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

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RESTRICTIVE COVENANTS


1. FULLY PROTECTIVE RESIDENTIAL AREA. THE FOLLOWING COVENANTS IN THEIR ENTIRETY SHALL APPLY TO ALL OF THE LAND SUBJECTED TO THIS DEED.

2. LAND USE AND BUILDING TYPE. NO LOT SHALL BE SUBDIVIDED EXCEPT FOR RESIDENTIAL PURPOSES, NOR SHALL ANY LOT BE USES FOR ANY NON-RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO EXIST ON ANY LOT OTHER THAN ONE DETACHED, SIMLE FAMILY DWELLING NOT TO EXCEED 2 STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN 2 CARS.

3. BUILDING QUALITY AND SIZE. THE LOT FLOOR AREA OF THE HOUSE, EXCLUSIVE OF ANY STORY ABOVE THE FIRST STORY, SHALL NOT BE LESS THAN 1,200 SQUARE FEET FOR A STRUCTURE NO MORE THAN ONE STORY. THE LOT FLOOR AREA OF THE HOUSE SHALL NOT EXCEED 1,500 SQUARE FEET FOR A STRUCTURE OF MORE THAN ONE STORY. ALL BUILDINGS SHALL CONFORM TO THE STANDARDS OF CONSTRUCTION AS USED IN THE CONSTRUCTION OF THE HOUSE EXCEPT THAT A JOHN DOE OR JANE DOE SHALL NOT BE A CONSTRUCTION MATERIAL.

4. UTILITY BUILDING. ALL UTILITY BUILDINGS MAY BE CONSTRUCTED ON EACH LOT, THE MAXIMUM SIZE IS 100 SQUARE FEET EXCEPT FOR A WATER TOWER NOT TO EXCEED 1,000 SQUARE FEET. ALL BUILDINGS SHALL CONFORM TO THE STANDARDS OF CONSTRUCTION AS USED IN THE CONSTRUCTION OF THE HOUSE EXCEPT THAT A JOHN DOE OR JANE DOE SHALL NOT BE A CONSTRUCTION MATERIAL.

5. LOT AREA AND WIDTH. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN 100 FEET AT THE BUILDING LINE, NOR SHALL ANY BUILDING BE ERECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 20,000 SQUARE FEET.

6. BUILDING LOCATION. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE LOT LINE THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE REPELLED PLAT OR ANY OTHER PLAT OR SURVEY SHOWN TO THE SATE OF THE TOWN OF HENDERSON, HENDERSON COUNTY, INDIANA, OR ANY OTHER PLAT OR SURVEY SHOWN TO THE STATE OF THE TOWN OF HENDERSON, HENDERSON COUNTY, INDIANA.

7. EASEMENT. EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND SERVICES FACILITIES ARE AS SHOWN ON THE REPELLED PLAT OR ANY REPELLED PLAT OR ANY PLAT OR SURVEY SHOWN TO THE SATE OF THE TOWN OF HENDERSON, HENDERSON COUNTY, INDIANA.

8. NOISE. NO NOISE OR EXCESSIVE ACTIVITY SHALL BE CAUSED ON OR ANY LOT, NOR SHALL ANYTHING BE DONE OR DONE TO MAKE ANY NOISE OR EXCESSIVE ACTIVITY.

9. TEMPORARY STRUCTURE. NO STRUCTURE OF A TEMPORARY CHARACTER, TENT, OR OTHER OUTBUILDING SHALL BE USED OR ANY LOT AT ANY TIME, OR AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

10. LIVESTOCK AND POULTRY. NO ANIMALS, EXCEPT OR POULTRY, OR ANY LIVING THING MAY BE KEPT ON ANY LOT EXCEPT TO THE EXTENT THAT DOGS, CATS, A PIG, OR OTHER DOMESTIC ANIMALS MAY BE KEPT ON ANY LOT, EXCEPT TO THE EXTENT THAT THEY ARE KEPT, OR MAINTAINED FOR ANY PURPOSES OR AS A DIRECT SOURCE OF MAINTENANCE.

11. DAMAGE AND BREACH DISPOSAL. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR WASTE. NO DEBRIS, DANGER, OR OTHER WASTE SHALL NOT BE KEPT OR USED AS A DUMPING GROUND FOR WASTE. NO DEBRIS, DANGER, OR OTHER WASTE SHALL NOT BE KEPT OR USED AS A DUMPING GROUND FOR WASTE.

12. WATER SUPPLY. NO INDIVIDUAL WATER SUPPLY SYSTEM MAY BE LOCATED, CONSTRUCTED, OR EQUIPPED WITH A DRAINAGE SYSTEM ON ANY LOT, OR ANY LOT SHALL BE SERVED BY ANY WATERSHED SYSTEM OR WATER SUPPLY SYSTEM ON ANY LOT.

13. SEWAGE DISPOSAL. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM MAY BE LOCATED, CONSTRUCTED, OR ERECTED ON ANY LOT, OR ANY LOT SHALL BE SERVED BY ANY WATERSHED SYSTEM OR WATER SUPPLY SYSTEM ON ANY LOT.

14. STREET DISTANCE AT INTERSECTIONS. NO FENCES, WALLS, OR DRAINS SHALL PROJECT MORE THAN 10 FEET INTO ANY STREET OR INTERSECTION.

15. INSPECTION. ALL WORKS, CONSTRUCTION, OR MAINTENANCE OF ANY WORKS SHALL BE PERMITTED TO RISE ABOVE THE LEVELS SHOWN ON THE SURVEY OR PLAN OF RECORD.

16. PARKING. NO VEHICLE OR TRUCK SHALL BE PARKED ON ANY LOT, OR ANY LOT SHALL BE ENTERED BY ANY VEHICLE OR TRUCK.