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.
LIBERTY ST.

RECORD SECTION ONE

BEING A SUBDIVISION OF THE S.W. 1/4 OF SECTION 31, TOWNSHIP I
HANCOCK COUNTY

INDIANA SURVEYING COMPANY, INC.
BRADFORD R. DREAMER, P.L.S., PRESIDENT
GREENFIELD, INDIANA
PH. 462-7046

DEDICATION AND PLAT RESTRICTIONS:

KNOW ALL MEN BY THESE PRESENTS: That CLYDE STRAHL, owner of the land shown and described hereon has caused to be made the same being a subdivision of the Southwest Quarter of Section 31, Township 16 North, Range 7 East, Center Township, Hancock County, Indiana, as shown on the attached plat and hereby dedicated to the perpetual use of the public for proper purposes, according to the dedication, terminations, restrictions, and restrictions thereon which the subdivision is located as shall be observed.

1. That the express 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, shall be applicable to the same, and upon 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, according to the dedications, terminations, restrictions, and restrictions thereon which the subdivision is located as shall be observed.

4. That there is hereby created an easement within all areas designated herein as "DRAINAGE AND UTILITY EASEMENTS" for the installation and maintenance of all utilities, including without limitations, electricity, telephone services, water and sewer distribution and collection services, and all 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 owners of property within the subdivision, such easements being in favor of utility and service companies duly authorized to do business within the franchised area, as designed and for garden, shrub, landscaping and other purposes not to be then or later interfered with the aforesaid uses or rights of, herein described.

5. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling unit to exceed two and one-half stories in height and a private attached garage for not more than three cars.

6. That the yard building setback lines are hereby established and 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. That 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 or outbuilding shall be located nearer than twenty (20) feet to any rear lot line.

8. No dwelling unit shall have a gross floor area of less than 1000 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 for a dwelling unit of more than one story in height.

9. The owner and/or builder of each lot shall install sidewalks on each lot during construction. The exterior side of the dwelling unit shall be as per the City of Greenfield specifications.

IN WITNESS WHEREOF: CLYDE STRAHL, has caused these presents to be signed this day of , 1977.

STATE OF INDIANA
COUNTY OF HANCOCK
I HEREBY CERTIFY: That on this day personally appeared before me, CLYDE STRAHL, to me well known to be the person described herein, who acknowledged that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS: My signature and official seal this day of , 1977.

BOARD OF PUBLIC WORKS
CITY OF GREENFIELD APPROVALS

This plat was given approval by the BOARD OF PUBLIC WORKS AND CARETAKERS OF THE CITY OF GREENFIELD, INDIANA, as a meeting.

CHAIRMAN
SECRETARY

PLAT COMMISSION:

Under authority provided by Chapter 174, Acts of 1967, enacted by the General Assembly of the State of Indiana and a common council of the City of Greenfield, Indiana, this plat was given approval by the City of Greenfield as follows:

COUNTY RECORDER: PRESIDENT
SLIDE
This instrument filed for record this day of , 1977, and recorded in plat book at page of the Recorder of Hancock County, Indiana.
10. No structures of a temporary character, trailer, basement, tent, shack, garage, 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.

11. No nuisance 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 imperative or unlicensed vehicle shall be parked or repaired on any lot in this subdivision or on any lot thereto. 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 occurrence of unfinished dwellings shall be permitted.

12. 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 period.

13. 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.

14. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste material shall be disposed of in sanitary containers. All incinerators or other equipment for the storage or disposal of such waste material shall be kept in a clean and sanitary condition.

15. No fence, wall, hedge or shrub planting which obstructs sight lines at the street lines shown on the plat and at or near the intersection of the street lines or in the case of rounded corners from the intersection of the street property line and the street property line for the storage or disposal of such waste material shall be kept in a clean and sanitary condition.

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

17. The exterior construction of all homes in this subdivision shall consist of at least fifty (50) per cent brick or masonry.

