

SCHILDMEIER VILLAGE

SECTION TWO

92981b

COVENANTS

We, Schildmeier Woods Partnership, by William L. Garriotti, owner 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 as "SCHILDMEIER VILLAGE - SECTION TWO". All streets shown and not heretofore dedicated are hereby dedicated to the public.

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 subject at all times to the proper authorities and to the easement hereto 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, 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 Planning Board (Commissioner's Office). 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 being served so that said drainage swales or ditches will not be damaged by such water. Downspouts may be constructed over these swales or ditches only when appropriate sized covers are installed as set out in 7-57.9 of the Hancock County Subdivision Control Ordinance.

7. Minimum living space areas. The minimum living space of dwellings constructed on lots in the development, exclusive of porches, carports, accessory buildings, or ground level shall contain no less than 1 ground floor living area for a one-story square feet of minimum ground floor area story, provided higher than one story structure of 2000 square feet of total living dwelling shall have a two or three car, a driveway and vehicle parking areas shall either concrete, asphalt or brick. No gravel driveways will be permitted.

8. No trailer, tent, shack, basement, garage outbuildings or temporary structure shall be erected on any lot in this subdivision. No commercial dog kennel shall be permitted in the subdivision, except domestic pets is prohibited.

9. No building shall be located on any lot in this subdivision which is closer to the building setback lines shown on the plat than the building setback lines shown on the plat.

10. All water systems and methods of a subdivision are to be in compliance with the procedures by the State Board of Health authority having jurisdiction.

11. No noxious or offensive trade shall be conducted in this subdivision nor shall anything be done which may become a nuisance or annoyance to the lots must be kept mowed.

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

13. No boat, camper, bus or trailer shall be parked on any lot in this subdivision or on any street that is less than the building setback line. Unlicensed vehicles shall be parked on the street in this subdivision or on any street that

drainage swales or ditches shall be held responsible for such lots in this subdivision.

1. Drainage swales (ditches) along subdivided roads and within the right-of-way or on dedicated roadways shall be maintained to be aligned, dug, cut, filled or repaired as necessary. Any damage without the written permission of the Hancock County Drainage Board (Commissioners), Property Owners, shall maintain these swales as sodded grassways or other non-eroding surfaces. Water from roof or parking areas shall be contained on the property long enough so that said drainage Driveways may be constructed over these swales or ditches only when appropriate sized culverts are installed as set out in 7-52.9 of the Hancock County Subdivision Control Ordinance.
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 Drainage Board (Commissioners) will cause repairs to be accomplished, and the bill for such repairs will be sent to the affected property owner for immediate payment.
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 40 feet from the intersection of said street lines (48 feet for minor streets 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. The same sight line 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 side line. No driveway shall be located within 70 feet of the intersection of two street lines. No drainage structures shall be located within driveway limits.
4. No sump pump drains or other drains shall outlet on to the street.
5. No trees shall be planted in the Hancock County right-of-way.
6. All numbered lots in this subdivision shall be designated as residential lots. Only one single family dwelling with an attached two or three car garage shall be permitted on one lot.
7. All fuel storage tanks in this subdivision
8. All building plans must be approved by the
9. No outbuildings or accessory buildings shall be incorporated into and made a part of the structure constructed for the lot.
10. No above ground swimming pools shall be permitted
11. No noxious or offensive trade shall be carried on in this subdivision nor shall anything be done which may become a nuisance or annoyance to the lots next be kept moved.
12. All residential construction must be completed within the year after the starting date, including
13. No boat, camper, bus or trailer shall be stored on a street or lot other than the building setback line. No unlicensed vehicle shall be parked on or in this subdivision or on any street there below ground.
14. All fuel storage tanks in this subdivision
15. No fence or wall shall be erected or placed on any street other than the minimum front building setback shown on the plat.
16. Any external TV Antenna or satellite dish shall be behind the residence.
17. All homes in this subdivision will be built on lots selected or approved by the developer.
18. All building plans must be approved by the
19. No outbuildings or accessory buildings shall be incorporated into and made a part of the structure constructed for the lot.
20. No above ground swimming pools shall be permitted

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11. No portions of offensive trade wastes be carried upon any lot in this subdivision or shall anything be done thereon which may become a nuisance or annoyance to the neighborhood. All lots must be kept paved.

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

13. No hoist, derrick, rig or trailer shall be parked closer to the street than the building setback line. No derrick, crane or hoist shall be parked on or repaired on any lot in this subdivision or on any street thereon.

14. All fuel storage tanks in this subdivision shall be buried below ground.

15. 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 the plat.

16. Any external TV antennae or satellite dish shall be placed behind the residence.

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

18. All building plans must be approved by the developer's or their assigns.

19. No outbuildings or accessory buildings shall be permitted on any lot. All storage facilities and storage areas shall be incorporated into and made a part of the residence constructed for the lot.

20. No above ground swimming pools shall be permitted on any lot.

DUPLY ENTERED FOR TAXATION

SEP 16 1957

Maudie B. ...
Auditor of Hancock County

SECRET

LDMEIER VILLAGE

SECTION TWO

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DATE NO.	92-9016

COVENANTS

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1. Minimum living space areas. The minimum square footage of living space of dwellings constructed on various residential lots in the Development, exclusive of porches, terraces, garages, carports, accessory buildings, or basements below ground level shall contain no less than 1800 square feet of ground floor living area for a one-story structure or 1100 square feet of minimum ground floor area if higher than one-story, provided higher than one story structures shall have a minimum of 2800 square feet of total living area, and each dwelling shall have a two or three car, attached garage. All driveways and vehicle parking areas shall be hard surfaced with either concrete, asphalt or brick. No gravel or stone driveways will be permitted.
2. No trailer, tent, shack, basement garage, barn or other outbuildings or temporary structures shall be used for temporary or permanent residential purposes on any lot in the subdivision. No commercial dog kennel, hospital or junk yard will be permitted in the subdivision. Keeping livestock, except domestic pets is prohibited.
3. No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the plat.
4. All water systems and methods of sewage and disposal in this subdivision are to be in compliance with the regulations or procedures by the State Board of Health or other civil authority having jurisdiction.
5. No noxious or offensive trade shall be carried upon any lot in this subdivision nor shall anything be done thereon which may become a nuisance or annoyance to the neighborhood. All lots must be kept mowed.
6. All residential construction must be completed within one year after the recording date, including the final grading.
7. No boat, camper, bus or trailer shall be parked closer to the

929016

