

POCCO ESTATES SUBDIVISION

Restrictions & Protective Covenants

FINAL DRAFT

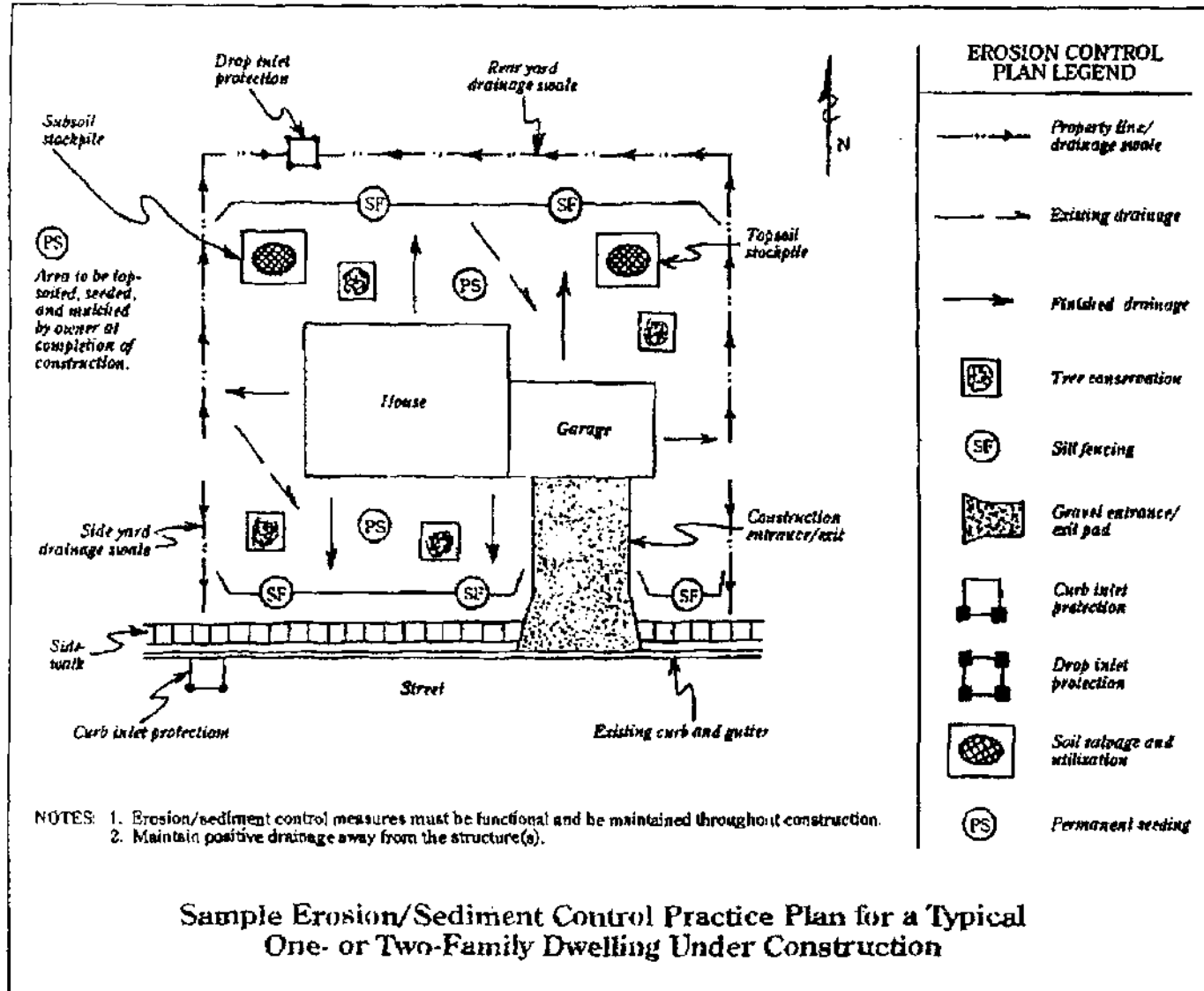
- 1.) Lots shall be used for residential purpose only;
- 2.) Only one single family dwellings may be constructed on said lots & no lot shall be subdivided;
- 3.) No dwelling shall be erected which shall contain less than 1500 square feet of living and bedroom area. The said minimum requirements shall not include attics, porches or garages. Setbacks shall conform to the recorded plat of Pocco Estates;
- 4.) No dwelling of tile or cement block construction shall be erected unless faced with wood, brick, stone or vinyl siding;
- 5.) Appropriate, sightly and suitable auxiliary structures such as barns, garages, screen summer houses, green houses, storage buildings, minibarns, etc., may also be built on each lot however, they must be faced with wood, brick, stone, vinyl siding or painted metal siding;
- 6.) Individual septic systems shall conform to the Indiana State Board of Health requirements;
- 7.) All garbage or other waste must be kept in sanitary containers;
- 8.) No fence other than decorative patio fencing or decorative lawn fencing or chain link fence shall be permitted;

