



DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

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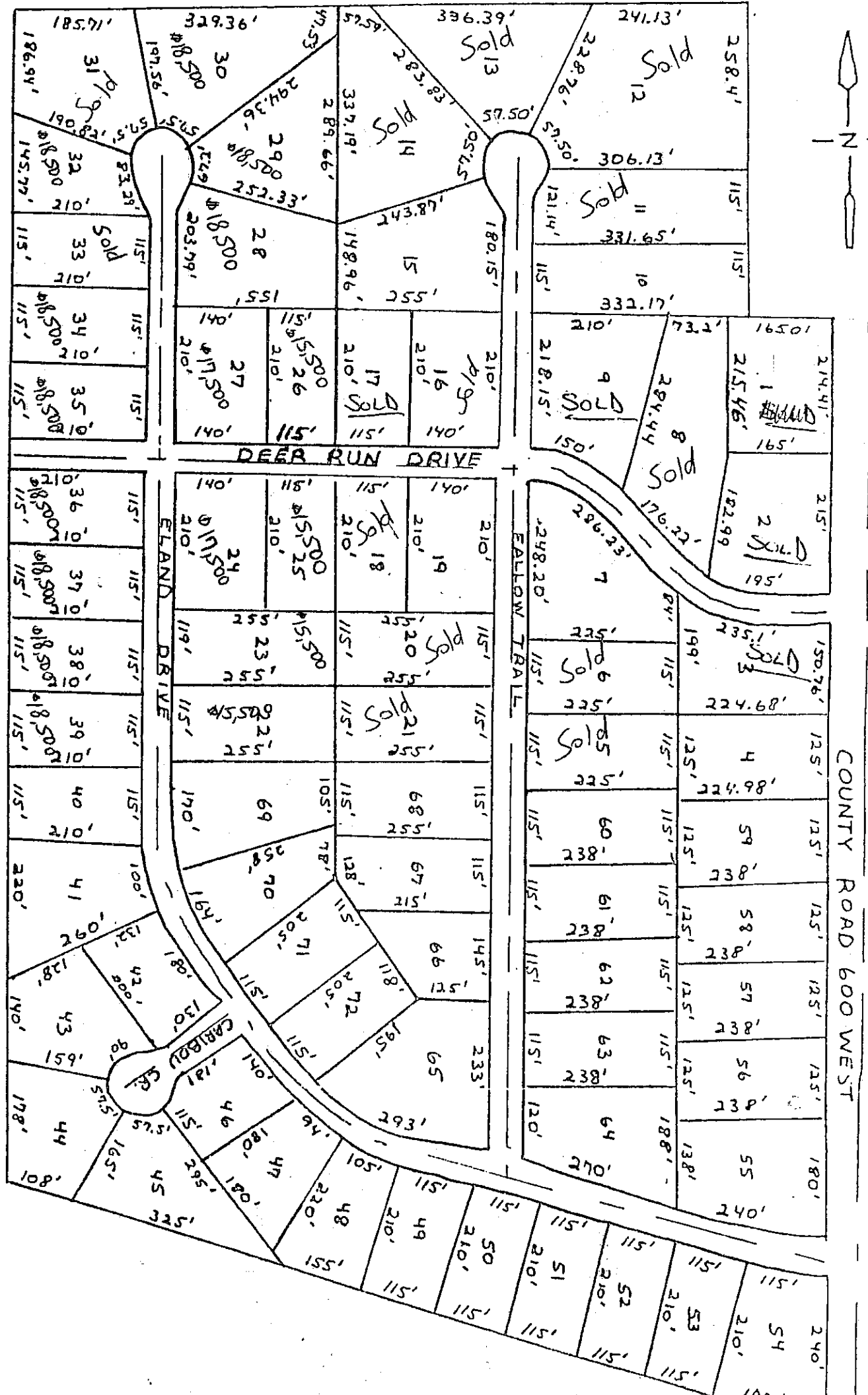
The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

The information is deemed reliable, but not guaranteed.

Just north of U.S. 52
on west side of 600W
(Mt. Comfort Rd.)

