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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.
RESTRICTIVE COVENANTS

COVENANT COURT
AN ADDITION TO THE TOWN OF NEW PALESTINE, INDIANA
UNIT DEVELOPMENT PLAN

1. LAND USE: Lots Numbered 1, 2, and 17 herein shall be used for General Business. Lots Numbered 3 thru 18 shall be used for residential purposes. No residence shall be erected, altered, placed upon, or permitted to remain on Lots Numbered 3 thru 18 other than a single family dwelling with attached garage. No lot shall be used as a public thoroughfare, unless approved by a public authority. Lots, after purchase, shall be kept in a presentable condition. Grass shall be mowed on a regular basis. Trash and debris, and other objectionable materials shall not be allowed to accumulate on any lot, regardless of whether a dwelling exists thereon. Owners who fail to comply with these requirements shall be subject to appropriate legal action.

2. NOISE: No noxious or offensive activity shall be carried on upon any lot, including outside incineration.

3. TEMPORARY STRUCTURES: No structure of a temporary character, mobile home, boat, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanent.

4. OUTBUILDINGS: No outbuildings will be permitted on Lots Numbered 3 thru 18. Outbuildings of reasonable size may be constructed on Lots Numbered 1, 2, and 17, so long as they are of quality construction and present an appearance which enhances the neighborhood.

5. DWELLING QUALITY AND SIZE: All dwellings shall be of new construction and shall be constructed of good grade materials and with the best of construction practices. No dwellings shall have less than 1000 square feet nor more than 1175 square feet of floor space, exclusive of garage. Garage size shall be limited to 400 square feet.

6. FENCES: No fence more than 3.5 feet in height shall project beyond the setback lines shown on this plat. Any fence erected shall enhance the appearance of the neighborhood and shall be adequately constructed. No fence above ground swimming pools will be allowed.

7. All on site electrical and telephone installations shall be underground using low profile transformers. Electrical services shall be restricted to single phase 240 volt.

8. SIDEWALKS: A 3 feet wide by 4 inch thick concrete sidewalk shall be installed adjacent to the concrete gutter along the front of each lot Numbered 3 thru 18 after concrete driveway is constructed.

9. SIDE CLEARANCES: Side lot line setback shall be 6 feet from the property line to the face of building. Roof overhang in the side building setback shall be limited to 24 inches.

10. PLAN REVIEW: All building plans for Lots Numbered 3 thru 18 herein shall be reviewed and approved by the developer, Kenneth Bergmann, or his assistants prior to the beginning of any construction work.
DESCRIPTION: A part of the east half of the northeast quarter of Section 30, Township 16 North, Range 8 East, in the Town of New Palestine, in Hancock County, Indiana, more particularly described as follows, to wit:

Commencing at a railroad spike at the southeast corner of said quarter section, thence an assumed bearing of North 00 degrees 00 minutes 00 seconds West a distance of 559.20 feet along the east line of said quarter section to a P.K. Nail on the centerline of U.S. Highway Number 55, thence North 73 degrees 45 minutes 56 seconds West a distance of 591.78 feet along the centerline of said highway to a P.K. Nail at the point of beginning of this description, thence North 00 degrees 00 minutes 00 seconds West a distance of 551.94 feet to a 2 3/4 inch rebar on the southerly right of way line of the B and O Railroad; formerly the C. H. and D. Railroad Company, thence North 73 degrees 45 minutes 00 seconds West a distance of 252.90 feet along the southerly right of way line of said railroad to a 5 3/4 inch rebar in the center of Parish Ditch, thence South 11 degrees 18 minutes 00 seconds West a distance of 415.90 feet along the centerline of said ditch and said ditch centerline extended, to a P.K. Nail in the centerline of said highway, thence South 73 degrees 45 minutes 36 seconds East a distance of 363.80 feet along the centerline of said highway to the point of beginning, containing 5.410 acres, more or less, subject to right of way for U.S. Highway Number 55 and subject to any easements of record.

CERTIFICATION: I, Kenneth Buckley, hereby certify that I am a Land Surveyor, registered in compliance with the laws of the State of Indiana, and I do further certify that I have surveyed the property described in the above caption and that I have subdivided the same into lots as shown hereon. This plat correctly represents said survey and subdivision in every detail. All lot corners are marked as indicated. This subdivision consists of seventeen lots Numbered 1 thru 17.

Dated this 9th day of May, 1989.

Kenneth Buckley, L.S.

BUCKLEY & ASSOCIATES
Engineers and Land Surveyors
P.O. Box 12 - 308 W. Main St.
Knightstown, Ind.
Tel. 317-345-5943

1. LAND USE: Lots Numbered 3 to 17. No residence shall be erected on Lots Numbered 3 thru 17 except as an attached garage. No lot shall be approved by the Planning Commission if it is vacant for a period of 6 continuous months. No temporary structures shall be erected on Lots Numbered 3 thru 17 except as an attached garage.

2. MODIFICATIONS: No modifications shall be made on any lot, including outside lighting.

3. TEMPORARY STRUCTURES: 1. No new home, boat, basement, tent, shall be used on any lot at any time.

4. OUTBUILDINGS: No outbuilding shall be constructed on any lot.

5. DWELLING QUALITY AND SIZE: Each dwelling shall be of substantial construction and shall be constructed of construction practices. No dwelling shall be more than 1176 square feet in size unless it is a garage.

6. FENCES: No fence on any lot shall be set back more than 3 feet from the lot line.

7. ALL SITE ELECTRIC: All site electric underground, using low profile restrictions of section 6.

8. SIDEWALKS: A sidewalk shall be installed adjacent to the curb at the front of each lot.

9. SIDE CLEARANCE: Each property line to the face of building shall be left unobstructed except as shown in section 6.

10. PLAN REVIEW: All buildings shall be reviewed and approved prior to the beginning of construction.