

BARRINGTON HILLS SUBDIVISION

PROTECTIVE COVENANTS:

The following protective and restrictive covenants are to be contained in all conveyances of the real estate herein platted and in connection with any dedication herein made which covenants shall attach to and become a part of the real estate as provided herein.

1. The residential area covenants hereinafter met forth shall in their entirety apply to the entire area herein platted with the exception of dedicated streets.
2. No lot shall be used except for residential purposes. No building shall be erect, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two and one-half (2 1/2) stories in height and a private garage for not more than four cars must be attached to the dwelling.
3. No fence or screened planting over 36 inches high shall be permitted from lot line to building setback line on any lot.
4. No fence other than decorative patio fencing or decorative lawn fencing shall be permitted from building setback line to rear lot line.
5. No farm fencing or cribbing of any description will be permitted.
6. No clothes line or clothes poles shall be erected.
7. No incinerators or trash burners or permanent construction may be erected any place within lot linear only those of portable construction may be displayed and only when in use.
8. No structure of a temporary character, trailer, basement, tent, shack, barn or other out building shall be used on any lot anytime as a residence, either temporarily or permanently.

9. No dwelling shall be erected which shall contain less than 1,800 square feet if a single story building or which shall contain less than 1,200 square feet of living floor space on the first floor area if a 1 1/2 story dwelling or which shall contain less than 1,450 square feet of living and bedroom floor area if a split level construction or of 1,800 square feet if a 2 story construction. The said minimum requirements shall not include attics, porches or garages. The said dwelling house shall cost in labor and materials at a fair cost and just valuation at least \$100,000. All plans will be approved by the developer prior to construction. Construction costs shall be based on the cost level prevailing on January 1, 1993.
10. No dwellings of tile or cement block construction shall be erected unless faced with wood, brick or stone.
11. No signs may be displayed at anytime.
12. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats or other household pets provided they are not kept or bred or maintained for any commercial purposes.
13. The foregoing covenants or restrictions are to run with the land and shall be binding on all parties and all persons claiming them. The right to enforce these provisions by injunction, together with the right to cause removal, by due process of law, of any structure or part hereof erected or maintained in violation hereof is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision, and to their heirs and assigns.
14. Individual septic systems shall conform to Indiana State Board of Health requirements.
15. No modular homes will be permitted.
16. No log homes permitted.
17. Lot #21 will have access to County Road only.
18. Lots #1 through #20 consecutively will have access to Barrington Drive only.
19. Lots #14, 15, 16, 17, 21, will share equally in maintenance of pond.
20. Developer agrees to blacktop Barrington Drive after 11 lots have been sold.

Barrington Hills

32 acres
south of Greencastle

Possum Hollow Road

Matchbox Road

BARRINGTON DRIVE

U.S. 231 South

