

640411

FILED

AUG 17 1981

New Key 18-321-1207
James O. Pruitt
AUDITOR LAKE COUNTY

NORTH UNION STREET ADDITION
RESIDENTIAL LOT RESTRICTIONS
ZONED R-1 IN THE CITY OF HOBART, INDIANA

1. Dwellings constructed on Lots 1, 3, 4, 5, and 6 shall be set back a minimum of 90 feet from the west property line. No improvement of any kind i.e. lamppost, fence or any structure other than required items such as driveways, mailboxes, and sidewalks shall be erected less than thirty feet east of the west property line indicated on the plot plan as the building line. The west (front) foundation of dwellings constructed on lots 1, 3, 4, 5, and 6 shall be set back (or forward) from adjoining homes by a minimum of 5 feet. No building or dwelling shall be situated less than 15 feet from the side or rear lot line of lots 1, 3, 4, 5, and 6.
2. The enclosed ground or main floor living area of single dwellings shall be 1,300 square feet or more excluding porches, breezeways and garages. The enclosed ground floor area of multiple story or level dwellings shall be 1,100 square feet or more. No dwelling more than 2 stories high shall be constructed on any lot.
3. No auto, truck, recreational vehicle or boat shall be stored or used in front of any home or on any vacant lot. No such vehicle shall be parked in front of any home for more than 72 hours.
4. All homes must have an attached or detached enclosed garage.
5. Private drives for access to lots 2 and 7 and driveways for all other lots shall be the sole responsibility of the owner with regard to snow removal, maintenance, grading or resurfacing and appearance.
6. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural and Building Control Committee. Not less than two members of the Committee must indicate their approval as to materials, harmony of design with existing structures, setback, and finish grade elevation in writing. In the event that said Committee fails to approve or disapprove such plans, specifications and locations within 30 days after submission, approval will not be required and this paragraph will be deemed to have been fully satisfied. The Committee shall consist of three persons who shall be the developers and/or shall be appointed by the developers. The powers herein reserved to the Committee may be transferred by the developer to the property owners, who then shall elect from their number 3 Committee members in accordance with methods agreed to and set forth in writing by the owners.

STATE OF INDIANA
 LAKE COUNTY
 RECORDER
 AUG 17 1981
 WILLIAM J. ... JR.
 408 S.W. ...
 HOBART, INDIANA

640412


For plot use.

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7. Easements as shown on the plot are provided for the use of the utility suppliers, the city and/or the property owners. Drainage easements shall be utilized by means of underground conduits designed so that their presence is not visible or obtrusive in any way. The natural slope of the terrain and existing swales shall be maintained to permit the flow of surface water to lower areas. No structure shall be built upon said easements or existing surface flow areas which will obstruct flow from the area being served.
8. In general no noxious or offensive activities shall be conducted on any lot, nor shall anything be done on any lot that shall be or become an unreasonable annoyance or nuisance to any owner of another lot.
9. Enforcement of the provisions herein to restrain violation or to recover damages, shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any restriction. Invalidation of any one of these restrictions by judgment or order of court shall in no way affect any of the other provisions which shall remain in full force and effect.
10. Existing or used structures and new structures manufactured off site are prohibited. All structures constructed or placed on any lot shall be constructed with substantially new materials, and no used or new factory assembled modular structures shall be relocated or placed on any lot.
11. These restrictions are to run with the land and shall be binding on all parties and all persons covered under them until January 1, 1987, at which time said restrictions shall be automatically extended for successive periods of five years unless by a vote of the majority of the then owners of the lots it is agreed to change the said restrictions in whole or in part.

This instrument prepared by Robert and Zeta Allen, this 11th Day of August, 1981

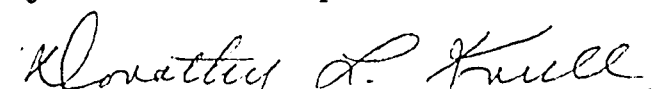


Robert Allen



Zeta Allen

My commission expires 5-17-84



Dorothy L. Kull, Notary Public
A resident of Lake County, Indiana