DEER RUN

Developed by: Gene Ringer



CORNER EAST 1/2 S.E. 1/4
TWP 15 N., RANGE 5 EAST

North line East 1/2 Southeast 1/4
Section 24, Twp 15 North, Rge 5 East

POINT OF BEGINNING

South 89°11'30" West
817.15'

NE Corner E 1/2 SE
Sec 24, 15N, R5E

Northwest Cor. Dea
Instrument Number

NOTE: See p
for lot

West line East 1/2 Southeast 1/4
Section 24, Twp 15 North, Rge 5 East

North 00°07'48" East - 1207.71'

DEER RUN DRIVE 50' R/W

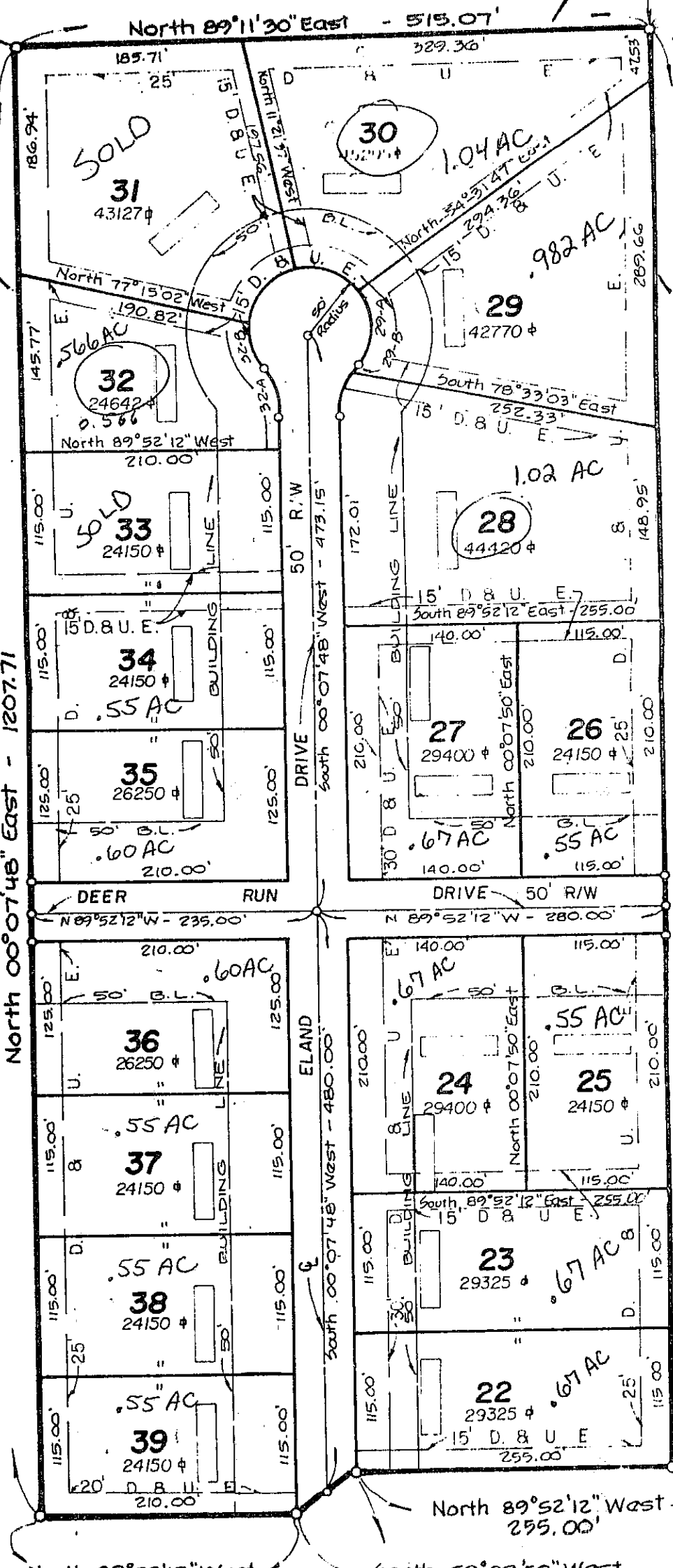
DRIVE 50' R/W

ELAND DRIVE 50' R/W

South 00°07'48" West - 1186.14'

Southwest Corner Deer Run - Section One
Instrument Number 88-0012

West line Deer Run - Section One
Instr. No. 88-0012



North 89°52'12" West
210.00'

South 59°09'58" West
58.31'



DEER RUN SECTION ONE
COVENANTS

This subdivision shall be subject to the following restrictions which shall operate as perpetual covenants.

