

COPY

RESTRICTIVE COVENANTS
EASTLAND ESTATES SUBDIVISION
PHASE I

Mitchell E. Lankford and Glenda L. Lankford, the owners of the following described real property located in County of Vigo, State of Indiana, such being the real property now duly platted as Eastland Estates Subdivision Phase I, subdivision of Vigo County as such plat is now recorded as Instrument No. _____, of the Records in the office of the Recorder of the County of Vigo, State of Indiana makes the following declarations as to limitations, restrictions, and uses to which the lots or tracts constituting such subdivision may be put and specifies that such declarations shall constitute covenants to run with all of the land, provided by law, shall be binding on all parties and all persons claiming under them, for the benefit of and limitations on all future owners of such subdivision, this declaration of restrictions being designed for the purpose of keeping the subdivision desirable, uniform, and suitable in architectural design and use specified herein.

1. The Subdivision shall be a single family residential subdivision.
2. Any home constructed on a building site shall have a minimum floor area of the main structure, exclusive of one story open porches and garages of not less than 1,500 sq. ft.
3. No mobile homes or double wide modular homes shall be permitted on any building site.
4. No tent, no shack, and no pole barn, shall be permitted on any building site.
5. The plans and specifications of all buildings and improvements to be constructed on any building site shall be subject to the approval of the developer, Mitchell E. Lankford, or his designated appointee. In the event that Mitchell E. Lankford is unable to approve or unable to appoint such designee, a building committee may be elected by the majority of the lot owners in Eastland Estates Subdivision Phase I to perform such function. In the event no building committee exists, then this restriction shall be waived.
6. All buildings and improvements shall be constructed in compliance with pertinent zoning and building codes of Vigo County, Indiana, and all other governmental entities that have jurisdiction thereof at the time of undertaking such buildings and improvements.
7. All driveways leading from the street to the garage located on any lot shall be constructed out of concrete or blacktop.
8. No noxious, illegal or offensive use of property shall be carried on any lot, nor shall anything be done thereon that may be or become an annoyance or nuisance to the neighborhood.
9. No trash, garbage, ashes, or other refuse, junk vehicles in disrepair or other unsightly growth or objects shall be maintained or allowed on any lot. All fences, buildings and accessories shall be maintained in a reasonable state of repair.
10. No livestock or poultry shall be raised, bread or kept on any lot of the subdivision.

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IN WITNESS WHEREOF, Grantors have caused these Declarations of Covenants to be executed this 30 day of JAN., 2002.

Mitchell E. Lankford
Mitchell E. Lankford

Glenda L. Lankford
Glenda L. Lankford

STATE OF INDIANA, COUNTY OF VIGO) SS:

Before me, a Notary Public in and for said county and state, this 30th day of JANUARY, 2002, personally appeared Mitchell E. Lankford and Glenda L. Lankford, who acknowledged the execution of the foregoing Restrictive Covenants Eastland Estates Subdivision Phase I, and who, having been duly sworn, stated that the representations therein contained are true.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My County of Residence:
Clay Co., IN

Karen Jo Lints
Notary Public

My Commission Expires:
October 10, 2006

Karen Jo Lints
(Printed Name of Notary Public)

This instrument was prepared by David R. Bolk, BRATTAIN & NATTKEMPER, 322 South 6th Street, P.O. Box 1444, Terre Haute, Indiana 47808-1444.

Tax Duplic

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