

1-6-00

(F)

BUILDING COVENANTS FOR CHERI ANDERSON SUBDIVISION

Seller offers this property for sale for the exclusive user as single residential or agricultural use.

Recorded Johnson County, Indiana
Sue Anne Hissiniec, Recorder

Building covenants for single family homes:

Date 10/01/2004 Time 09:48:32 1 of 4 Pgs
Inst # 2004-028706 OFF
Fee Amt: 18.00 2.00 NCP

1. **Setbacks:**
Minimum front setback of 150' from the center of County Road 950 (Stein Road).
2. **Living area:**
Dwelling shall contain not less than 2000 square feet for a one story, nor less than 2400 square feet for a two story home, excluding garages and porches. All residences must be constructed of brick or stone upon seventy percent (70%) of the ground floor elevation. This shall also apply to porches, breezeways, and attached garages.
3. **Garages:**
All dwellings shall have a minimum of a two (2) car garage, end or rear loading only.
4. **Roof Pitch:**
All dwelling roofs shall be a minimum of 8/12 pitch
5. **Ancillary storage buildings:**
Buildings incidental to residential storage needs may, after the issuance of building permit, be constructed no less than 30' behind the rear wall of the primary residence.
6. **Landscaping:**
Improved parcels, unimproved parcels and portions thereof shall receive regular mowing by parcel owner to control unsightly and menacing weeds or be planted in farm crops.
7. **All field tiles encountered during excavation and construction shall be reconnected or shall be rerouted and reconnected allowing uninterrupted flow of water as originally provided.**
8. **No more than 3 domestic animals shall be allowed to be kept on any tract. No commercial or industrial breeding of livestock, fur bearing animals, or poultry of any description shall be permitted on any tract. No commercial or industrial enterprise shall be conducted on any tract.**

9. Any fencing constructed in the front of the primary residence (front yard) shall be decorative style of one of the following – 3 rail fencing, vinyl or cedar, or wrought iron picket fencing, not to exceed 3-5 feet in height
10. Vehicles such as trucks over ¾ tons, recreational vehicles, boats, trailers of any kind shall be parked or stored only on the rear yard of the residence. No disabled vehicles of any kind shall be stored longer than sixty (60) days on any tract.
11. Subdivision of any tract is prohibited.
12. Parcel owners must control unsightly or menacing weeds by regularly mowing the effected tract.
13. No trailer, mobile home, manufactured home, or modular home will be permitted to be erected on any tract.
14. No basement, garage, barn, shack, or other out building erected on any tract shall be used as a residence, temporary or permanent, nor shall any structure of a temporary nature be used as a residence.
15. Construction of the primary residence shall be completed no more than 270 days from the start of construction.

Julia K. Monday
 JULIA K. MONDAY

Cheer J. Anderson Date 9-1-04
 Seller - Signature
Cheer J. Anderson
 Seller - Printed

William Mark Monday Date 9-1-04
 Buyer - Signature
William Mark Monday
 Buyer - Printed

STATE OF Indiana)

) SS:

COUNTY OF Johnson)

Before me, a Notary Public in and for said County and State, personally appeared Cherie J. Anderson and William Mark Monday and Julia K. Monday, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS MY HAND and Notarial Seal this 1st day of September, 2004.

County of Residence: Johnson
Commission Expires: 12-14-2008
Notary Public



A handwritten signature in cursive script, appearing to read "Kelii J. Baugh", written over a horizontal line.

Kelii J. Baugh,

EXHIBIT A

The remaining tract of The Cheri Anderson Minor Subdivision, a Subdivision in Johnson County, Indiana, as per plat recorded September 9, 2003 in Plat Book D, Page 467 A&B as Instrument No. 2003-38555, in the Office of the Recorder of Johnson County, Indiana.