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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.

DEER RUN-SECTION THREE

COVENANTS

PAGE 2 OF RECORD PLAT

Glen Cain
HANCOCK CO. RECORDER
REC'D DEC 12 P 3:20

97537

DULY EN
FOR TAX

DEC 1

Marsby
AUDITOR HA

I, Gene Rinninger, owner of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as DEER RUN, SECTION THREE. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets there shall be erected or maintained no buildings or structures. The strips of ground shown on this plat and marked drainage and utility easement (D. & U. E.) are reserved for the use of the public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, drainage facilities subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained on said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of the other lots in this subdivision.

This subdivision shall be subject to the following restrictions which shall operate as perpetual covenants.

1. Drainage swales (ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be altered, dug out, filled in, tiled, or otherwise changed without the written permission of the Hancock County Surveyor. Property owners must maintain these swales as sodded grassways or other non-eroding surfaces. Water from roof or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriate sized culverts or other approved structures have been permitted by the County Surveyor.

2. All driveways entering onto County Road 600 West and crossing the roadside ditch shall be constructed with an acceptable 18" x 30' corrugated metal pipe. Said pipe shall be placed per the Hancock County Highway Engineer and County Commissioners.

3. Any property owner altering, changing or damaging the drainage swales or ditches will be held responsible for such action and will be given 10 days notice by registered mail to repair said damage, after which time, if no action is taken, the Hancock County Surveyor will cause said repairs to be accomplished, and the bill for such repairs will be sent to the affected property owner for immediate payment.

4. No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 2.5 and 8 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 40 feet from the intersection of said street lines (40 feet for minor streets and 75 feet for arterial streets) or in the case of a rounded property corner from the intersection of the street right-of-way lines extended.

5. The same sight limitations shall apply to any lot within 10 feet of the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No driveway shall be located within 70 feet of the intersection of two street lines. No drainage structures shall be located within driveway limits.

6. No sump pump drains or other drains shall outlet to the street.

No trees shall be planted in the Hancock County right-of-way.

All numbered lots in this subdivision shall be designated as residential lots.

14. No noxious or offensive trade shall be carried subdivision nor shall anything be done thereon annoyance to the neighborhood. All lots must

15. All residential construction must be completed starting date, including the final grading.

16. No boat, camper, bus or trailer shall be parke than the building setback li . No inoperative be parked on or repaired on any lot in this su thereof.

17. All fuel storage tanks in this subdivision sha

18. No fence or wall shall be erected or placed o street than the minimum front building setback

19. All homes in this subdivision will be built by or approved by the developers.

20. All building plans must be approved by the deve

21. All out buildings shall be constructed of new m in appearance with the residence on the lot on built.

22. Any external T.V. Antenna or satellite dish sha residence.

23. All drives to be black top or concrete surface

24. The foregoing covenants are to run with the la all parties and all persons claiming under the which time said covenants and restrictions sha for successive periods of ten (10) years unless majority of the then owners of the building si covenants, or restrictions, in whole or part. the foregoing covenants, or restrictions, by j in no way affect any other covenants or restri full force and effect.

STATE OF INDIANA)
) SS:
COUNTY OF HANCOCK)

I, Gene Rinninger, do hereby certify that I am the the above caption and that as such owners, we have property to be surveyed and subdivided as shown on free and voluntary act and deed.

By: _____
GENE RINNI

I, _____, a notary pu

[illegible] ditch shall be constructed with an acceptable 18" x 30' corrugated metal pipe. Said pipe shall be placed per the Hancock [illegible] Commissioners.

3. Any property owner altering, changing or damaging the drainage swales or ditches will be held responsible for such action and will be given 10 days notice by registered mail to repair said damage, after which time, if no action is taken, the Hancock County Surveyor will cause said repairs to be accomplished, and the bill for such repairs will be sent to the affected property owner for immediate payment.

4. No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 2.5 and 8 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 40 feet from the intersection of said street lines (40 feet for minor streets and 75 feet for arterial streets) or in the case of a rounded property corner from the intersection of the street right-of- way lines extended.