Clyde Strand, in the presence of the undersigned, CLYDE STRAND, to me well known to be the person described in and who executed the foregoing instrument and voluntarily for the uses and purposes therein expressed, do make oath that the foregoing is true and that I was present at the time of the execution of the same.

I, the seventeen, do solemnly swear that I will faithfully discharge the duties of a notary public in the State of Indiana, and that I will perform my duty according to the laws of this State.


Notary Public of Indiana

Mayor of Greenfield

Approved by the City Plan Commission at a meeting held on the day of __________, 1977.

Approved by the City Plan Commission at a meeting held on the day of __________, 1977.
LIBERTY SH

RECORD SECTION TWO

BEING A SUBDIVISION OF THE S.W. 1/4 OF SECTION 31, TOWNSHIP 16
HANCOCK COUNTY

SEPTEMBER, 1977

INDIANA SURVEYING COMPANY, II

BREDFORD R. DREAMEER, P.L.S., PRESIDENT
GREENFIELD, INDIANA

PH. 462-7046

DEDICATION AND PLAT RESTRICTIONS:

NOW ALL MEN BY THESE PRESENTS: That CLYDE STRAHL, owner of the lands shown and described herein has caused to be made the same being a subdivision of the Southwest Quarter of Section 31, Township 16 North, Range 7 East, Center Township, Hancock County, Indiana, hereby do dedicate: 1. That the express purpose of this plat is to subdivide the above property into lots in order to create proper sites for development.

2. That the official zoning 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 dedicatory, their successors or assigns the reversion or reversing thereof, whenever discontinued by law.

4. That 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 limitation, electricity, telephone services, water and sewer distribution and collection services, and any other utilities or services that may, in the future, be installed or caused to be installed by the subdividers, its successors or assigns and or the users of property within the subdivision, each such easement being in favor of the utility or service company duly authorized to do business within and franchised for the subdivision area. No permanent buildings or trees shall be placed on said areas designated "DRAINAGE AND UTILITY EASEMENTS," but same may be used for garden, shrubs, landscaping and other purposes that do not then or later interfere with the foregoing uses or rights, herein described.

5. No lot shall be used except for residential purposes. No building shall be erected, altered, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one half stories in height and a private attached garage for not more than three 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 lines 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 10 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 500 square feet, exclusive of open porches, attached garages and other accessory structures in the case of a one story dwelling unit or less than 1000 square feet of total floor area for a dwelling unit of more than one story in height.

9. The owner and/or builder of each lot shall install sidewalks in each lot during construction of the dwelling unit as per the City of Greenfield specifications.

IN WITNESS WHEREOF: CLYDE STRAHL, has caused these presents to be signed this day of ______, 1977.

STATE OF INDIANA) COUNTY OF HANCOCK)

I HEREBY CERTIFY: That on this day personally appeared before me, CLYDE STRAHL, to me well known to be the person described and who acknowledged that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS: My signature and official seal this day of ______, 1977.

BOARD OF PUBLIC WORKS:

This plat was given approval by the Board of Public Works for the safety of the City of Greenfield, Indiana, at a meeting

CHAIRMAN

SECRETARY

CITY OF GREENFIELD APPROVALS:

Under authority provided by Chapter 176, Acts of 1947, enactment by the General Assembly of the State of Indiana, and as common council of the City of Greenfield, Indiana, this plat was given approval by the City of Greenfield as follows on the ______ day of __________, 1977.

PRESIDENT

COUNTY RECORDER:

This instrument filed for record this day of __________, 1977, and recorded in plat book at P of the Recorder of Hancock County, Indiana.

ERMA RODCKER, HANCOCK COUNTY RECORDER
10. No structures of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuildings 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.

11. 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 or repaired on any lot in this subdivision or on any 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.

12. 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 period.

13. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets if they are not kept, bred or maintained for any commercial purposes.

14. No litter shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste materials shall be kept in sanitary contain- ers. All incinerators or other equipment for the storage or disposal of such waste material shall be kept in a clean and sanitary condition.

15. 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 corner 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 line 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.

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

17. The exterior construction of all homes in these subdivisions shall consist of at least fifty (50) percent brick or masonry.


