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RESTRICTIVE COVENANTS  
EASTDALE ESTATES, UNIT 4, BLOCK 4

4

IT IS AGREED BETWEEN THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS, THAT AS PART OF THE CONSIDERATION FOR A DEED, THE FOLLOWING COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND CONVEYED AND LEGALLY DESCRIBED AS FOLLOWS:

LOTS ONE HUNDRED, THREE (103) THROUGH ONE HUNDRED, ELEVEN (111) AND ONE HUNDRED FOURTEEN (114) THROUGH ONE HUNDRED EIGHTEEN (118) ALL INCLUSIVE, EASTDALE ESTATES, UNIT 4, BLOCK 4, AS RECORDED IN PLAT BOOK 74, PAGE 57, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

1. THAT ANY BUILDING, EXCLUSIVE OF A GARAGE INCIDENT THERETO, USED FOR GENERAL GARAGE PURPOSES, SHALL BE A SINGLE-FAMILY RESIDENCE OR DWELLING AND SHALL NOT BE OCCUPIED BY MORE THAN ONE FAMILY.

2. ANY RESIDENCE OR DWELLING ERRECTED ON LOTS 103-111 and 114-118 SHALL MEET THE MINIMUM STANDARDS OF THE LOWELL PLAN COMMISSION. (A.) ANY RESIDENCE OR DWELLING HOUSE ERRECTED ON ANY LOT SHALL INCLUDE AN ATTACHED OR DETACHED GARAGE, NOT TO EXCEED FOUR PARKING SPACES AND SHALL PROVIDE A MINIMUM OF TWO PARKING SPACES WHICH SHALL CONSIST OF A PAVED DRIVEWAY OF RIGID SURFACE. RIGID SURFACE DEFINED AS POURED CONCRETE. (B.) ANY AUXILIARY STORAGE BUILDINGS MAY BE ALLOWED, SUBJECT TO TOWN OF LOWELL AGENCIES APPROVAL AS TO SIZE AND CONSTRUCTION TYPE. SUCH BUILDINGS, IF ALLOWED ARE TO BE CONSTRUCTED OF MATERIALS WHICH WILL NOT DETRACT FROM THE GENERAL APPEARANCE OF RESIDENTIAL DWELLINGS LOCATED IN EASTDALE ESTATES, UNIT 4.

3. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON ANY PARCEL, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

4. NO DOG KENNELS ARE TO BE ALLOWED.

5. BUILDING SET-BACK LINES SHALL CONFORM TO THE SUBDIVISION PLAT, PROVIDED THAT SET-BACK LINES SHALL NOT APPLY TO BAY-WINDOWS, PORCHES, STEPS, EAVES AND SIDEWALKS.

6. NO BUILDING SHALL BE ERRECTED CLOSER THAN EIGHT FEET FROM SIDE LINES OF ANY LOT, THE OWNERSHIP OF WHICH IS VESTED IN A DIFFERENT PERSON THAN THAT ON WHICH SAID STRUCTURE IS TO BE BUILT, PROVIDED HOWEVER THAT THE EAVES, BAY WINDOWS, OPEN PORCHES, STEPS, SIDEWALKS OR DRIVEWAY SHALL BE EXCLUDED FROM SAID REQUIREMENT.

CTIC Has made an accomodation recording of the instrument. We Have made no examination of the instrument or the land affected.

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AUDITOR  
LAKE COUNTY

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7. NO BUILDING SHALL BE MOVED FROM ANOTHER LOCATION TO ANY LOT IN THIS SUBDIVISION.

8. NO MODULAR HOME, PRE-FABRICATED HOME, OR ANY MANUFACTURED HOME SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION.

9. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEN UNTIL JANUARY 1, 2009 AT WHICH TIME SUCH COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY A MAJORITY VOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR IN PART.

10. IF ANY PERSON, PERSONS, FIRM OR CORPORATION UPON WHOM THESE COVENANTS ARE BINDING SHALL VIOLATE, BREAK, OR ATTEMPT TO VIOLATE OR BREAK, ANY ONE OR MORE OF THESE COVENANTS, ANY OF THE OWNERS OF THE LOTS DESCRIBED IN SAID PLATTED SUBDIVISION OR THE TOWN OF LOWELL MAY PROCEED AT LAW OR IN EQUITY, OR BY ANY OTHER APPROPRIATE LEGAL PROCEEDING TO PREVENT ANY SUCH VIOLATION OF ANY SAID COVENANTS, AND IN ADDITION THERETO RECOVER DAMAGES FOR ANY SUCH VIOLATION. IT IS NOT THE INTENT HEREIN THAT IF A VIOLATION SHALL OCCUR THAT THERE SHALL BE A FORFEITURE OR REVERSION BY REASON THEREOF.