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6. No sump pump drains or other drains shall outlet to the street.

7. No trees shall be planted in the Hancock County right-of-way.

8. All numbered lots in this subdivision shall be designated as residential lots. Only one single family dwelling with an attached two or three car garage shall be permitted on one lot.

9. 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.

10. No trailer, tent, shack, basement, garage, barn or other outbuildings or temporary structure shall be used for temporary or permanent residential purposes on any lot in the subdivision. No commercial dog kennel, hospital or junk yard will be permitted in the subdivision. Keeping livestock, except domestic pets is prohibited.

11. No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the plat. No accessory building shall be located closer to any front or side lot line than the required minimum front and side yard distance for the primary dwelling. No accessory building shall be located closer to any rear lot than 15 feet, but in no case shall it encroach upon any easement.

12. All water systems and methods of sewage and disposal in this subdivision are to be in compliance with the regulations or procedures by the State Board of Health or other civil authority having jurisdiction.

13. No vinyl, pressed wood, or aluminum siding shall be used in the subdivision. A minimum of 75% of the front of residence to be either brick or stone.

14. The foregoing covenants are to run with the lan[illegible] which time said covenants and restrictions shal[illegible] for successive periods of ten (10) years unless majority of the then owners of the building sit[illegible] covenants, or restrictions, in whole or part. [illegible] the foregoing covenants, or restrictions, by ju[illegible] in no way affect any other covenants or restric[illegible] full force and effect.

STATE OF INDIANA)
) SS:
COUNTY OF HANCOCK)

I, Gene Rinninger, do hereby certify that I am the [illegible] the above caption and that as such owners, we have [illegible] property to be surveyed and subdivided as shown on [illegible] free and voluntary act and deed.

by: [signature]
GENE RINNING[illegible]

I, [illegible] a notary publ[illegible] State do hereby certify that Schildmeier Woods Part[illegible] Garriott, personally known to me to be the same per[illegible] to the above certificate, appeared before me this d[illegible] that he signed the above certificate as his own fre[illegible] for the purpose therein set forth.

Given under my hand and notarial seal this 11 day[illegible]

My commission expires 2-8-91

COUNTY OF RESIDENCE Hancock

NOT[illegible]
PRI[illegible]

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY [illegible] THE 11 DAY OF DEC, 1989.

James Kirkley / Noble Snodgrass

APPROVED BY THE HANCOCK COUNTY PLAN COMMISSION IN A[illegible] SUBDIVISION CONTROL ORDINANCE THIS 20th DAY OF [illegible] 1989.

J. D. Kennedy

This Instrument prepared by Nolan and Gibson Corporation, Ronald L. Nolan, President.

SLIDE B
CABINET [illegible]
INSTR NO 87-7537

ER RUN-SECTION THREE

COVENANTS

PAGE 2 OF RECORD PLAT

DULY ENTERED FOR TAXATION

DEC 18 1987

Marsby W. Counter
Auditor of Hancock County

he real estate shown and described herein, do hereby lay real estate in accordance with the within plat.

wn and designated as DEER RUN, SECTION THREE. All streets cated are hereby dedicated to the public.

are hereby established as shown on this plat, between s of the streets there shall be erected or maintained no strips of ground shown on this plat and marked drainage E.) are reserved for the use of the public utilities and sewer mains, poles, ducts, lines and wires, t all times to the proper authorities and to the permanent or other structures are to be erected or and, but owners of lots in this subdivision shall take ghts of the public utilities, and to the rights of the is subdivision.

ject to the following restrictions which shall operate

along dedicated roadways and within the right-of-way, asements, are not to be altered, dug out, filled in, d without the written permission of the Hancock County must maintain these swales as sodded grassways or . Water from roof or parking areas must be contained so that said drainage swales or ditches will not be veways may be constructed over these swales or ditches d culverts or other approved structures have been veyor.

