIN E. and VIRGINIA A. BRUNSON have caused these presents to be signed this 1st day of July, 1973.

Marvin E. Brunson
Marvin E. Brunson

Virginia A. Brunson
Virginia A. Brunson

STATE OF INDIANA)
COUNTY OF HANCOCK) S.S.

I HEREBY CERTIFY: That on this day personally appeared before me, Marvin E. and Virginia A. Brunson, to me well known to be the person described in and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.

Witness: My Signature and Official Seal this 1st day of July, 1973.

My Commission expires: _____

Notary Public, State of Indiana

CITY OF GREENFIELD APPROVAL

COMMISSION CERTIFICATE

Under authority provided by Chapter 174 - Acts of 1947, enacted by the General Assembly of the State of Indiana and all acts amendatory thereto, and an ordinance adopted by the common council of the City of Greenfield, Indiana, this plat was given approval by the City of Greenfield, as follows:

Adopted by the City Plan Commission at a meeting held _____, 1973.

GREENFIELD CITY PLAN COMMISSION

Clifford O. Fields, President

Mary Ann Lewis, Secretary

HANCOCK COUNTY APPROVALS

COUNTY COMMISSIONERS:

This is to certify that this plat has been approved and accepted for record by the Hancock County Board of Commissioners in and by resolution adopted by said Commissioners, this _____ day of _____ A.D., 1973, under the authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana, and in accepting this plat all previous plats of said lands are hereby cancelled and superseded.

Donald Kottowski, Commissioner

James Ward, Commissioner

Byron Collier, Commissioner

COUNTY RECORDER:

This instrument filed for record this _____ day of _____ A.D., 1973, and recorded in Plat Book _____ at Page _____ in the Office of the Recorder.

BRUNSON

BEING A SUBDIVISION OF
HANCOCK COUNTY

E. 1/4 OF SECTION 30, TOWNSHIP 16 NORTH

JUNE 1973

INDIANA ENGINEERING & SURVEYING
ENGINEERS GREENFIELD, INDIANA
SURVEYORS

DEDICATION AND PLAT RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That Marvin E. and Virginia of the lands shown and described hereon, have caused to be made a plat of the same being a Subdivision of Section 30, Township 16 North, Range 7 East, Center Township, Hancock County, Indiana.

That the express purpose of this plat is to subdivide the above described property into lots in order to create more suitable sites for improvement.

That the official zoning regulations now in effect or as the same may be amended, from time to time, changed or amended applicable to the area within which the property is located shall be observed.

The streets, together with all existing and future planting, on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns the right of reversion thereof, whenever discontinued by law.

There is hereby created an easement within all areas designated as "Drainage and Utility Easement" for the installation and maintenance of all utility lines including without limitations, electricity, telephone services, water and sewer distribution, and any other utilities or services that may, in the future, be engaged in or to be installed by the Subdivider, its successors and assigns and/or the owners of property within the Subdivision; such easement being in favor of the utility or service companies authorized to do business within and franchised for, the subject area. No permanent buildings or structures shall be placed on said areas designated as "Drainage and Utility Easements", but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights of herein granted.

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

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 dwelling unit shall be located nearer than 12 feet to any side lot line.

No dwelling unit shall have a ground floor area of less than 1400 square feet, exclusive of open porches, attached garages and other accessory structures in the case of a one-story dwelling or less than 1000 square feet of ground floor area for a dwelling more than one story in height.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently. All outbuildings must be constructed of materials equivalent to those used in the residential structure.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No inoperative or unlicensed vehicle shall be parked on or repaired on any lot in this subdivision or on any street thereof. No boat, trailer, or camper shall be parked within 25 feet of the front property line of any lot. No garage or basement shall be built for living quarters or no occupancy of unfinished dwellings shall be permitted.

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or sign of any dimension used by the builder to advertise the property for sale or rent, or sign of any dimension used by the builder to advertise the property during the construction and sales period.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in clean and sanitary condition.

IN WITNESS WHEREOF: MARVIN E. BRUNSON signed this 17th day of June 1973

Marvin E. Brunson
Marvin E. Brunson

STATE OF INDIANA)
COUNTY OF HANCOCK) S.S.

I HEREBY CERTIFY: That Marvin E. Brunson, to me well known, is the owner of the above described instrument, and who acknowledges the same for the purposes therein expressed.

Witness: My Signature and Seal

COMMISSION CERTIFICATE

Under authority provided by the State of Indiana and the common council of the City of Greenfield, as follows:

Adopted by the City Planning Commission

COUNTY COMMISSIONERS:

This is to certify that the County Board of Commissioners of Hancock County, Indiana, on this 17th day of June 1973, approved the plat of the above described property, and that the same is in accordance with the provisions of the General Statutes of the State of Indiana, and the provisions of previous plats of said property.