THE RIGHT TO ENFORCE THESE PROVISIONS BY RESTRAINING ORDER OR INJUNCTION TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY DUE PROCESS OF LAW OF ANY STRUCTURE OF ANY PART THEREOF ERECTED OR MAINTAINED IN VIOLATION THEREOF, IS HEREBY DEDICATED TO THE PUBLIC, THE TOWN OF LOWELL AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

11. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

Low-AB Corp.  
OWNER OF LOT #103

Low-AB Corp.  
OWNER OF LOT #104

Low-AB Corp.  
OWNER OF LOT #105

Low-AB Corp.  
OWNER OF LOT #106

Low-AB Corp.  
OWNER OF LOT #107



Robert J. Bartuff, Pres.  
Lionard M. Allie, Sec.  
OWNER OF LOT #103

Robert J. Bartuff, Pres.  
Lionard M. Allie, Sec.  
OWNER OF LOT #104

Robert J. Bartuff, Pres.  
Lionard M. Allie, Sec.  
OWNER OF LOT #105

Robert J. Bartuff, Pres.  
Lionard M. Allie, Sec.  
OWNER OF LOT #106

Robert J. Bartuff, Pres.  
Lionard M. Allie, Sec.  
OWNER OF LOT #107

Low-AB Corp.  
OWNER OF LOT #108

Low-AB Corp.  
OWNER OF LOT #109

Low-AB Corp.  
OWNER OF LOT #110

Low-AB Corp.  
OWNER OF LOT #111

Low-AB Corp.  
OWNER OF LOT #112

Low-AB Corp.  
OWNER OF LOT #113

Low-AB Corp.  
OWNER OF LOT #114

Low-AB Corp.  
OWNER OF LOT #115

Low-AB Corp.  
OWNER OF LOT #116

Robert L. Bartruff, Pres.  
Leonard M. Allie Sec  
OWNER OF LOT #108

Robert L. Bartruff, Pres.  
Leonard M. Allie Sec  
OWNER OF LOT #109

Robert L. Bartruff, Pres.  
Leonard M. Allie Sec  
OWNER OF LOT #110

Robert L. Bartruff, Pres.  
Leonard M. Allie Sec  
OWNER OF LOT #111

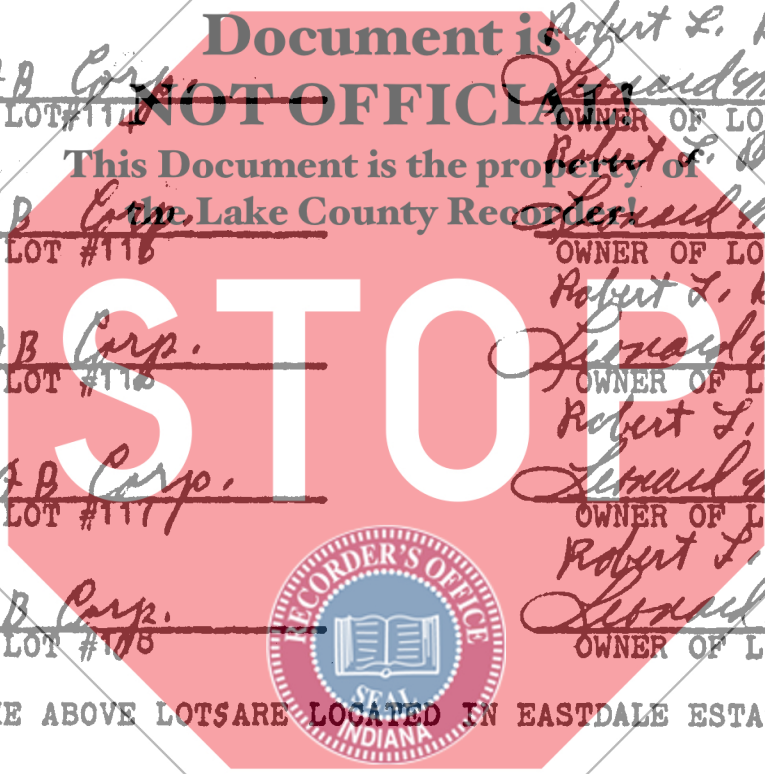
Robert L. Bartruff, Pres.  
Leonard M. Allie Sec  
OWNER OF LOT #112

Robert L. Bartruff, Pres.  
Leonard M. Allie Sec  
OWNER OF LOT #113

Robert L. Bartruff, Pres.  
Leonard M. Allie Sec  
OWNER OF LOT #114

Robert L. Bartruff, Pres.  
Leonard M. Allie Sec  
OWNER OF LOT #115

Robert L. Bartruff, Pres.  
Leonard M. Allie Sec  
OWNER OF LOT #116



ALL OF THE ABOVE LOTS ARE LOCATED IN EASTDALE ESTATES, UNIT 4, BLOCK 4.

STATE OF INDIANA  
COUNTY OF LAKE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND  
STATE, PERSONALLY APPEARED ALL THE ABOVE SIGNATURES WHO  
ACKNOWLEDGED THE FOREGOING COVENANTS.

WITNESS MY HAND AND NOTARIAL SEAL

THIS 2ND OF OCTOBER 1996.

MY COMMISSION EXPIRES: 8-28-2000

RESIDENT OF LAKE COUNTY

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