

Protective Restrictions, Covenants,  
Limitations and Estimates  
For

Fox Run Estates

In

St. Joseph County, Indiana

As more particularly described in Exhibit "A" which is attached here to and here by made a part here of.

All the lots in said Addition shall be subject to and impressed with the covenants, agreements, easements, restrictions, limitations, and charges here in after set forth and they shall be considered a part of the conveyance of any lot and said addition; and they shall run with the owner, or owners of any land or lots included in said addition, their respective legal representatives, heirs, successors, grantees, and assigns. The owner, or owners, present or future, of any land or lot included in said Addition shall attempted violation of the provisions here of and also damages for any injuries resulting from any violation there of; but there shall be no right of reversion or forfeiture of title resulting from such violation. The restrictions and limitations imposed said Addition is as follows:

1. **Land and Use and Building Type.** No dwelling shall be excepted, altered, placed, or permitting to remain on any lot other than one single-family dwelling, not to exceed two and one-half (2 ½) stories in height and a private garage for not more than three (3) cars. No lot or lots shall be used for any other purpose other than as a single-family resident except that a home occupation defined as within the residence dwelling and participated in solely by a member of the immediate family residing in said residence. No sign or display that will indicate from exterior that the building is being utilized in whole or in part for any other purpose than that of a dwelling.
2. **Dwelling Size**
  - (a) General Restrictions. No dwellings shall be permitted on any lot with a living floor area of the main structure exclusive of one-story open porches and open garages, of not less than:

<u>Type of Home</u>	<u>Minimum Square Footage</u>
Ranch Style	900 Sq. Foot
Tri-Level	1,200 Sq. Foot
1 ½ Story	1,000 Sq. Foot
2 Story and Higher	1,000 Sq. Foot
Bi-Level	1,200 Sq. Foot

(b) Garages. All dwellings must have a full-size attached garage that is capable of storing at least one (1) automobile, but not to exceed space for three (3) automobiles.

3. **Architectural Control Committee.** In order to maintain harmonious structural design, no building for the principal use of residential dwelling may be created on any lot, unless and until the Fox Run Architectural Control Committee therefore has approved the plans and specifications in writing. There is here by created the Fox Run Architectural Control Committee (here and after referred to as "Committee") which shall consist of three (3) persons appointed by the Fox Run "Developer" or its successors and assigns who shall serve until they are removed by the Developer or have resigned. This committee may designate any one of its members to act on its behalf. In the event if any vacancy on the Committee, the Developer shall appoint a replacement. The Committee shall have the authority to approve all plans and specifications for all structures to be erected in the subdivision. No construction of any structure shall be commenced until the Committee shall have issued its written approval. The decision of the Committee shall be entirely within its discretion. The authority of the committee shall expire fifteen (15) years after the date of the recording of this Plat.

4. **Building Location.** No building shall be located on any lot nearer to the right-of-way line than the minimum building setback lines as shown on the recorded plat. No building shall be located nearer than eight (8) feet to any side lot line and having a total combined width of two (2) side yards of not less than twenty (20) feet. No dwelling shall be located closer than forty (40) feet to any rear lot line. For the purposes of this covenant, caves, steps, and open porches shall not be considered as part of the building; provided, however, that this shall not be constructed so as to permit any portion of a building on a lot to encroach upon another lot nor violate any building code.
5. **Easements.** There are strips of ground variable in width as shown on this Plat, and marked "Easement", reserved for use as roads and for the use of mains, poles, ducts, lines and wires, overland drainage flows, subject at all times to the proper authorities and to the easement here in reserved upon said strip of land. No charges shall be made in the grading of any lot areas used as drainage sewers overland storm drainage runoff, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.
6. **Nuisance.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance in the neighborhood. No campers, recreational vehicles, trailers, boats, snow mobiles, cars, disabled vehicles, and not used vehicles will be permitted to be kept outside of the residence or parked on the streets of the development. They must be kept within the structure or outside the development.
7. **Temporary Structures.** No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other building shall be used on any lot at any time as a residence either temporarily or permanently. No above ground pools shall be permitted. All structures must be approved prior to installation.
  - (a) **Fencing.** Fencing must have wood posts and rails. Fence material must be of natural color, not galvanized steel. All fencing must be approved prior to installation.
  - (b) **Antenna.** No dwelling shall be permitting to have any sending or receiving devices, antennas or dish on the dwelling itself or on the lot on which the dwelling is located or any adjacent lots which might be owned by anyone.
8. **Detaching Building.** The construction and placement of any detached storage structures to be used for the storage of lawn tools, toys, swimming pool apparatus, or any other personal property must be of a quality construction and must be maintained in an attractive and neat appearance and blend with the established home. Fox Run Developer shall have the authority to require protective screening around these structures. All buildings must be approved in writing prior to placement on the lot.
9. **Driveways.** No stone or cinder driveways shall be permitted. All driveways are to be complete and to the curb and must be constructed of asphalt or concrete. If constructed of asphalt, the depth of the asphalt shall be at least four (4) inches thick. Circular drives in front of homes (if any) may be a minimum of nine (9) feet wide.
10. **Signs.** No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) Sq. feet, advertising the property for sale or rent, or a sign of any dimension used by a builder to advertise the property during the construction and sales period. There are reserved Developers to Fox Run, its successors and assigns, the right to the construct signs as they desire in order to foster the development, promotion and sale of lots or structures in said development.
11. **Pets, Livestock, and Poultry.** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that of dogs, cats, or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes and are not permitted to become a neighborhood nuisance or hazard in any manner. All household pets must be kept within the house structure and not in a pen or separate structure, or chained outside.
12. **Garbage and Refuse Disposal.** No lot shall be used or maintained as a dumping ground for rubbish. 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 within the structure.

