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.
Dedication and Plat Restrictions:

Know all men by these presents: That Northgate Realty, Inc., an Indiana Corporation, owner of the lands shown entitled "Cranberry Lake Estates Section Two", the same being a Subdivision of the North Half of Section 1, Township, Hancock County, Indiana.

1. That the purpose of this plat is to subdivide the above property into lots in order to create more suitable sites for development.
2. 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 subdivision is located shall be observed.
3. That 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 dedicatee, their successors or assigns the reversion or reversions thereof, whenever 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 required to be installed by the subdividers, 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 areas designated as "DRAINAGE AND UTILITY EASEMENT" 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, 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 more than three cars.
6. From yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, 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 lines 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.
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.

In Witness Whereof: Northgate Realty, Inc., an Indiana Corporation, has caused these presents to be signed in Secretary this 31st day of July, 1978.

Northgate Realty, Inc.

By:

Allen Strahl

President

State of Indiana, S.S.
County of Hancock

I hereby certify: That on this personally appeared before me, an Officer duly authorized to administer oaths and take acknowledgments, Allen Strahl and Linda Strahl, President and Secretary, respectively, of Northgate Realty, Inc., an Indiana Corporation, to me well known to be the persons herein described and who severally acknowledge the execution thereof to be their free act and deed as such officers for the uses and purposes mentioned.

Witness: My Signature and Official Seal this 31st day of July, 1978

Notary Public of Indiana

Hancock County Plan Commission: This is to certify that this plat was approved by the Hancock County Plan Commission this 31st day of July, 1978, under the authority provided by Chapter 174, Acts of 1947 of the General Assembly, State of Indiana and all acts amendatory thereto.

President - James E. McLeod

Secretary - Gerald Lantz

Hancock County Rec

and recorded in Pi
an Indiana Corporation, owner of the lands shown and described hereon, have caused to be made the attached plat
sing a Subdivision of the North Half of Section 17, Township 16 North, Range 7 East, Center Township, Hancock

9. No structure 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 lot 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 periods.

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 placed or permitted
    to remain on any lot within 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 lines extended. The same sight line
    limitations shall apply on any lot within ten (10) feet from the intersection of a
    street property line within the edge of a driveway. No trees shall be permitted
    within such distances 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
    at least 10% (10%) per cent brick or masonry.

17. Northgate Realty, Inc. 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.

provision, has caused these presents to be signed in its corporate name by its President and attested by its

LEN STRAHL
PRESIDENT ATTEST: LINDA STRAHL SECRETARY

HANCOCK COUNTY COMMISSIONERS:

This is to certify that this plat has been approved and accepted for record by the
Hancock County Commissioners, by resolution adopted by said Commissioners, this
11th day of September, 1978, under 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.

DAN RY
PRESIDENT

COMMISSIONERS

4TH DAY OF SEPTEMBER, 1978

DULY ENTERED
FOR TAXATION

SEP 25, 1978

10 24724