- 9.) No livestock or poultry shall be kept or maintained on any of said lots, however, this shall not be deemed to include household pets. It is the intent and purpose of this restriction that said real estate shall not be used for the raising or breeding of livestock for any commercial purpose;
- 10.) Each lot owner shall automatically become a member of Property Owners Association and subject to all the terms and conditions of the Declaration of Covenants for Private Street Assessments; \$250 per lot per year;
- 11.) No sign of any kind shall be displayed to the public on any lot except one (1) professional real estate (For Sale), shall be permitted on a temporary basis.
- 12.) No noxious or offensive activity of any kind shall be carried on upon any of said lots or land, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood or the neighboring tract owners;
- 13.) The owner of said lot may use and occupy a camper or motorhome or coach on any of said lots during the construction of a permanent dwelling, not to exceed 12 months. This shall not forbid the parking of any licensed recreational vehicle, provided however, that said vehicle shall not be an abandoned vehicle within the meaning of Indiana law;
- 14.) These covenants run with the land and shall be binding to all parties and all persons claiming under them for a period of 5 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 5 year each, unless an instrument signed by all of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part;

- 15.) The homeowners shall assume responsibilities of the street after four (4) of the seven (7) lots are sold.

- 16.) The individual lot owner is responsible for erosion control during construction of the house and driveway and during any activity where the ground surface is disturbed and subject to erosion. The erosion control measures shown on the attached example shall be utilized by the lot owner to protect areas subject to erosion.

Construction Sequence for Building Site Erosion Control Practices



STEP 3. PREPARE THE SITE FOR CONSTRUCTION.

Prepare the site for construction and for installation of

STEP 4. BUILD THE STRUCTURE(S) AND INSTALL THE UTILITIES.

STEP 5. MAINTAIN THE CONSTRUCTION

Maintain all erosion and sediment control practices until construction is completed and the site is ready for final grading.

- Inspect the control practices and after each storm event, immediately.
- Toward the end of each work day, track soil tracked onto roadways. Do not allow any soil washed off-site.

STEP 6. REVEGETATE THE BUILDING SITE

Immediately after all outside construction is completed, stabilize the lot with permanent seeding or sod.

Redistribute the Stockpiles

- Spread the stockpiled subsoil over rough-graded areas.
- Spread the stockpiled topsoil over rough-graded areas.
- Fertilize and lime according to recommendations of a seed supplying contractor.

Seed or Sod Bare Areas

- Contact local seed suppliers or sod contractors for recommended seed or sod.
- Follow recommendations of seed or sod contractor for installation of seed or sod.
- Water newly seeded/sodded areas to keep the soil moist. Less water is needed if sod is used.

Mulch Newly Seeded Areas

- Spread straw mulch on newly seeded areas at a rate of 2 to 4 cubic feet per 1,000 square feet.
- On flat or gently sloping land, anchor the mulch with netting or tack chored mulch would be the best method.