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Title Insurance Company*

INDIANA

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Indianapolis Downtown—Corporate
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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.

CRANBERRY LAKE ESTATE SECTION 5

COVENANTS AND RESTRICTIONS

The undersigned, H. J. Ricks Construction Co., Inc., by Howard J. Ricks, President, for and on behalf of said Corporation, as owner of the real estate shown and described herein does hereby certify that he has laid off, platted and subdivided, and does thereby lay off, plat and subdivide said real estate in accordance with the within plat.

This Subdivision shall be known and designated as Cranberry Lakes Estates, Section 5, a subdivision in Hancock County, Indiana.

1. The express purpose of this plat is to subdivide the above property into lots in order to create more suitable sites for development.
2. 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 subdivision is located shall be observed.
3. 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, when ever discontinued by law.
4. 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 or 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 area designated as "DRAINAGE AND UTILITY EASEMENT" but same may be used for garden, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights, herein described.
5. No lot shall be used except for residential purposes. No building shall be placed, erected, altered or permitted to remain on any lot other than one detached single family dwelling unit not to exceed two and one half stories in height and a private attached garage for not less than two cars.
6. 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 structures.
7. No building shall be located on any lot nearer to the front property line or nearer to the side street than the minimum building setback lines shown on the plat. No dwelling unit shall be located nearer than fifteen (15) feet to any side lot line. No dwelling unit or outbuilding shall be located nearer than twenty (20) feet to any rear lot line. For any lot owner who subsequently purchases two (2) or more adjoining lots, "lot line" shall refer to the boundary of the overall group of lots, with side & rear yard requirements being taken from that overall outer boundary.
8. No dwelling unit shall have a ground floor area of less than 1600 square feet, exclusive of open porches, attached garages and other accessory structures in the case of a one story dwelling unit or less than 1800 square feet of total floor area for a dwelling unit of more than one story in height except lots numbered 78 through 85 and 109 through 120 upon which 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 unit or less than 1600 square feet of total floor area for a dwelling unit of more than one story in height.
9. No structures of a temporary character, trailer, basement, tent, shack, garage or barn or other outbuilding 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.
10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which 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 lots thereof. No boat, trailer, camper or mobile home shall be parked within twenty-five (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.
11. 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 a sign of any dimensions used by the builder or developer to advertise the property during construction and sales period.
12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.
13. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste materials shall be kept in a sanitary container. All incinerators or other equipment for the storage or disposal of such waste material shall be kept in a clean and sanitary condition.
14. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be place or permitted to remain on any corner lot with the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines; or, in the case of rounded corners, from the intersection of the street property line extended. The same sight-line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway. No trees shall be permitted within such distance of such sight lines.
15. From the date of commencement of construction (date building permit is issued) of any dwelling unit on any lot within this subdivision, said dwelling unit shall be completed within one (1) year.
16. The exterior construction of all homes within this subdivision shall consist of 10 percent brick or masonry.
17. Howard J. Ricks hereby reserves the right to inspect and approve all building plans before construction commences on any lot in this subdivision.
18. All driveways in this subdivision shall be paved with asphalt or concrete.

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FOR TAXATION

OCT 1 1987

Gene H. Ricks
Recorder Hancock County

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SHEET 3 OF 3	PROJECT CRANBERRY LAKE ESTATE SEC. 5	JOB NO. 560
	PREPARED FOR H.J. RICKS CONSTRUCTION COMPANY, INC.	
	TITLE RESTRICTIVE COVENANTS	

	SCHNEIDER ENGINEERING CORPORATION
	3020 NORTH POST ROAD INDIANAPOLIS, INDIANA 46228-6518
	civil engineers (317) 898-8282

