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.
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 Lake 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, may be applied 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 public use for private purposes respecting to the dedicants, their successors or assigns the reversion or reversion 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 owner of property within the subdivision, such easement being in favor of the utility or service company 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 foresaid 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 sides of the 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 over one third of an acre the purchaser may purchase two (2) or more adjoining lots, "lot line" to be 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 600 square feet, exclusive of open porches, attached garages and other accessory structures. The case of a one story dwelling unit or less than 800 square feet of total floor area for a dwelling unit of more than one story in height, except lots numbered 78 through 85 and 100 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 outbuildings shall be used or occupied on any lot at any time in the residence, either temporarily or permanently. All outbuildings must be constructed of materials equivalent to those used in the residential structure.

10. Noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereof which may become an annoyance or nuisance to the neighborhood. No inoperative or unlicensed vehicle shall be parked or repaired on any lot in this subdivision or on any lots thereof. No boat, trailer, camper or mobile home shall be parked on any lot. A gravel or tire surface 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 to advertise the property for sale. Signs shall not be placed 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 on the sides of the street corners from the last intersection of the street property line extended. The same sign line limitations shall apply on each side on any lot feet from the intersection of a street property line with the edge of a driveway. No trees shall be planted within such distance of any such signs lines.

12. From the date of commencement of construction (date building permit is issued) of any dwelling unit on any lot within this subdivision, said dwelling shall be completed within one (1) year.

13. The exterior construction of all homes within this subdivision shall consist of 10 percent brick or masonry.

14. Howard J. Ricks hereby reserves the right to inspect and approve all building plans before construction commences on any lot in this subdivision.

15. All driveways in this subdivision shall be paved with asphalt or concrete.

THIS INSTRUMENT DULY ENTERED FOR TAXATION OCT 1 1937
H. J. RICKS CONSTRUCTION CO., INC.
R R 6, BOX 234
GREENFIELD, INDIANA 46140

H. J. Ricks

H. J. RICKS, PRESIDENT
STATE OF INDIANA:
COUNTY OF HANCOCK

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE
COUNTY AND STATE, PERSONALLY APPEARED HOWARD J. RICKS, AND
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS
HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN
EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1ST DAY OF

NOTARY PUBLIC

COUNTY OF RESIDENCE

HANCOCK COUNTY AREA PLAN COMMISSION: This is to certify that this plat was
approved by the Hancock County Area Plan Commission this 20th day if
November, 1986, under the authority provided by Chapter 174, Acts of 1947 of the
General Assembly, State of Indiana and all acts amendatory thereto.

H. D. Kennedy
President

Secretary

HANCOCK COUNTY COMMISSIONERS:
This is to certify the this plat has been approved and accepted for record by the Hancock County
Commissioners, by resolution adopted by said Commissioners, this day of
November, 1987, 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.

Motel Thompson
Commissioner

William J. Hale
Commissioner

HANCOCK COUNTY RECORDER: This instrument filed this day of
1987 and recorded in Cabinet Letter and as Instrument Number

Recorder

97746

DULY ENTERED FOR TAXATION

OCT 1 1987

[Signature]
Hancock County

THIS INSTRUMENT PREPARED BY H. J. RICKS, PRESIDENT H. J. RICKS CONSTRUCTION CO., INC.