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.
HUNTERS CHASE

SECTION THREE

RECORD PLAT - (BUCK CREEK TOWNSHIP)

(COVENANTS)

We, Dennis Lee Fry and Kathleen A. Fry, owners 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 HUNTERS CHASE, SECTION 3.

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 and objects subject 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, the rights of the Grantee of any drainage easement, 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 become 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. 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 said property owner shall be responsible for the payment of the bill for such repairs, forthwith.

3. 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 20 feet from the intersection of said street line (40 feet for minor street 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.

4. The same height 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.

5. All numbered lots in this subdivision shall be designated as residential lots. Only one single family dwelling shall be permitted on one lot. Said single family dwelling shall have an attached two or three car garage. Any outbuilding shall be constructed of new materials and be similar in appearance to the residence on the lot on which said outbuilding is constructed.

6. 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 950 square feet in the case of a two story residence.

7. No trailer, tent, shack, basement, garage, barn or other outbuildings or temporary structure shall be used for temporary or permanent residential occupancy.

State of Indiana
County of Hancock

We, Dennis Lee Fry and Kathleen A. Fry, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

I, hereby certify that I am the duly duly elected or appointed officer authorized to execute deeds in the county of Hancock, state of Indiana, and that the document signed by me is true and correct, and that I have properly recorded the same. The instrument above was executed on the date noted therein.

Given under my hand and seal this 5th day of March, 1980.

My Commission Expires
2/6/90

Be it resolved by Indiana, that the

Duly Enter
FOR TAXATION

MAR 5 488

[Signature]

Office of the Recorder of Deeds
real estate shown
divide said real

CHASE, SECTION 3.

shown on this
reets there shall
lity easement (D. 
se for the instal-
aries and to the
tures are to be
rs of lots in this
its of the public
es, and to the

trictions which

within the right-
be altered, dug
written permis-
must maintain these
es. Water from
y long enough so
ed by such water.
hes only when
s have been permit-

11. No noxious or offensive trade shall be carried on upon any lot in this subdivision nor shall anything be done thereon which may become a nuis-
ance or annoyance to the neighborhood. All lots must be kept mowed.

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

13. 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.

14. 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 plat.

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

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

17. 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, 2012 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 judgment 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  

We, Dennis Lee Fry and Kathleen A. Fry, do hereby certify that we are the
owners of the property described in the above caption and that as such
owners, we have caused the said above described property to be surveyed