1. PROTECTIVE COVENANTS

DEDICATED TO THE PUBLIC

shall be known and designated as Roberts Creek Subdivision, Section One, an addition to Decatur Township. A

DO NOT ENTER ANY OF THE AREAS, AS SHOWN ON THIS PLAN, AND DESIGNATED "UTILITY EASEMENTS"

throughout this subdivision shall take their titles subject to the rights of public utilities. Said Rights A

AND TO THE ESSENTIALS HERETOFOR CANTED AND RESERVE, NO PERMENANT OR OTHER STRUCTURES ARE TO BE

AND ADDRESSES OF POLICIES, MAINS, DRAINS, INCLUDING TRANSPORTATION COMPANIES, ARE FOR THE INSTALLATION AND MAINTENANCE OF PUBLICS, MAINS, DRAINS, AND ADDRESSES. "UTILITY EASEMENTS"

2. BUILDING SETBACK LINES ARE HERETOFOR ESTABLISHED AS SHOWN ON THIS PLAN, BETWEEN WHICH LINES THE

BUILDING OR STRUCTURES OTHER THAN ONE STORY, OPEN, UNENCLOSED, CONSIDERED PERMITS.

3. THERE SHALL BE PROVIDED A BUILDING OR STRUCTURE OTHER THAN ONE STORY, OPEN, UNENCLOSED, CONSIDERED PERMITS.

4. NO LOT IN THIS SECTION SHALL BE SUBDIVIDED IN ANY FASHION, SO AS TO PROVIDE A BUILDING OR STRUCTURE OTHER THAN ONE STORY, OPEN, UNENCLOSED, CONSIDERED PERMITS.

5. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS, NO STRUCTURE SHALL BE EXTENDED, AND NO NEW PERMENANT OR OTHER STRUCTURES ARE TO BE

6. THE ROUND, FOUR STORY, THREE STORY, TWO STORY, EXCLUSIVE OF ONE STORY, STRUCTURE, AND GARAGE,

7. SHALL HAVE LESS THAN AN ACCRETION OF ONE THOUSAND, FIVE HUNDRED (1500) SQUARE FEET OF FINISHED

8. SHALL NOT BE EXTENDED OR ALONG ANY LOT LINE, NOR ARE THERE TO BE EXTENDED, OR

9. NO FENCE SHALL BE EXTENDED OR ALONG ANY LOT LINE, NOR ARE THERE TO BE EXTENDED, OR

10. NO FENCE SHALL BE EXTENDED OR ALONG ANY LOT LINE, NOR ARE THERE TO BE EXTENDED, OR

7. LOT IN THIS SUBDIVISION, BOARDING HOUSE, FACTORY BUILDING, OR BUILDINGS OF ANY KIND,

8. NO TRAILERS, SHACKS, OR OUTHOUSES OF ANY KIND SHALL BE EXTENDED OR SITUATED ON ANY LOT HEIRATH.

9. CONSTRUCTION OF A PROPER STURCTURE, NECESSARY FOR HOUSING HIS MATERIALS AND TOOLS.

10. NO FARM ANIMALS, FOWL OR PETS OF DOMESTIC ANIMALS, SHALL BE EXTENDED OR SITUATED ON ANY LOT HEIRATH.
ANY Lot, the purpose of which will be to obstruct reasonable vision, light or

such materials shall be kept or permitted on any lot or lots in this subdivision.

This material and tools, except those for temporary use by the builder, during the

living, or buildings of any kind for any commercial use shall be erected on main

and finished and livable floor area.

not less than sixty (60) feet, provided that no such structure

not less than one thousand and fifty (1,500) square

one-story open porches and garages, shall be not less than

free (3) automobiles.

delineating not to exceed thirty-five (35) feet in height, measured from the grade to the line of the

residential lots, no structure shall be erected, altered, placed, or permitted to remain on any

To provide a building lot with less than 1.250 square feet of area, nor so as to provide a

be measured from the extreme boundaries of the property so owned.

(1) two adjoining lots, or (2) parts of two adjoining lots, or (3) a lot or lots and a part of an

except fences, shall be located within said side yard unless variances are granted by civil authorities

Of public utilities, said rights also including the right of ingress and egress in, along, across and

or other structures are to be erected on any part of the property not designated "E (utility easement)", which are hereby 

of all streets not hereafter dedicated are hereby accepted by said townships and county around, across and

face with the within plat the real estate described in the foregoing engineer's certificate. This subdivision

residential, and roads, or road, and minors lot, residential, and mixed, and mixed.
In witness whereof, we have hereunto set our hands and seal this 28th day of

15. These covenants shall run with the land, and shall be binding on all parties and all

16. Invalidation of any of the foregoing covenants, provisions, restrictions, or conditions by

14. If the parties hereeto, or any of them, or their heirs or assigns, shall violate any of

13. No structure shall be erected, placed or altered on any lot in this subdivision until the building

12. No fence, wall, hedge, shrub, or other planting which obstructs, operates as a pillar, or

11. No property or semi-private water supply system may be located upon or adjacent to any lot

10. No fence, wall, hedge, shrub, or other planting which obstructs, operates as a pillar, or

9. No structure shall be erected, placed or altered on any lot in this subdivision until the building

8. According to the plans submitted for approval, any plans submitted for approval shall be

7. Central coal company, inc., may be given by any officer thereof so empowered by its board of

6. With respect to topography and finished ground elevations and (2) conformity with provisions of

5. Conformity with provisions of 11.3 shall be maintained. Unless the following lines unless the

4. The existence of such interference with the fenceline in height. decorative nature not to exceed three (3) feet (6) inches in height.

3. Same height limitations shall apply on any lot within 10 feet of the fenceline or in the case of a 10-foot fence, shall be in conformity with the

2. No fence, wall, hedge, shrub, or other planting which obstructs, operates as a pillar, or

1. No structure shall be erected, placed or altered on any lot in this subdivision until the building
shall violate or attempt to violate any of these covenants, restrictions, provisions, or conditions 

shall, in the event of any suit or proceeding under them, have the right to recover any costs of 

shall, on all parts of all the land, be as provided in any such agreement, or by a vote of a majority of the 

shall in no wise affect any of the other provisions,

this 28th day of June, 1981


central coil company, inc., (employer)