Donald Kottowski, Commissioner

COUNTY RECORDER:

This instrument filed for record on this 17th day of June 1973, and recorded in Plat Book

BY: *Bernice Hughes*
Bernice Hughes, Recorder

LLAGE SECTION THREE

**S.E.1/4 OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 7 EAST
INDIANA**

JUNE 1973

INDIANA ENGINEERING & SURVEYING

ENGINEERS

GREENFIELD, INDIANA

SURVEYORS

IN WITNESS WHEREOF: MARVIN E. and VIRGINIA A. BRUNSON have caused these presents to be signed this 17th day of June, 1973.

Marvin E. Brunson
Marvin E. Brunson

Virginia A. Brunson
Virginia A. Brunson

STATE OF INDIANA)
) S.S.
COUNTY OF HANCOCK)

I HEREBY CERTIFY: That on this day personally appeared before me, Marvin E. and Virginia A. Brunson, to me well known to be the person described in and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.

Witness: My Signature and Official Seal this 17th day of June, 1973.

My Commission expires: March 31, 1975
Harold A. ...
Notary Public, State of Indiana

CITY OF GREENFIELD APPROVAL

COMMISSION CERTIFICATE

Under authority provided by Chapter 174 - Acts of 1947, enacted by the General Assembly of the State of Indiana and all acts amendatory thereto, and an ordinance adopted by the common council of the City of Greenfield, Indiana, this plat was given approval by the City of Greenfield, as follows:

Adopted by the City Plan Commission at a meeting held _____, 1973.

GREENFIELD CITY PLAN COMMISSION

Clifford O. Fields, President

Mary Ann Lewis, Secretary

HANCOCK COUNTY APPROVALS

COUNTY COMMISSIONERS:

This is to certify that this plat has been approved and accepted for record by the Hancock County Board of Commissioners in and by resolution adopted by said Commissioners, this _____ day of _____ A.D., 1973, under the authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana, and in accepting this plat all previous plats of said lands are hereby cancelled and superseded.

Donald Kottowski, Commissioner

James Ward, Commissioner

son (husband and wife) owners
attached plat entitled,
Southeast Quarter of Section
30, Indiana.
described property into lots in
may be amended, from time to
subdivision is located shall be
and shrubbery thereon, as shown
the public for proper purposes,
uses or reversions thereof,
includes "Drainage and Utility
including without limitations,
collection services, and any
caused to be installed by the
within the Subdivision; such
shall be placed on said
used for gardens, shrubs,
with the aforesaid uses or
shall be erected, altered,
single family dwelling not to
not more than three cars.
on this plat, between which
or maintained no building or
or nearer to the side street line
filling unit shall be located
square feet, exclusive of open
se of a one-story dwelling or
e than one story in height.
ack, garage, barn or other
either temporarily or permanently.
ose used in the residential
nor shall anything be done
neighborhood. No inoperative
this subdivision or on any
n 25 feet of the front property
quarters or no occupancy of

BRUNSON VILLAGE

BEING A SUBDIVISION OF THE S.E. 1/4 OF SECTION
HANCOCK COUNTY

JUNE

INDIANA ENGINEERS
ENGINEERS GREENFIELD

DEDICATION AND PLAT RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That Marvin E. and Virginia A. Brunson (husband and wife) owners of the lands shown and described hereon, have caused to be made the attached plat entitled, "BRUNSON VILLAGE SECTION FOUR", the same being a Subdivision of the Southeast Quarter of Section 30, Township 16 North, Range 7 East, Center Township, Hancock County, Indiana.

That the express purpose of this plat is to subdivide the above described property into lots in order to create more suitable sites for improvement.

That the official zoning regulations now in effect or as the same may be amended, from time to time, changed or amended applicable to the area within which this Subdivision is located shall be observed.

The streets, together with all existing and future planting, trees and shrubbery thereon, as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.

There is hereby created an easement within all areas designated herein as "Drainage and Utility Easement" for the installation and maintenance of all utilities, including without limitations, electricity, telephone services, water and sewer distribution and collection services, and any other utilities or services that may, in the future, be engaged or caused to be installed by the Subdivider, its successors and assigns and/or the owners of property within the Subdivision; such easement being in favor of the utility or service companies duly authorized to do business within, and franchised for, the subject area. No permanent buildings or trees shall be placed on said areas designated as "Drainage and Utility Easements", but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights of herein granted.

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

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 dwelling unit shall be located nearer than 12 feet to any side lot line.

No dwelling unit shall have a ground floor area of less than 1400 square feet, exclusive of open porches, attached garages and other accessory structures in the case of a one-story dwelling or less than 1000 square feet of ground floor area for a dwelling more than one story in height.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently. All outbuildings must be constructed of materials equivalent to those used in the residential structure.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No inoperative or unlicensed vehicle shall be parked on or repaired on any lot in this subdivision or on any street thereof. No boat, trailer, or camper shall be parked within 25 feet of the front property line of any lot. No garage or basement shall be built for living quarters or no occupancy of unfinished dwellings shall be permitted.

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or sign of any dimension used by the builder to advertise the property for sale or rent, or sign of any dimension used by the builder to advertise the property during the construction and sales period.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment

