

Ben Sterba
3100 W 47th Ave
Pony 46408

741840

RESTRICTIVE COVENANTS
OAK CANYON ESTATES - Unit I and II
(Calumet Township)

1. LAND USE, BUILDING TYPE AND COSTS

All lots shall be used for single family residential purposes. No structure of a temporary character shall be used on any lot at anytime as a permanent or temporary residence.

The present values of the immediate adjacent residences are in the \$45,000 to \$70,000 appraisals (1983) range. For the protection of real estate owners, the basic standard residence building appraisal value will conform to this cost range, (exclusive of garage, appliances, and other extras). This is for the mutual benefit and protection of the home owners in the subdivision. Pre-fabricated homes conforming to the above standards are acceptable.

2. LAND USE AND BUILDING TYPE

No lot shall be used except for single family residential purposes. No building shall be permitted to remain on any lot other than one family dwelling. Lawns and landscaping will conform to the adjacent residences and lots.

3. APPROVAL OF PLAN

No residence shall be erected or maintained on any lot in this subdivision until the construction plans have been submitted to and approved by Glenn Sterba and the Lake County Planning Commission.

4. NUISANCES

No offensive activity shall be carried on upon any lot, nor shall anything be done therein which may be, or may become an annoyance or nuisance to the neighborhood. No person shall conduct any trade, business, profession in any structure or vehicle located on any lot in this subdivision.

5. WASTE

The lots or adjacent rear acreage shall not be used or not maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators and other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition.

6. VEHICLES

All motor vehicles on the premises must be licensed and operative. There will be no storage of inoperative motor vehicles on the lots or adjacent rear acreage known as Oak Canyon Park.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
JAN 19 9 21 AM '84
WILLIAM BIELSKY JR
RECORDER

For Doc # of Unit 1
For Doc # of Unit 2
741841 OK 056 PAGE 60
741840 OK 056 PAGE 61

FILED

JAN 19 1984

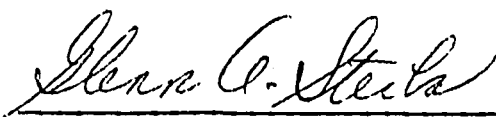
Laurie O. [Signature]
AUDITOR LAKE COUNTY

718-A
719-A
7.50

7. ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person violating or attempting to violate any covenants either to restrain violation or to recover damages. These protective restrictions shall remain in full force and effect.

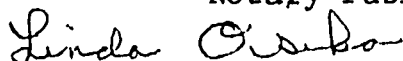
In witness whereof, I have attached my signature this day 5th of December, 1983



Glenn A. Sterba
Developer

State of Indiana, County of Lake:
Before me the undersigned, a Notary Public for Lake County, State of Indiana personally appeared Glenn A. Sterba and acknowledged the execution of the foregoing instrument this 5th day of December 1983.

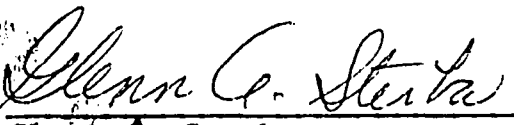
Notary Public



Linda Osika, Notary Public Lake Co.
My Commission expires 8-23-1986

Linda Osika, Notary Public Lake Co.
My Commission expires 8-23-1986

This instrument prepared by:



Glenn A. Sterba
(Owner and Developer)