1. Drainage swales (ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be altered, dug out, filled in, tiled, or otherwise changed without the written permission of the Hancock County Surveyor. Property owners must maintain these swales as sodded grassways or other non-eroding surfaces. Water from roof or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriate sized culverts or other approved structures have been permitted by the County Surveyor.
2. Any property owner altering, changing or damaging the drainage swales or ditches will be held responsible for such action and will be given 10 days notice by registered mail to repair said damage, after which time, if no action is taken, the Hancock County Surveyor will cause said repairs to be accomplished, and the bill for such repairs will be sent to the affected property owner for immediate payment.
3. No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 2, 5, and 8 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 20 feet from the intersection of said street lines (40 feet for minor streets and 75 feet for arterial streets) or in the case of a rounded property corner from the intersection of the street right-of-way lines extended.
4. The same sight limitations shall apply to any lot within 10 feet of the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No driveway shall be located within 70 feet of the intersection of two street lines.
5. All numbered lots in this subdivision shall be designated as residential lots. Only one single family dwelling with an attached two or three car garage shall be permitted on one lot.
6. No residence shall be erected, placed or permitted to remain on any lot unless said residence shall have a ground floor area of not less than 1500 square feet, exclusive of porch or garage or 1000 square feet in the case of a two-story.
7. No trailer, tent, shack, basement, garage, barn or other outbuildings or temporary structure shall be used for temporary or permanent residential purposes on any lot in the subdivision. No commercial dog kennel, hospital or junk yard will be permitted in the subdivision. Keeping livestock, except domestic pets is prohibited.
8. No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the plat. No accessory building shall be located closer to any front or side lot line than the required minimum front and side yard distance for the primary dwelling. No accessory building shall be located closer to any rear lot than 15 feet, but in no case shall it encroach upon any easement.
9. All water systems and methods of sewage and disposal in this subdivision are to be in compliance with the regulations or procedures by the State Board of Health or other civil authority having jurisdiction.
10. No vinyl, pressed wood, or aluminum siding shall be used in the subdivision. A minimum of 75% of the front of residence to be either brick or stone.
11. No noxious or offensive trade shall be carried upon any lot in this subdivision nor shall anything be done thereon which may become a nuisance or annoyance to the neighborhood. All lots must be kept mowed.

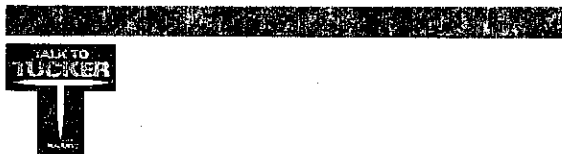
12. All residential construction must be completed within one year after the starting date, including the final grading.
13. No boat, camper, bus or trailer shall be parked closer to the street than the building setback line. No inoperative or unlicensed vehicle shall be parked on or repaired on any lot in this subdivision or on any street thereof.
14. All fuel storage tanks in this subdivision shall be buried below ground.
15. No fence or wall shall be erected or placed on any lot nearer to any street than the minimum front building setback line as shown on the plat.
16. All homes in this subdivision will be built by custom builders selected or approved by the developers.
17. All building plans must be approved by the developers or their assigns.
18. All out buildings shall be constructed of new materials and be similar in appearance with the residence on the lot on which the building is being built.
19. Any external T.V. Antenna or satellite dish shall be placed in behind the residence.
20. All drives to be black top or concrete surface one year after construction.
21. The foregoing covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2011 at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless changed by vote of majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or part. Invalidity of any one of the foregoing covenants, or restrictions, by judgement or court order shall in no way affect any other covenants or restrictions, which shall remain in full force and effect.

****Gas will be provided by Indiana Gas Company****

****Electric will be provided by Public Service of Greenfield****

****Street lights will be throughout subdivision****

For more information, please call:



Gina L. Rininger
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