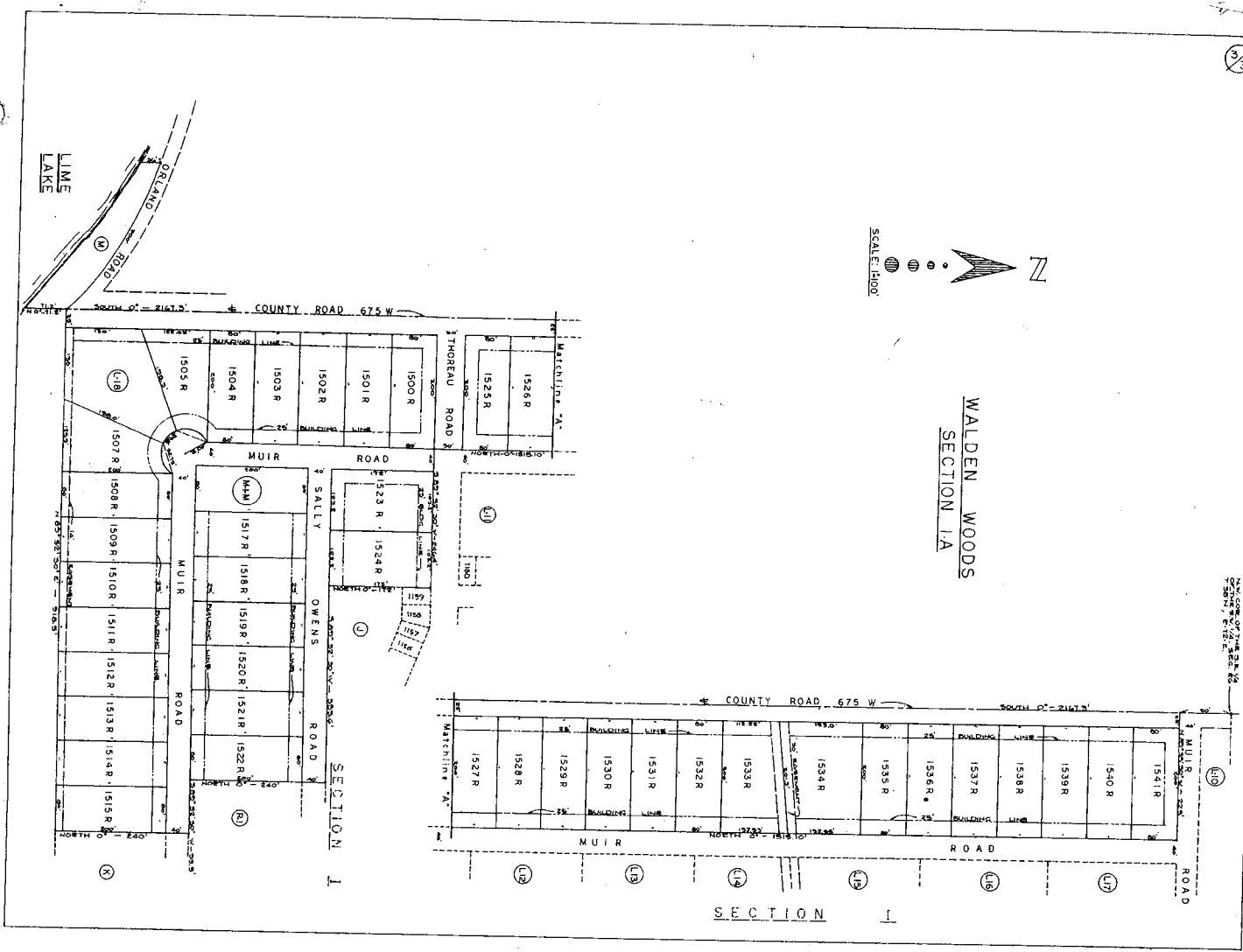


~~3~~

My Commission expires 4-7, 1967

WALDEN WOODS
SECTION 1.A



WALDEN WOODS RESIDENCE LOTS RESTRICTIONS - SECTION 1A

1. All requirements as set forth by any legally constituted public authority having jurisdiction over this property must be complied with or a legal variance from those requirements obtained. For information purposes the following permits are required as of the time of the recording of these restrictions:

