

Indian Mill Dr. & Kimmel Court

Highland Acres Subdivision No. 9 Deed Restrictions and Requirements

The following Deed Restrictions and Requirements apply to all lots in this subdivision:

1. As required by city zoning and plat requirements, a conforming sidewalk must be constructed no later than 6 months after occupancy on all lots having access to Kimmel Court.
2. During and after construction, drainage water must be controlled so as not to damage or unnecessarily inconvenience adjacent property owners or the city streets.
3. Landscaping and grading must conform to drainage plans. On lots having access to Indian Mill Drive, a drainage ditch must be maintained. The centerline of the ditch should be approximately 5 feet from the roadway's edge and the ditch sides should be sloped to approximately 5 or 6 inches lower than the edge of the road. The ditch must lead to an existing catch basin.
4. A drainage pipe conforming to any ditch and of adequate size must be laid under driveways accessing Indian Mill Drive at a sufficient depth to insure water will flow past the driveway.
5. Each owner must pay the city sewer and water tap fees.
6. All lots are subject to utility easements.
7. The developer reserves the right of plan approval on single family homes and out buildings. Proposed homes must comply with the following minimum requirements:
 - a. Homes must be compatible in size, design and quality of construction with existing homes.
 - b. All homes must include an appropriate sized garage.
 - c. Each home shall contain a minimum of 1800 square feet of living space with not less than 1000 square feet on the ground floor. Sub-grade space may not be counted toward the minimum space requirements.
 - d. No towers or extensions nine feet above roof line are allowed.
 - e. Minimum building setbacks will comply with R-1 zoning: Front 40 feet; Back 25 feet; Sides 10 feet.

Highland Acres Subdivision No. 7 Deed Restrictions and Requirements

The following Deed Restrictions and Requirements apply to all lots in this subdivision.

1. The developer reserves the right of plan approval on single family homes and out buildings.
2. During and after construction, drainage water must be controlled so as not to damage or unnecessarily inconvenience adjacent property owners or the city streets.
3. Landscaping and grading must conform to drainage plans. A drainage ditch must be maintained. The centerline of the ditch should be approximately 5 feet from the roadway's edge and the ditch sides should be sloped to approximately 5 or 6 inches lower than the edge of the road. The ditch must lead to an existing catch basin.
4. A drainage pipe conforming to any ditch and of adequate size must be laid under driveways at a sufficient depth to insure water will flow past the driveway.
5. Each owner must pay the city sewer and water tap fees.
6. All lots are subject to utility easements.
7. Proposed homes must comply with the following minimum requirements:
 - a. Homes must be compatible in size, design, and quality of construction with existing homes.
 - b. All homes must include an appropriate sized garage.
 - c. No towers or extensions nine feet above roof line are allowed.