



EASTON PARK PHASE 2
ESTATE LOTS (LOTS 105-108, 151-183 and 192-197)
OUTLINE OF COVENANTS, CONDITIONS & RESTRICTIONS

5/18/16

1. Architectural Control Committee

A. Required Prior to Construction

1. All Lot owners must submit a full set of plans, including floor plans, elevations, grading plans and landscaping plans for approval by the Architectural Control Committee prior to commencement of construction.
2. All fencing design must be submitted for approval prior to construction.

2. Residential Structure Minimum Size Requirement

A. All Lots

1. Two-Story = 2200 s.f.
2. 1-1/2 Story = 2000 s.f.
3. Ranch = 1800 s.f.
4. No Tri-level or Quad-level homes permitted.

3. Exterior Materials

A. All Lots

1. Each residential structure shall have an exterior of (A) at least thirty percent (30%) stone or brick masonry, and the remainder may be siding, or (B) otherwise approved by the Architectural Control Committee.
2. All residential structures with an exterior of stone or brick masonry and the remainder siding shall have a stone or brick masonry chimney.

4. Landscaping Requirement

A. All Lots

1. Six (6) trees with minimum diameter of 2 1/2" and minimum height of 8'0".
2. Twenty (20) shrubs.

5. Grass & Sprinkler System

- A. Each front yard and side yard up to the rear of the residential unit and perpendicular thereto shall be sodded. Only back yards may be seeded.
- B. All lot owners shall install an underground sprinkler system to service the sodded areas.

6. Coachlights

- A. Each Residential Unit shall have at least one (1) coachlight prominently displayed in the area normally designated as the front yard of the lot.

7. Mailboxes

- A. A standard mailbox shall be selected by Developer and installed by each lot owner at the lot owner's expense.

8. Pools & Satellite Dishes

- A. No above-ground pools are permitted.
- B. No large satellite dishes are allowed. Small satellite dishes are allowed where appropriate landscaping or placement removes the dish from view from the public right-of-way.

9. Sidewalks

- A. Each lot owner is responsible for installing, at owner's expense, a sidewalk across the lot along each publicly dedicated street.

10. Easton Park Property Owners Association

- A. An Indiana not-for-profit corporation named The Easton Park Property Owners Association, Inc. shall be formed to administer the covenants, conditions & restrictions governing Phase I of Easton Park. Each lot owner shall be a member in the property owners association and shall pay assessments related to the cost of ownership and maintenance of common areas.

11. Preliminary Outline Only

- A. The foregoing outline is intended to highlight some of the pertinent provisions of the covenants, conditions and restrictions for Phase I of Easton Park, and should not be relied on. Please refer to and rely on the Declaration of Covenants, Conditions & Restrictions for Easton Park in the Town of Chesterton, Porter County.
- B. Phase I includes Lots 1-54 inclusive, which are zoned R-2 Dwelling House District. This outline pertains only to Lots 184-191, 198-221 and 230-238, inclusive.