County Road 600 West and crossing the roadside with an acceptable 18" x 30' corrugated metal pipe. er the Hancock County Highway Engineer and County

, changing or damaging the drainage swales or ditches r such action and will be given 10 days notice by aid damage, after which time, if no action is taken, will cause said repairs to be accomplished, and the be sent to the affected property owner for immediate

or shrub planting which obstructs sight lines and feet above the street shall be placed or permitted within the triangular area formed by the street e connecting points 40 feet from the intersection of or minor streets and 75 feet for arterial streets) or

14. No noxious or offensive trade shall be carried upon any lot in this subdivision nor shall anything be done thereon which my become a nuisance or annoyance to the neighborhood. All lots must be kept mowed.

15. All residential construction must be completed within one year after the starting date, including the final grading.

16. No boat, camper, bus or trailer shall be parked closer to the street than the building setback line. No inoperative or unlicensed vehicle shall be parked on or repaired on any lot in this subdivision or on any street thereof.

17. All fuel storage tanks in this subdivision shall be buried below ground.

18. No fence or wall shall be erected or placed on any lot nearer to any street than the minimum front building setback line as shown on the plat.

19. All homes in this subdivision will be built by custom builders selected or approved by the developers.

20. All building plans must be approved by the developers or their assigns.

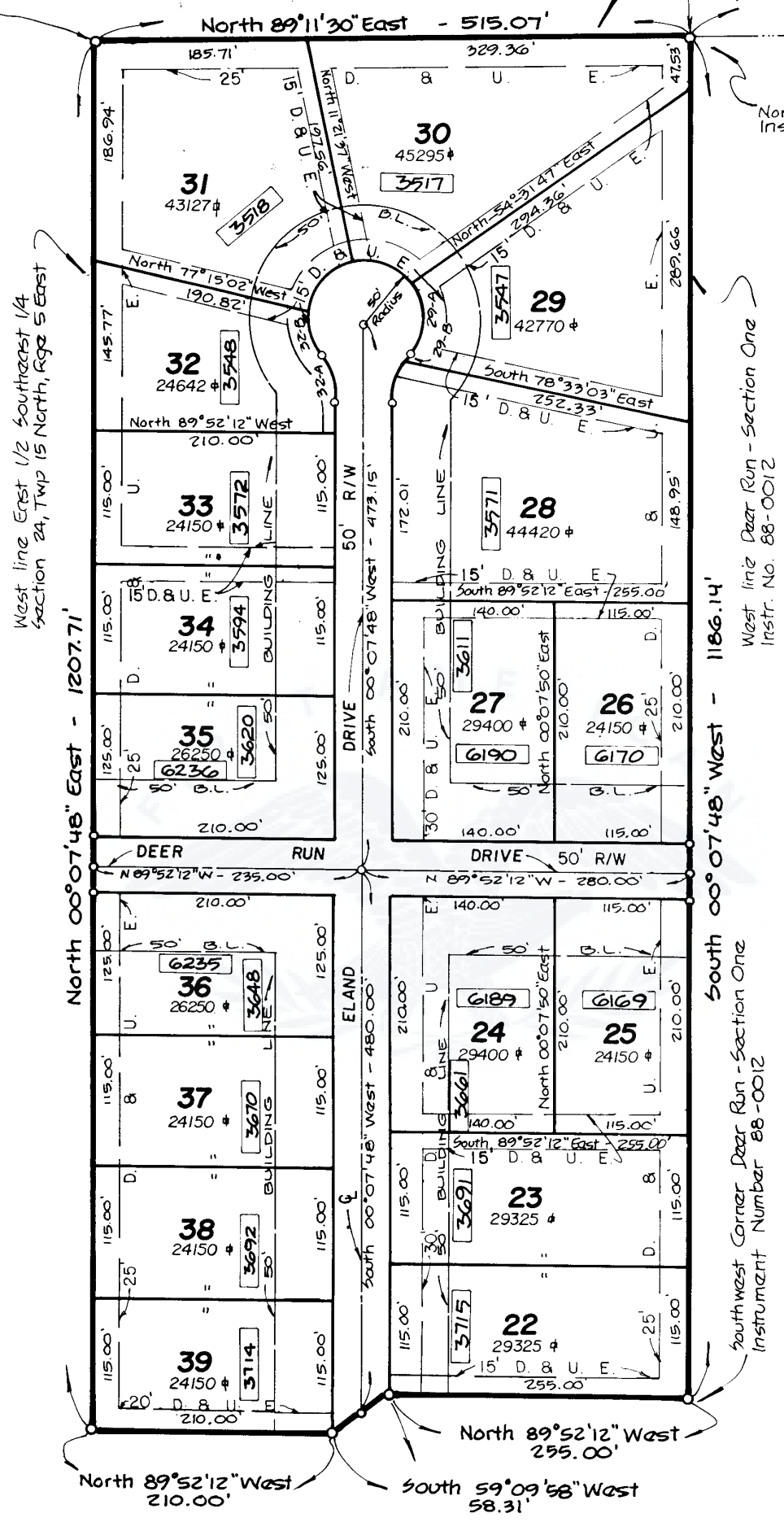
21. All out buildings shall be constructed of new materials and be similiar in appearance with the residence on the lot on which the building is being built.

