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HI-VIEW ACRES
PLAT RESTRICTIONS

1. This subdivision shall be know as: HI-VIEW ACRES.
2. The road shall be known as: GENE DRIVE and is hereby dedicated to the public.
3. All lots in the subdivision shall be known as residential lots. No structures shall be erected, altered, placed or permitted on any residential lot herein other than one detached single family dwelling not to exceed 2½ stories in height and a private garage for not more than 2 cars and residential accessory building. The ground floor area of such dwelling shall be no less than 1000 feet for one story house.
4. No building structure or accessory building shall be erected closer to property line than 10 feet and building can be no larger than 24 x 24.
5. No commercial buildings shall be erected on any of the lots in this subdivision.
6. No trailers, cement block, modular or prefab dwellings or outhouses of any kind shall be erected or situated on any lot herein. Must be stick build except for use by the contractor during construction for materials and tools. All buildings must have a 4-12 or greater roof pitch.
7. No animals of any kind shall be kept or permitted on any lot or lots in this subdivision for commercial purposes. No horses, cattle, hogs, ducks, chickens, goats, sheep or others allowed.
8. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
9. Road fees of \$100 will be collected per year for maintenance of roads. The fee must be paid on or before May 15 of each year, payable to: The HI-VIEW Lot Owners Association. This amount may be adjusted as required. All drives into the individual lots are the responsibility of the lot owner.
10. All provisions herein may be enforced by actions at law or in equity against the person/persons violating or attempting to violate same.
11. All utilities shall exist on the forty foot road rightaway.

12. The lake, the dam, and a common area at the lakeside shall be owned and maintained by the Lot Owners Association. A central water system, to be installed, including pump, electricity, filtration, and mains shall be maintained by the Lot Owner's Association, as well as the lake and surrounding grounds. (Lot Owners Association dues shall be paid to HI VIEW Lot Owners Association). The amount of dues shall be determined by need and agreed to be said Association. The Association may in the future vote to do away with the central water system should county water become available.
13. All covenants and provisions hereof both positive and negative are to run with the land and shall be binding on all parties and all persons claiming under them for 10 years from date of acceptance of the subdivision and shall be extended automatically for successive periods of 10 years unless by a vote of the majority of the then owners of lots in subdivision (majority meaning owners present at voting or by letter) it is agreed to change such covenants in whole or in part.

OWNERS

DALE REED

Dale L Reed

BETTY REED

Betty Reed

State of Indiana

County of Brown

Before me, the above signed, a Notary Public in and for County and State this 6 day of July 1995 appeared and acknowledged the execution of the foregoing Plat Restrictions.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires 4-18-98 day of July 1995.

Printed Name

Catherine M. Robison

Written Name

Catherine M. Robison

Resident of

Brown

County



Legend:

- = 8" Caped R-Bar Set (4'-6" x A.G.)
- = Iron Pins Set (Readi)
- = Building Setback Lines
- = Curve Number
- Δ = 8" Caped R-Bar Found

Notes:

1. 140' easement for Roadway & Utilities
2. 50' Building Setback from Road & Easement
3. 25' Rear Setback