

# Restrictions ORMES

The real estate shall be conveyed subject to the following restrictions and the restrictions shall remain with the property:

- (a) No dwelling shall be permitted whose ground floor area of the main structure, exclusive of one story open porches, garages and finished basements is less than 1,400 square feet, except two stories, which must have a minimum of 1,000 square feet on the ground floor. No home can be placed or built on this real estate without the written approval of the developer.
- (b) No single-wide mobile home, trailer, basement, tent, shack, barn or other outbuildings erected shall be used at any time as a residence, temporarily or permanently, nor shall any structure or temporary character be used as a residence. Modular home, sectional home and double wide shall be allowed on this real estate, but there must be a concrete or cement block permanent foundation.
- (c) There is imposed a 100' set back line from the center of Highway 356 and no building or structure shall be erected within such set back.
- (d) No junk or inoperative automobiles, unlicensed automobiles or similar material shall be maintained upon the real estate.
- (e) The real estate shall not be used or maintained as a dumping ground for rubbish, etc. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- (f) This property is to be maintained in a clean and respectable manner.
- (g) Individual sewage disposal systems shall be located, and constructed in accordance with the requirements, standards and recommendations of the State Board of Health. Approval of such systems as installed shall be obtained from such authority, and must be installed prior to occupancy of property.
- (h) There shall be only one head of livestock per one and one-half acre. No animal shall be kept upon the real estate except commonly accepted domestic pets. Also accepted are ponies, horses and cows. (Not on a commercial basis, 2 dogs maximum). Any exceptions must be approved with written permission from the developer.
- (i) No business or commercial activity of any kind shall be carried out upon the premises without the written consent of the developer.
- (j) Be advised that this real estate is an agriculture residential area which permits agriculture. Agricultural operations produce livestock, crops, noise, odors, work odd hours and slow moving farm equipment.
- (k) There will be only one single family residence per lot permitted. Lots may not be further sub-divided to created addition residential building site unless written permission from the developer.
- (l) All lot owners must install driveway culverts, which must be a minimum of 15" in diameter or requirement of Indiana State Highway Department.
- (m) Subject to all oil, gas and mineral leases, if any, recorded or unrecorded.
- (n) **EROSION CONTROL:** All lot owners are responsible for individual soil conservation control, and State of Indiana Soil & Water Conservation Rule 5 Compliance; such as seeding, strawing etc., to avoid soil erosion. Proper driveways to constructed into each lot by the home builder or homeowner prior to construction.