22. Any external T.V. Antenna or satellite dish shall be placed in behind the residence.

23. All drives to be black top or concrete surface one year after construction.

24. The foregoing covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2011 at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or part. Invalidation of any one of the foregoing covenants, or restrictions, by judgement or court order shall in no way affect any other covenants or restrictions, which shall remain in full force and effect.

STATE OF INDIANA)
) SS:
COUNTY OF HANCOCK)



NOTE: See page 2 of reco
for lot curve data

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This subdivision
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thereof.

CERTIFIED: May 31

BE IT RESOLVED BY
COUNTY, INDIANA,
HEREBY APPROVED A
1988.

James Kerl

APPROVED BY THE
THE SUBDIVISION
1988.

DENOTES 5/8" rebar
within 60

NOTE: 5/8" rebar
after reco

0000 DENO

RONALD L. NOLAN
REGISTERED
No.
SO 439
STATE OF
INDIANA
LAND SURVEYOR

drainage facilities subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained on said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of the other lots in this subdivision.

This subdivision shall be subject to the following restrictions which shall operate as perpetual covenants.

1. Drainage swales (ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be altered, dug out, filled in, tiled, or otherwise changed without the written permission of the Hancock County Surveyor. Property owners must maintain these swales as sodded grassways or other non-eroding surfaces. Water from roof or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriate sized culverts or other approved structures have been permitted by the County Surveyor.

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5. No sump pump drains or other drains shall outlet to the street.

6. No trees shall be planted in the Hancock County right-of-way.

7. All numbered lots in this subdivision shall be designated as residential lots. Only one single family dwelling with an attached two or three car garage shall be permitted on one lot.

8. 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.

9. No trailer, tent, shack, basement, garage, barn or other outbuildings or temporary structure shall be used for temporary or permanent residential purposes on any lot in the subdivision. No commercial dog kennel, hospital or junk yard will be permitted in the subdivision. Keeping livestock, except domestic pets is prohibited.

10. **No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the plat. No accessory building shall be located closer to any front or side lot line than the required minimum front and side yard distance for the primary dwelling. No accessory building shall be located closer to any rear lot line than 15 feet, but in no case shall it encroach upon any easement.**

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12. No vinyl, pressed wood, or aluminum siding shall be used in the subdivision. A minimum of 75% of the front of residence to be either brick or stone.

13. No noxious or offensive trade shall be carried upon any lot in this subdivision nor shall anything be done thereon which my become a nuisance or annoyance to the neighborhood. All lots must be kept mowed.

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COUNTY OF R

LOT CURVE DATA

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This Instrument prepared by Nolan and Gibson Corporation, R

COVENANTS

PAGE 2 OF RECORD PLAT

described herein, do hereby lay
with the within plat.

RUN, SECTION TWO. All streets
d to the public.

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19. All building plans must be approved by the developers or their assigns.

