

Covenants for Muir Woods

6/6/01

Each residence shall conform to the current Cedar Lake Town ordinances for R1 residential home sites. In addition to these restrictions and qualification these covenants are set forth to maintain a uniform standard for homes in the Muir Woods Subdivision.

1. **Façade:** Each home will have a brick, ½ brick or other masonry front facing the street.
2. **Street Lighting:** Each homeowner will provide a street lamp, floodlight, pole lamp, gas lamp, or other lighting device near their driveway for the purpose of lighting the street area in front of the garage area. This can be for intermittent or continuous use as desired by the resident. Light will be sized between 60 watts and 300 watts in capacity.
3. **Storm Sewer System:** All downspouts, sump pumps and other clear water will be routed to tile located in the back of each lot.
4. **Minimum Building Size:** Each residence will contain at least 2000 SF of living area.
5. **Garage Requirement:** Each residence will have a minimum of a two-car garage, however; in no event will the total width of all garage doors exceed 36' in width. In addition at least two off-street parking spaces will be provided.
6. **Paving Requirements:** Driveway and sidewalk materials are limited to concrete, paving brick, or blacktop materials.
7. **Fences:** No fences will be installed in the front or side yards of the residence. Rear yard fenced areas may not enclose more than fifty percent (50%) by area of any required rear yard for the purpose of protecting pools, patios, dog runs, or other ancillary functions. Any chain link or steel fencing will be limited to a total of 300 square feet total area.
8. **Trees:** Within one year from the date of occupancy of any structure, the owner of any lot shall make provision for the planting of at least two trees within the thirty foot strip adjacent to each street curb abutting the lot. Such trees shall conform to the current approved list from the Town of Cedar Lake concerning both size and species. Tree planting requirement will be waived if front yard already contains at least two trees of at least 3" in diameter.
9. **Erosion Control:** During construction of any structure the General Contractor or owner will be responsible for erosion control in accordance to Rule 5 of the Indiana Department of Environmental Management concerning storm water runoff associated with construction activities.
10. **Swimming Pools:** All swimming pools shall be fenced or hard covered. Above ground pools may not be more than three (3) feet above grade and must be enclosed in a deck.
11. **Vehicle Parking and Storage:** Campers, commercial vehicles, trailer, boats, and motor homes may be maintained and housed completely within a dwelling. No roadways in the subdivision or residential driveways shall be used for the habitual parking of private or commercial vehicles, boats, campers, motorhomes or trailers. Commercial vehicles shall be defined as vehicles 26,000 pounds or larger.

Building Codes: All homes built in Muir Woods must be built on site according to Indiana State Building Codes. No pre-fabricated, manufactured, modular, or partially or completely built off-site homes or parts of homes shall be allowed

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