CLYDE STRAHL

I, the undersigned, am well known to be the person described in and who executed the foregoing instrument and purposes therein expressed.

NOTARY PUBLIC OF INDIANA

MY COMMISSION EXPIRES:

SECRETARY

RECORDED IN PLAT BOOK AT PAGE (INSTRUMENT NUMBER ) IN THE OFFICE

RODOCKER, HANCOCK COUNTY RECORDER
OWNER OF THE LANDS SHOWN AND TITLED "LIBERTY SHORES" IN THE WEST QUARTER OF SECTION 31, COUNTY, INDIANA.

THE ABOVE PROPERTY INTO LOTS

AS THE SAME MAY BE AMENDED, AN AREA WITHIN WHICH THE V

PLANTING, TREES AND SHRUBS MAY BE PLANTED IN SUCH A MANNER AS TO PERPETUAL USE OF THE LANDS, THEIR SUCCESSIONERS OR DESCENDANTS PERMITTED THROUGH LAW.

EQUISHED HEREIN AS "THE DRAINAGE EASEMENTS AND SHAPED AREAS," INCLUDING WATER AND SEWER DISTRIBUTION LINES THAT MAY EXTEND IN THE FUTURE, ITS SUCCESSIONERS OR DESCENDANTS THE SAME EASEMENTS BEING FAVOR OF EASEMENTS WITHIN AND FROM THE PROPERTY, AND SHAPED AREAS MAY BE USED FOR GARDENING, SHADING, OR INTERFERE WITH THE AFOREMENTIONED.

NO BUILDING SHALL BE ERECTED IN FOLLOWING SINGLE FAMILY HOMES AND A PRIVATE ATTACHED GARAGE

AS SHOWN ON THE PLAT, BETWEEN SUCH ERECTED OR MAINTAINED NO

FRONTAGE LINES OR BETWEEN THE LINES SHOWN ON THE PLAT, NO

ESSENTIAL, GARAGE, BARN OR ANY OTHER STRUCTURE WITHIN OR ADJACENT TO THE PROPERTY WITHIN THE PROPERTY, AND SHAPED AREAS MAY BE USED FOR GARDENING, SHADING, OR INTERFERE WITH THE AFOREMENTIONED.

1. A WALK ON EACH LOT DURING NEIGHBORHOOD SPECIFICATIONS.

2. A TREES, SNACK, GARAGE, BARN OR ANY OTHER STRUCTURE WITHIN THE PROPERTY WITHIN THE PROPERTY, AND SHAPED AREAS MAY BE USED FOR GARDENING, SHADING, OR INTERFERE WITH THE AFOREMENTIONED.

3. NO ANY LOT SHALL BE DIVIDED FOR ANY PURPOSES, AND SHAPED AREAS MAY BE USED FOR GARDENING, SHADING, OR INTERFERE WITH THE AFOREMENTIONED.

15. NO ANIMALS, LIVESTOCK OR Poultry OF ANY KIND SHALL BE KEPT OR KEPT ON ANY LOT EXCEPT AS REQUIRED BY LAW. CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

16. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH, NAILS, OR OTHER WASTE MATERIALS SHALL BE MAINTAINED IN SANITARY CONTAINERS. ALL MATERIAL SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION.

17. NO FENCE, WALL, HEDGE, SHRUBS PLANTING OR ANY OTHER MATERIAL WHICH INTERFERE WITH THE STREET PROPERTY LINES OR ENCROACH ON THE STREET Property LINE EXTENDED. THE SAME EASEMENTS BEING FAVOR OF THE EASEMENTS WITHIN AND FROM THE PROPERTY, AND SHAPED AREAS MAY BE USED FOR GARDENING, SHADING, OR INTERFERE WITH THE AFOREMENTIONED.

18. FROM THE DATE OF COMPLETION OF CONSTRUCTION (DATE BUILDING PERMIT IS ISSUED) OF ANY DWELLING UNIT ON ANY LOT IN THE SUBDIVISION, SAID DWELLING UNIT SHALL BE COMPLETED WITHIN ONE YEAR.