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21. Any external T.V. Antenna or satellite dish shall be placed in behind the residence.

22. All drives to be black top or concrete surface one year after construction.

23. The foregoing covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2011 at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or part. Invalidation of any one of the foregoing covenants, or restrictions, by judgement or court order shall in no way affect any other covenants or restrictions, which shall remain in full force and effect.

STATE OF INDIANA)
) SS:
COUNTY OF HANCOCK)

I, Gene Rininger do hereby certify that I am the owner of the property described in the above caption and that as such owners, we have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as my own free and voluntary act and deed.

by: Gene Rininger
GENE RININGER

I, a notary public in and for said County and State do hereby certify that Gene Rininger, personally known to me to be the same person whose name is subscribed to the above certificate, appeared before me this day in person and acknowledged that he signed the above certificate as his own free and voluntary act for the purpose therein set forth.

Given under my hand and notarial seal this 16th day of JANUARY, 1989

My commission expires 2-8-91

COUNTY OF RESIDENCE HANCOCK

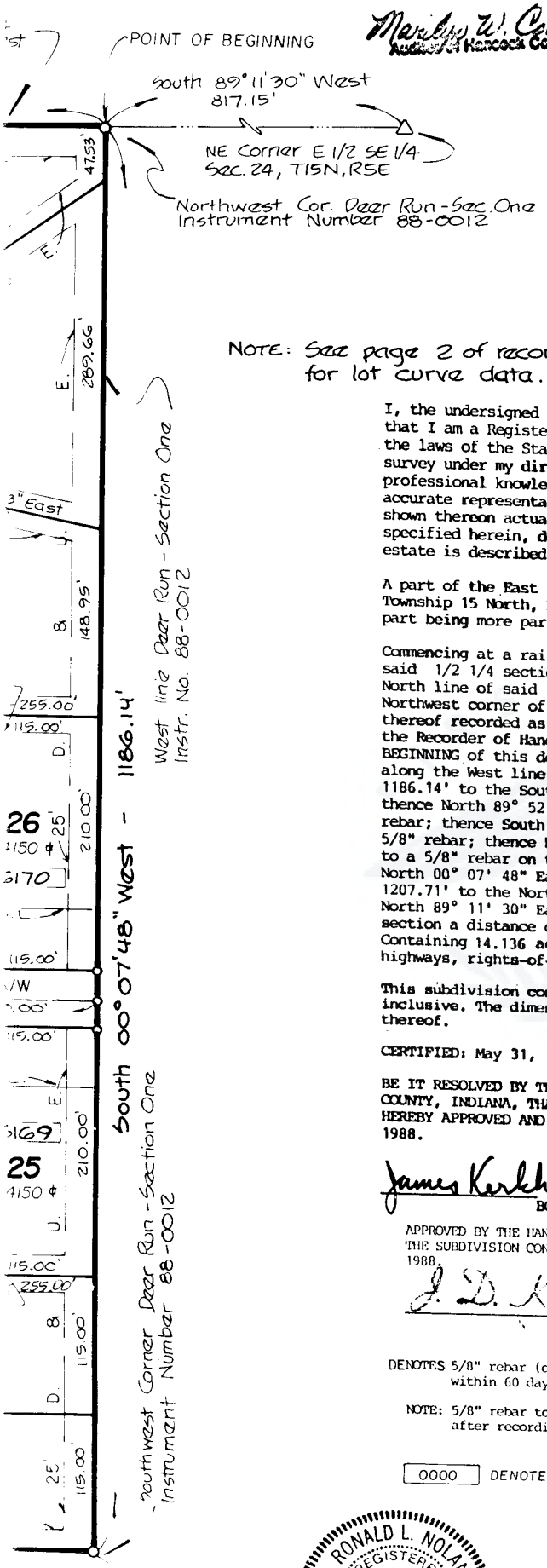
Margaret E. Lund
NOTARY PUBLIC
PRINTED SIGNATURE MARGARET E. LUND

