

RESTRICTIONS APPLICABLE TO
HOMESTEAD ACRES 9th ADDITION LOT 210
TOWN OF ST. JOHN, INDIANA

1. All lots in this addition shall be used for residential purposes only.
2. There shall be a minimum setback line of 40 feet unless shown differently on the plat as approved by the Plan Commission.
3.
 - (a) All one story residential structures with basements shall have a minimum 1st floor area of 1400 sq. ft.
 - (b) All 1½ story residential structures with basements shall have a minimum 1st floor area of 1200 sq. ft.
 - (c) All tri-level and bi-level residential structures shall have a minimum 1st floor area of 1400 sq. ft. not including the lower levels of said structure. Lower levels to be finished on tri-levels.
 - (d) All 4 level split with attached garage residential structures shall have a minimum 1st floor area of 1400 sq. ft. not including the lower levels of said structure. Third level must be finished.
 - (e) All 2 story residential structures with basements shall have a minimum total area of 2200 sq. ft.
 - (f) All residential structures without a basement or on a concrete slab shall have a minimum 1st floor area 30% greater than listed above. This does not pertain to tri-level structures where a portion of the structure may not have a full basement.
 - (g) The above minimum areas do not include porches, breezeways, or attached garages.
 - (h) All accessory buildings shall have a minimum size of 14x20 ft.
 - (i) All residences must have garages attached in some manner.
 - (j) All residences must have masonry chimneys.
4. No structures of a temporary character, trailer, basement, tent, shack, barn, or outbuildings shall be used on any tract in this addition at any time as a residence, either temporarily or permanently.
5. No building previously constructed elsewhere shall be moved upon any tract in this addition.
6. Fuel tanks shall either be buried outside the structure or be placed inside the basement.
7. All sidewalk grades shall be established by the Town Engineer.
8. No residence or structure shall be commenced, erected, or maintained on any lot in this addition until the construction plans and specifications have been submitted to and approved by duly authorized agents or assigns, and approved by same.
9. These restrictions and conditions may also be enforced by the owner or owners of any lot in this addition by proceeding against anyone violating or attempting to violate any restriction, which proceeding may be to restrain such violation or to recover damages, or both.
10. The conveyance of all lots in this addition shall be subject to the above restrictions and conditions for a period of twenty (20) years from the date of the recording of this addition with the recorder of Lake County, Ind.
11. A set of all plans must be on file in the sellers office. Agents for approval of house plans are Florian V. O'Day, George M. Fishtorn, or their assigns.

"EXHIBIT A"