19. NO METAL FENCING OR PARTITIONS OF ANY KIND SHALL BE BUILT OR ERECTED ON ANY LOT.

20. NO FENCING OR PARTITIONS OF ANY KIND SHALL BE BUILT OR ERECTED IN THE AREA BETWEEN THE LAKE AND THE CLOSEST POINT OF THE DWELLING UNIT EXCEPT AS REQUIRED BY LAW OR ORDINANCE.

21. NO DWELLING UNIT SHALL BE ERECTED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECTURAL COMMITTEE OF THE DEVELOPER.

IN WITNESS WHEREOF, LIBERTY SHORES, INC., AN INDIANA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS SECRETARY THIS 1ST DAY OF SEPTEMBER, 1980.

JAMES L. CASEY, PRESIDENT
JAMES L. CASEY, SECRETARY

STATE OF INDIANA
COUNTY OF HANCOCK


NOTARY PUBLIC, RESIDENT OF HANCOCK COUNTY, INDIANA

BOARD OF PUBLIC WORKS:

CITY OF GREENFIELD APPROVALS

THIS PLAN HAS BEEN APPROVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF GREENFIELD, INDIANA, AT A MEETING HELD ON THE 1ST DAY OF OCTOBER, 1980.

KEITH J. MCLAIN, CHAIRMAN
PATRICIA ELMOORE, SECRETARY

PLANNING COMMISSION:


HUGH JOHN, PRESIDENT
MARY JANE STANLEY, SECRETARY

COUNTY RECORDER: This instrument filed for record this 19 DAY OF OCTOBER, 1980, AND RECORDED IN PLAT BOOK AT PAGE 103 OF THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.
DEDICATION AND PLAT RESTRICTIONS:

KNOW ALL MEN BY THESE PRESENTS: THAT LIBERTY SHORES INC., OWNER OF THE LANDS SHOWN AND DESCRIBED HEREBY HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "LIBERTY SHORES SECTION THREE", THE SAME BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 EAST, CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA.

1. THAT THE EXPRESS 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 DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

4. THERE IS HEREBY CREATED AN EASEMENT WITHIN ALL AREAS DESIGNATED HERIN AS "DRAINAGE AND UTILITY EASEMENT" FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES, INCLUDING WITHOUT LIMITATION: 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 DEVELOPER, ITS SUCCESSORS OR ASSIGNS AND/OR THE OWNERS OF PROPERTY WITHIN THE SUBDIVISION; SUCH EASEMENT BEING IN FAVOR OF THE UTILITY OR SERVICE COMPANIES DULL AUTHORIZED TO DO BUSINESS WITHIN AND PRONUNCED 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 GARDEN, SHRUB, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APFESDI S USES OR RIGHTS OF, HERIN DESCRIBED.

5. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE ATTACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT AND A PRIVATE ATTACHED GARAGE FOR NOT MORE THAN THREE CARS.

6. FRONT YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINE 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 SIDE STREET LINES THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE PLAT. NO DWELLING UNIT SHALL BE LOCATED NEARER THAN TEN (10) FEET TO ANY SIDE 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 1600 SQUARE FEET TOTAL FLOOR AREA FOR A DWELLING UNIT OF MORE THAN ONE STORY IN HEIGHT.

9. THE OWNER AND/OR BUILDER OF EACH LOT SHALL INSTALL SIDEWALKS ON EACH LOT DURING CONSTRUCTION OF THE DWELLING UNIT AS PER THE CITY OF GREENFIELD SPECIFICATIONS.

10. NO STRUCTURES OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, 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.

11. NO NOUSIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON ANY LOT, NODISNEY AT ANY PERIOD 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 OCCUPATION OF UNFINISHED DWELLINGS SHALL BE PERMITTED.

12. 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; ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET IN 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 PERIOD.


14. ALL DRIVEWAYS IN THE SUBDIVISION SHALL BE PAVED WITH CONCRETE OR ASPHALT.