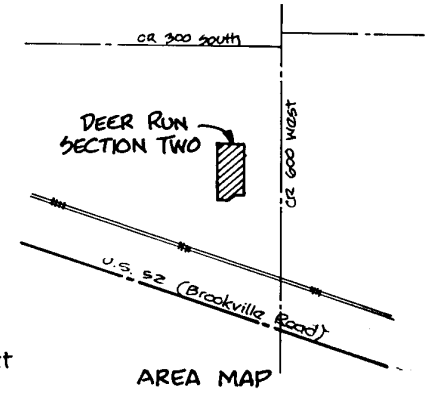
890352

LOT CURVE DATA	RADIUS	LENGTH	CHORD	TANGENT	DELTA
28	50.00'	27.89'	27.53'	14.32'	31°57'47"
29-A	50.00'	67.20'	62.26'	39.78'	77°00'35"
29-B	50.00'	8.24'	8.23'	4.13'	09°26'48"
30	50.00'	57.50'	54.38'	32.40'	65°53'25"
31	50.00'	57.50'	54.38'	32.40'	65°53'25"
32-A	50.00'	36.14'	35.36'	18.90'	41°24'35"

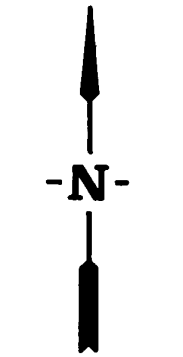
JAN 17 1989

Marilyn W. Counter
Auditor of Hancock County





AREA MAP



SCALE 1" = 100'

NOTE: See page 2 of record plat for lot curve data.

I, the undersigned Registered Land Surveyor, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that I have conducted a survey under my direct supervision and to the best of my professional knowledge, information and belief this plat is an accurate representation of that survey and that all monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met, and that the real estate is described as follows:

A part of the East 1/2 of the Southeast 1/4 of Section 24, Township 15 North, Range 5 East in Hancock County, Indiana, said part being more particularly described as follows:

Commencing at a railroad spike marking the Northeast corner of said 1/2 1/4 section; thence South 89° 11' 30" West along the North line of said 1/2 1/4 section a distance of 817.15' to the Northwest corner of Deer Run - Section One as per the plat thereof recorded as Instrument Number 88-0012 in the office of the Recorder of Hancock County, Indiana and being the POINT OF BEGINNING of this description; thence South 00° 07' 48" West along the West line of said Deer Run - Section One a distance of 1186.14' to the Southwest corner of said Deer Run - Section One; thence North 89° 52' 12" West a distance of 255.00' to a 5/8" rebar; thence South 59° 09' 58" West a distance of 58.31' to a 5/8" rebar; thence North 89° 52' 12" West a distance of 210.00' to a 5/8" rebar on the West line of said 1/2 1/4 section; thence North 00° 07' 48" East along said West line a distance of 1207.71' to the Northwest corner of said 1/2 1/4 section; thence North 89° 11' 30" East along the North line of said 1/2 1/4 section a distance of 515.07' to the point of beginning. Containing 14.136 acres, more or less. Subject to all legal highways, rights-of-way, easements and restrictions of record.

This subdivision consists of 18 lots numbered 22 thru 39 inclusive. The dimensions are shown in feet and decimal parts thereof.

CERTIFIED: May 31, 1988

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, HANCOCK COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS THE 16 DAY OF JAN, 1988.

James Kerkhof Robert Snodgrass William Selvey
BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE HANCOCK COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE THIS THE 21 DAY OF July, 1988.

J. D. Kennedy Steve R. Riger

DENOTES 5/8" rebar (or copperweld if within pavement) to be set within 60 days after completion of street construction.

NOTE: 5/8" rebar to be set at all lot corners within 60 days after recording of plat.

0000 DENOTES TYPICAL STREET ADDRESS.

RONALD L. NOLAN
REGISTERED
No. SO 439
STATE OF INDIANA
LAND SURVEYOR

Ronald L. Nolan
RONALD L. NOLAN, Registered Land Surveyor, SO439

890352