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DECLARATION OF RESTRICTIVE COVENANTS
FOR
ILLIANA FARMS ADDITION

OCT 23 2000
KEYS 1-213-1 to 4
PETER BENJAMIN
LAKE COUNTY AUDITOR

This Declaration of Covenants, Restrictions and Easements is made this 6th day of July, 2000, by David M. Austgen, Trustee, under the provisions of that certain Trust Agreement dated May 31, 2000, and known as LT V&N101, (hereafter "Declarant") of the Real Estate platted as ILLIANA FARMS ADDITION, (hereafter "Real Estate") an Addition to Lake County, Indiana.

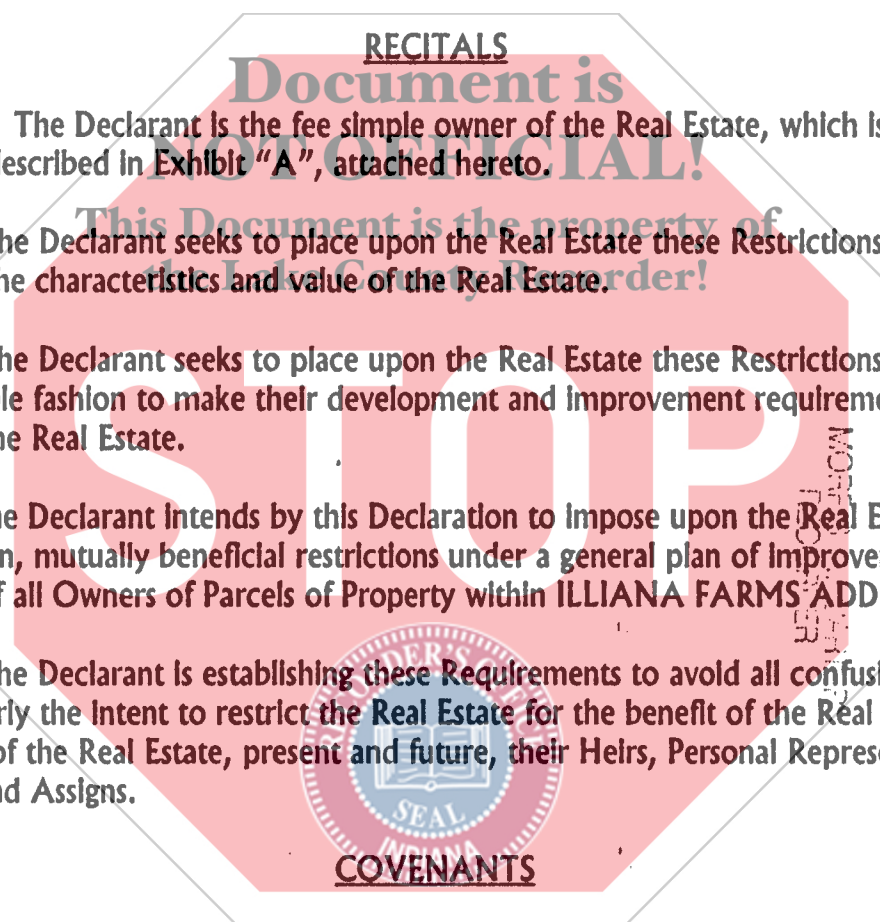
RECITALS

1. The Declarant is the fee simple owner of the Real Estate, which is more particularly described in Exhibit "A", attached hereto.
2. The Declarant seeks to place upon the Real Estate these Restrictions of Record to preserve the characteristics and value of the Real Estate.
3. The Declarant seeks to place upon the Real Estate these Restrictions of Record in a recordable fashion to make their development and improvement requirements concerning the Real Estate.
4. The Declarant intends by this Declaration to impose upon the Real Estate, as defined herein, mutually beneficial restrictions under a general plan of improvement for the benefit of all Owners of Parcels of Property within ILLIANA FARMS ADDITION.
5. The Declarant is establishing these Requirements to avoid all confusion and establish clearly the intent to restrict the Real Estate for the benefit of the Real Estate and the Owners of the Real Estate, present and future, their Heirs, Personal Representatives, Successors and Assigns.

COVENANTS

NOW, THEREFORE, the Declarant declares that all of the Real Estate located in Exhibit "A" attached hereto is held, and shall be held, subject to the provisions of this Declaration, as covenants running with the land for the benefit of the Owners of the Real Estate, their Heirs, Personal Representatives, Successors and Assigns.

1. **Construction.** No manufactured housing units may be used.
2. **Re-Subdivision.** There shall be no re-subdividing of any lots in this Subdivision.
3. **Term.** These covenants are to run with the land and shall be binding upon all lots, the owners thereof, and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an



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EXHIBIT "A"
(Farms)

A part of the Northwest Quarter of the Southwest Quarter of Section 12, Township 33 North, Range 10 West of the Second Principal Meridian described as beginning at a point which is on the West Line of said Section 12 and 374.00 North of the Southwest corner of said Northwest Quarter of the Southwest Quarter as measured along said West line; thence continuing North along the West line of said Section 12 a distance of 804.43 feet to a point 1178.43 feet North of the Southwest corner of said Southwest Quarter of the Northwest Quarter of Section 12; thence East along a line parallel with the North line of said Southwest Quarter of the Northwest Quarter a distance of 1325.26 feet to a point on the East line of the West half of the West half of said Section 12; thence South along said East line a distance of 802.14 feet to a point which is 374.09 feet North of the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 12; thence West along a line parallel with the South line of said Northwest Quarter of the Southwest Quarter a distance of 1341.89 feet to the point of beginning and containing 24.59 acres, more or less, all in the County of Lake, State of Indiana.

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