

ST JOSEPH RIVER

BOULEVARD

BAYHEIGHTS

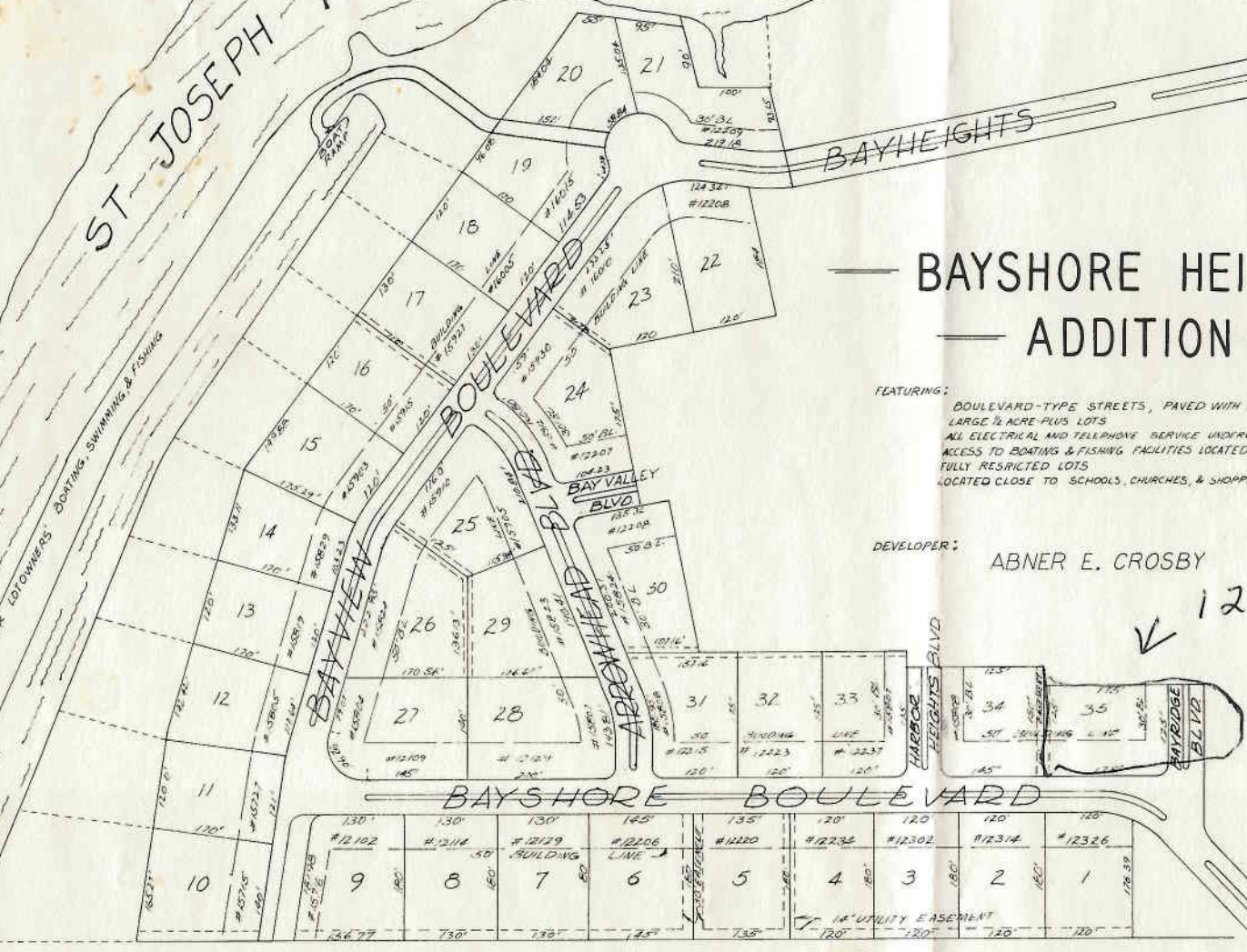
BAYSHORE HEIGHTS ADDITION

FEATURING:

- BOULEVARD-TYPE STREETS, PAVED WITH CONCRETE CURBS
- LARGE 1/2 ACRE PLUS LOTS
- ALL ELECTRICAL AND TELEPHONE SERVICE UNDERGROUND
- ACCESS TO BOATING & FISHING FACILITIES LOCATED ON THE SENIC ST JOSEPH RIVER
- FULLY RESTRICTED LOTS
- LOCATED CLOSE TO SCHOOLS, CHURCHES, & SHOPPING AREAS - 15 MINS FROM FT WAYNE

DEVELOPER: ABNER E. CROSBY

12327
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KLOPFENSTEIN ROAD

PAGE ROAD

PROTECTIVE RESTRICTIONS, COVENANTS, AND LIMITATIONS FOR BAYSHORE HEIGHTS, SECTION "A", A SUBDIVISION IN THE N. E. 1/4 of SECTION 14, T 32 N, R 13 E.

PART "A" - RESIDENTIAL AREA COVENANTS

- A - 1. **LAND USE AND BUILDING TYPE.** No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two stories in height, and each house shall include a two (2) car garage, which shall be built as a part of said structure and attached thereto.
- A - 2. **ARCHITECTURAL CONTROL.** No building shall be erected, placed, or altered on any lot prior to the approval of the construction plans, specifications and the plot plan by the Architectural Control Committee as to the quality of workmanship, materials, and the harmony of external design with existing structures. No fence or wall shall be erected, placed or altered on any lot unless approved by the Architectural Control Committee. Approval shall be as provided in Part "B".
- A - 3. **DWELLING SIZE AND QUALITY.** No dwelling shall be erected on any lot having a ground floor area of less than 1600 square feet for a one story, 1200 square feet for a tri-level or one and one half story, 1000 square feet for a two-story, exclusive of open porches, breezeway or garage. All buildings shall be constructed in a substantial and work-man like manner and of new materials. No roll siding, asbestos shingle siding, or siding containing asphalt or tar as one of its principal ingredients shall be used in the exterior construction of any building on any of the lots of said subdivision, and no roll roofing of any description or character shall be used on the roof of any dwelling or attached garage on any of said lots.
- A - 4. **BUILDING LOCATION.** No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded Plat. In any event, no building shall be located on any lot nearer than 30 feet to the front lot line or nearer than 20 feet to any side street line. No dwelling shall be located nearer than 15 feet to any interior lot line. No accessory building shall be located nearer than 5 feet to an interior lot line.
- A - 5. **ACCESSORY BUILDINGS.** No accessory building shall be erected without approval of the Architectural Control Committee.
- A - 6. **LOT AREA AND WIDTH.** No dwelling shall be erected or placed on any lot having a width of less than 120 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 20,000 square feet.
- A - 7. **EASEMENTS.** Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear seven feet of each lot, or as shown on the recorded plat. Any fireplace, fence, or other structure located in an easement will be removed at the lot owners expense, and the removal of any such obstruction shall in no way obligate the developer or utility company for damages.
- A - 8. **NUISANCES.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- A - 9. **TEMPORARY STRUCTURES.** No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
- A - 10. **DRIVES.** All driveways from the street to the garage shall be of concrete and shall be not less than 16 feet in width.
- A - 11. **LOT LANDSCAPING.** Each lot owner shall be required to plant or have planted a minimum of 18 well developed shrubs in the proper locations and a minimum of 4 shade trees and must have his lawn graded and seeded within 60 days after completion of his home per suitable weather conditions. No live trees on any lot shall be removed without the permission of the Architectural Control Committee.