13. **Sight Distance at Intersections.** No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or, in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
14. **Construction.** Construction of a dwelling by recognized contractor(s) shall commence within a two (2) year period from the date of receiving title to said lot and shall be completed within the period stated in paragraph fifteen (15), unless a variance from this building requirement shall have been approved in writing by Fox Run Developer.
15. **Completion Date.** Any structure begun must be completed within a period of one (1) year from the date of beginning, or thereafter completely removed. The yard of each lot shall be planted with grass seed or with sod within one hundred twenty (120) days after the structure is completed or the structure is occupied as a home, whichever is earlier.
16. **Fuel Storage Tanks.** All oil or fuel storage tanks must be installed underground concealed within the main structure of the dwelling, basement, or attached garage.
17. **Lot Division.** There shall be no subdivision or sale of any lot by a homeowner for the purpose of building an additional dwelling.
18. **Utilities.** All lines for telephone and all other public utility services, either in the streets, or on any lots, shall be located underground, and shall not be visible. All street or lot lighting shall be situated on posts with no lines visible.
  - (a) **Yard Lighting.** Every residence will have a minimum of one-year light located in the front yard. This light will operate automatically by either an electric eye or timer clock.
19. **Sewer – Septic Systems.** A sanitary septic system shall be installed for each dwelling erected in the tract. Such septic system shall be of a type and construction and so located on the individual lot as to be approved in writing by the appropriate regulatory agency as required in St. Joseph County. No other sanitary provision, to devise for sewage disposal shall be installed or permitted to remain in the tract.
20. **Restriction Changes.** It is expressly provided that Fox Run Developer, its successors, or assigns, shall have the exclusive right for a period of ten (10) years from the date of recording of this plat to amend any or all of the restrictions or covenants here in contained. Such amendment shall be evidenced by the recording of a written amendment signed and recorded in the office of the Recorder of St. Joseph County and shall become affective upon such recording. This shall include the right to waive any part of the restrictions or conditions as to any particular lot. After ten (10) years from the date of recording this plat, these restrictions and limitations may be amended by the owners of the fee title of not less than seventy-five percent (75%) of the lots in the subdivision.
21. **Durations of Covenants.** These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until June 1, 2003, at which time said covenants or restrictions shall be automatically extended for successive periods of ten (10) years, unless by a vote of the then owners of the fee title of the lots covered by these covenants and restrictions in whole or in part.
22. **Disjoining of Covenants.** Invalidation of any one of the covenant or restrictions by judgment of a Court of competent jurisdiction shall in no way affect any of the other covenants or restrictions and all other provisions of these restrictions shall remain in full force and effect.

23. **Enforcement of Covenants.** The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law of any structure, is hereby vested in each owner of a lot in Fox Run, and in Fox Run Developer, its successors and assigns. These covenants and restrictions may all be enforced by a civil action for damages and by other appropriate remedy at law or in equity. If any person or persons shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons vest with the title to any of the lots herein before described, its successors and assigns, or the Fox Run Developer, to proceed either in law or in equity, against such person or persons, violating or attempting to violate any such covenants, and to enjoin them from so doing to recover damages for such violation and to seek all other appropriate relief.
24. **Effective Date.** These restrictions and covenants shall be attached to and shall be considered a part of the Plat of Fox Run and shall become effective when the recording of said Plat or Plats in the official of the Recorder of St. Joseph County, Indiana.

**By:** Signature on File

Malcolm J. Tuesley, Jr.  
Trustee, Miller Family  
Irrevocable Trust

State of Indiana, St. Joseph County SS:

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Malcolm J. Tuesley, Jr., Trustee, Miller Family Irrevocable who acknowledge and execution of the foregoing to be voluntary act and deed.

Exhibit "A"

Parcel I: The Southwest Quarter of Section 24, Township 38 North, Range 1 East, excepting there from the following described tract: Beginning at a point 794.9 feet South of the Northwest corner of the Southwest Quarter of said Section 24; thence East 378 feet; thence South 241.5 feet; thence West 378 feet; thence North 241.5 feet to the point of beginning, also excepting there from a tract of land containing 0.3 acres, more or less, conveyed to Indiana Toll Road Commission by grant of easement recorded July 19, 1955 in Deed Record 544, pages 127-129.

Parcel II: All of the land in the Northwest Quarter of section 24, Township 38 North, Range 1 East, lying South of the South right of way line, which line is 150 feet South and parallel to the centerline of the Indiana East / West Toll Road, a centerline survey map of which is on file in the Office of the Recorder of St. Joseph County, Indiana, and North of the South line of said Quarter Section, recorded May 27, 1993 as Document Number 9319040 in the Office of the Recorder of St. Joseph Country, Indiana.