- (A) Permit to install a septic tank, sanitary system or water well issued by the Steuben County Health Department at Angola, Indiana.
- (B) Permit from Columbia Realty Corp., its assigns and successors in interest prior to making any permanent improvement to any lot or prior to the planting of any trees or shrubbery thereon.
- (C) Permit from Columbia Realty Corp., its assigns or successors in interest prior to the construction of a driveway from any lot onto the roadway.
2. No buildings shall be erected on any premises except a one family private residence, or private garage.
3. No portion of any building erected on any residential lot shall extend within twenty-five feet (25') of the front or back lot line, nor shall any portion of any building erected on any residential lot come closer to any side lot line than the dimension equal to 10% of the total lot's width.
4. No building less than 850 square feet in ground floor area excluding open porches and garages shall be erected or placed on any residential lot. No trailer or mobile living dwelling shall be allowed on any residential lot nor may any residential lot be used for camping.
5. No residential lot shall be used other than for residential purposes and, in no event, shall any residential lot be used for commercial or industrial purposes.
6. Any structure or building erected or placed on any premises which is entirely constructed of wood shall have all exposed wooden surfaces stained or painted with at least two coats of stain or paint; all metal surfaces of any structure so erected or placed shall be of aluminum or nonrusting material, or shall be maintained free of rust by painting.
- (A) Cement or masonry blocks may not be used above the foundation level of any structure.
- (B) Asphalt or asphalt type siding is prohibited.
7. The exterior portion of any integral portion of any structure erected on any lot shall be completed within 90 days of start and the whole structure exterior wise as initially planned, within 15 months of initial start unless prior written consent of Columbia Realty Corp. is obtained. No standing piles of dirt, stone or other trash shall be allowed to accumulate on any lot nor may any lot be used for the open storage of building materials for more than 90 days without the written consent of Columbia Realty Corp.
- (A) No automobile, truck, bus, school bus, or vehicle not in current use and running condition may be parked on any lot.
8. No outside toilet or privy shall be constructed or permitted on any premises. No sanitary or septic tank field shall be placed closer than fifty feet (50') to any private water supply well, nor 100 feet (100') from any public water supply well.
9. With each lot in Section IA, there will be a companion campsite lot in Section I assigned thereto by Columbia Realty Corp. merely by including such campsite lot in Section I in any conveyances delivered by Columbia Realty Corp. with respect to any lot or lots in Section IA. Thereafter said campsite lot in Section I shall be attached to said lot in Section IA and neither the campsite lot in Section I nor the lot in Section IA may be mortgaged, leased, sold, or transferred in any manner separate and apart from each other.
10. No animals or poultry shall be kept or maintained on any premises except household pets.
11. No billboards or other advertising devices or signs shall be allowed on any lot, street, easement or other area in the subdivision.
12. Lot numbers 118, M-1-M, and M are reserved by Columbia Realty Corp. as a swimming beach, park area or service area for owners of lots in Walden Woods Section I and IA and such buildings which may be in keeping with these purposes may be placed thereon. At the option of Columbia Realty Corp. these lots may be deeded to the Walden Woods Community Association when formed or at any time thereafter.
13. An easement as shown on the plat upon, under, and over the rear and side lines of lots, is reserved for the construction, installation, operation and maintenance of sewers, conduits, pipe lines,

electrical lines or other utilities or surface drainage structures as may be required for the benefit and use of any lot owners to the satisfaction of Columbia Realty Corp. reserves the right to add additional lots to the subdivision for surface drainage only should the same become necessary for the benefit of the subdivision. Columbia Realty Corp., its assigns or successors in interest, reserve the right but shall not be obligated, to enter upon any vacant or unattended lot for the purpose of mowing weeds or performing any other acts which it deems advisable to improve the appearance of such lot, without being deemed a trespasser.

14. These restrictions and covenants may be amended or rescinded by written instruments signed by the then owners of sixty per cent (60%) of the residence lots in Walden Woods Section IA except that any change in paragraphs 5, 9, or 12 shall also require sixty per cent (60%) of the owners in Walden Woods Section I plus the written consent of Columbia Realty Corp. Any such instrument of amendment or rescission shall be filed or recorded in the office of the Recorder of Steuben County, Indiana.

15. Invalidity of any of the foregoing covenants (or restrictions), in whole or in part, by judgment or court order shall in no way effect any of the other covenants (or restrictions), which shall remain in full force and effect.

16. The legal right to enforce the provisions and restrictions numbers 1 to 15 inclusive in any court of competent jurisdiction by injunction, together with the right to cause removal of any structure or part thereof erected or maintained in violation hereof, is reserved to Columbia Realty Corp., its assigns and successors in interest.

* * * *

Approval of foregoing dedication, protective restrictions, covenants, limitations, easements and accompanying Plat of Walden Woods Section IA.

Approved by County Sanitarian, Steuben County, Indiana this day of March, 1968.

Under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana, this Plat was given approval by the Board of County Commissioners of Steuben County, Indiana, at a meeting held on the 14th day of May, 1968.

BOARD OF COUNTY COMMISSIONERS:

Edward H. Hoge
Robert A. Hoge
Robert A. Hoge

ENTERED FOR TAXATION
By *Robert A. Hoge* 1968
Recorder, Steuben County

RECEIVED FOR RECORD
11/15/2001
RECORD NO. 11-100000-1-1
MAY 15 1968
Recorder, Steuben County