

RESTRICTIONS APPLICABLE TO HOMESTEAD ACRES  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

17th Addition of St. John, Indiana

Boersma, Ryan H.  
85 25 Morse Pl.  
Crown Pl. 4637

97087346

97 DEC 18 PM 3:12

1. All lots in this addition shall be used for residential purposes only.  
MORRIS W. CARTER  
RECORDER
2. There shall be a minimum setback 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 1600 sq.ft.  
(b) All 1½ story residential structures with basements shall have a minimum 1st floor area of 1200 sq.ft.  
(c) Bi-level residential structures shall have a minimum foundation area of 1400sq.ft.  
(d) All 2 story residential structures with basements shall have a minimum total area of 2400sq.ft.  
(e) All residential structures without basements 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.  
(f) The above minimum areas do not include porches, breezeways or attached garages.  
(g) All accessory buildings shall have a minimum size of 14 x 20 feet.  
(h) All residences must have garages attached or provisions for future detached garages.  
(i) All residences must have masonry chimneys on exterior of houses.
4. No structure of a temporary character, trailer, basement, tent, shack, barn or outbuilding 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 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 restrictions, which proceedings may be to restrain such violations 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, Indiana.
11. A set of all plans must be on file in the sellers office.
12. To the extent that any of the above restrictions or parts thereof are less restrictive than any part of the sub-division regulations or ordinances of the Town of St. John, the greater restriction shall apply.

10/25