



*First American
Title Insurance Company*

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Subdivision Covenants and Restrictions

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CHARLOMOR WOODS

Hancock County, Indiana
Plat Book #5, page 134
Office of the Recorder
Recorded: December 29, 1970

Charlomor Woods, a subdivision, consists of a part of the North Half of the Northwest Quarter of Section 8, Township 15 North, Range 6 East, described as follows:

Beginning at the northwest corner of the North Half of the Northwest Quarter Section; thence east on the north line thereof 1,378 feet; thence south parallel with the west line of said Northwest Quarter Section 690 feet; thence west parallel with the north line thereof 1,378 feet and to the west line of the Northwest Quarter Section; thence north on said west line 690 feet to the place of beginning, containing 21.93 acres, more or less.

The dimensions of the lots and the width of the roadways are shown on the plate.

This is to certify that I have this the 28th day of February 1968, made this above survey and plat.

SEAL s/D. B. Thomas
Registered Land Surveyor #10,349

The undersigned owners hereby plat and subdivide the above described real estate in accordance with this plat.

The subdivision shall be known as Charlomor Woods and shall be subject to the following restrictions which shall operate as perpetual covenants, and shall run with the land and shall be binding on all parties and all persons claiming under them.

RESTRICTIONS

1. All lots in this subdivision shall be designated as residential lots. Only one single family dwelling may be erected or maintained on said lots.
2. No residence shall be erected, placed or permitted to remain on any lot unless said residence shall have a ground floor area of not less than 1500 square feet exclusive of porch or garage, or 1000 square feet in the case of a two-story residence. Each residence must have an attached garage included in the construction.
3. No trailers, tent, shack, basement, garage, barn or other out buildings or temporary structure shall be used for temporary or permanent residential purposes on any lot in this subdivision. No commercial dog kennel, hospital, or junk yard will be permitted in this subdivision. Keeping of live stock, except domestic pets is prohibited.
4. No noxious or offensive trade shall be carried on upon any lot in this subdivision, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
5. Outside toilets will not be permitted. All water systems and methods of sewage disposal in this subdivision are to be in compliance with the regulations or procedure by the Indiana State Board of Health or other civil authority having jurisdiction.

Plat Book #5, page 134 (continued)

6. A front building set-back line is hereby established at 50 feet as shown on plat, and all buildings shall be not less than 15 feet from the side lot lines.
7. No concrete block house will be permitted upon any lot in this subdivision.
8. Additional right of way as shown is retained by the subdividers. Catalina Drive is hereby dedicated for the use of the public.
9. Driveway pipes with a minimum of 12 inches in diameter shall be placed at all lot entrances.
10. Nothing of a permanent nature shall be constructed on the utility easements.
11. Invalidation of any of these restrictions by judgement or court order shall in no wise affect any of the other restrictions which shall remain in full force and effect.

IN WITNESS WHEREOF Mat-Mor Corporation, owner, caused to be subscribed this the 6th day of June, 1968.

s/ Basil Mattox President

s/ Lois L. Morris Secretary

Subscribed and sworn to me before a Notary Public this 6th day of June 1968.

SEAL

My Commission expires March 3, 1969.

s/Stephen A. Free
Notary Public

Approved by Hancock County Planning Commission, December 9, 1968.

s/William Ira Silvey
President

Approved by Board of County Commissioners of Hancock County, Indiana,
Dec. 9, 1968.

s/Fred Bullman
President

Duly entered for taxation Dec. 12, 1968. Norman H. Updegrove, Auditor, Hancock
County.