



Table of Contents Eagle Crest First Addition

- 1. General Provisions-Streets: Kosciusko County**
- 2. Water & Sewage Lighting and Other Utilities**
 - Provided by homeowner
 - Ornamental Light requirements
- 3. Land Use And Building Requirements**
 - No separate outbuildings or garages
 - Garages min 22ft X 23 ft or Equal to 509 total Sq Ft
 - Exterior requirements, Approval of Architectural Control Committee
 - Tree Requirement
- 4. Building Location**
 - Set back lines 25' from front, 25' from rear, 5ft sides
- 5. Dwelling Size**
 - 1400 sq ft single story, 900 sq ft first floor 1,600 sq ft total more than one story
- 6. Nuisances**
- 7. Temporary Structures and Prohibited Structures**
- 8. Signs**
- 9. Refuse and Garbage Disposal**
 - Must be kept in sanitary container
 - No Dumping on any common area
- 10. Livestock and Poultry**
- 11. Driveways**
 - Must be concrete or brick minimum 15 ft in width between front lot line & garage door
- 12. Construction Time And Procedures**
 - Must be completed within one year
 - Any damage to street or curbs lot owner's responsibility
 - No steel-tracked equipment upon street or curbs
 - Builder or Lot owner to supply temporary restroom during construction process
- 13. Commerce or Trade**
- 14. Commercial Vehicles and Parking**
 - Commercial & Recreational vehicles must be kept in garage
- 15. Restrictions of Fences, Antennas and Other Construction**
 - No above ground pools
 - No above ground storage tank, No firewood stored in front yard, No exterior clothesline
 - No wire or chain-link fences, No fences in front yard
 - No Satellite dish unless approved by architectural control committee
- 16. Sidewalks And Mail Boxed**
 - Sidewalks must be (5) ft in width, corner lots must be on both sides that are street front
 - Sidewalk contractor & sidewalk layout to be approved by Architectural Control Committee
 - Mail
- 17. Restrictions Relating to Common Areas**
- 18. Eagle Crest Property Owners Association and Assessments**
 - Dues 75.00 per lot per year due March of each year

19. Architectural Control

- Must have Architectural Control Committee approval before building or altering

20. Severability

21. Erosion Control

- Owners and builders must control surface water
- Silt fencing must be installed

22. Security Deposit

23. Approval of Contractors

- Builder or Contractor must be on approved list

24. Procedure For Amendment of Restrictions