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**RESTRICTIVE COVENANTS
EASTLAND ESTATES SUBDIVISION
PHASE II**

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 II, 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, States 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 building sites identified as Lots 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 shall have a minimum floor area of the main structure, exclusive of one story open porches and garages of not less than 1,800 square feet.
- 3) Any home constructed on building sites identified as Lots 56, 57, 58 and 59 shall be multi story and have a minimum floor area of the main structure, exclusive of open porches and garages of not less than 2,200 square feet with a minimum of 1,500 square feet being on the main level. Said structures on the sites shall be not more than two stories above ground.
- 4) No mobile homes of double wide modular homes shall be permitted on any building site.
- 5) No tent, no sack and no pole barn shall be permitted on any building site.
- 6) 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 II to perform such function. In the event no building committee exists, then this restriction shall be waived.

7) All buildings and improvements shall be constructed in compliance with the 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.

8) All driveways leading from the street to the garages located on any lot shall be constructed out of concrete or blacktop.

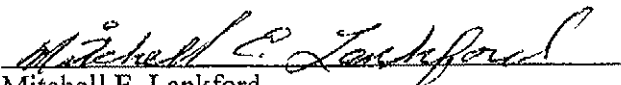
9) All owners of lots with shoreline on the lake shall maintain their own shoreline and further, all lake lot owners shall participate equally in the care and expense of maintaining the lake.

10) 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.


11) 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.

12) No livestock or poultry shall be raised, bred or kept on any lot of the subdivision.

IN WITNESS WHEREOF, the Grantors have caused these Declarations of Covenants to be executed this 21st day of APRIL, 2004.



Mitchell E. Lankford



Glenda L. Lankford

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Mitchell E. Lankford and Glenda L. Lankford, this 21 day of April, 2004 and acknowledged execution of the foregoing Restrictive Covenants of Eastland Estates Subdivision, Phase II, and who, having been duly sworn, stated that the representations contained therein are true and accurate.

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

Bea Adams

NOTARY PUBLIC

Bea ADAMS

PRINTED NAME

COUNTY OF RESIDENCE

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MY COMMISSION EXPIRES:

12-8-2008

THIS INSTRUMENT PREPARED BY MCMAHAN LAW FIRM, 2901 OHIO BOULEVARD,
SUITE 232, TERRE HAUTE, INDIANA 47803.