

Wildwood Park's Restrictive Covenants

Wildwood Park was laid out in 1916, as an addition to the City of Fort Wayne. The developer acquired the Hoffman Farm, which included all the land from what is now West Jefferson Boulevard to Portage Boulevard, and from Freeman Street to Ardmore Avenue, excluding lots in the Gypsy Knoll subdivision, portions of the Interurban Acre Addition, and part of Fosnought's subdivision. This land was developed in stages, with the first portion along North Washington Road being called "Wildwood Park Addition." In 1920, Wildwood Park 2nd Addition was platted. Wildwood Park was completed with the platting Wildwood Park 2nd Addition Extended and Wildwood Park Addition Amended. Although all of these lots had been part of the original Wildwood Park, the plats for these subdivisions contained varying restrictive covenants, such that there was not a single set of restrictive covenants applicable to the entire Wildwood Park.

This problem was rectified in 1946, when all the residents of Wildwood Park Addition, Wildwood Park Addition Amended, Wildwood Park 2nd Addition and Wildwood Park 2nd Addition Extended joined in adopting the 1916 covenants and making amendments thereto. Today the 1916 restrictive covenants as amended in 1946 and again in 2012 apply to all the lots in Wildwood Park Addition, Wildwood Park Addition Amended, Wildwood Park 2nd Addition and Wildwood Park 2nd Addition Extended. The five lots on South Washington Road within the "Wildwood Park 3rd Addition" and the lots across the street from those lots are not part of the original Wildwood Park and are not subject to the Wildwood Park restrictive covenants. The 2012 Amendments authorize owners of those lots to annex their lots to Wildwood Park, thus becoming permanent members of Wildwood Park for all purposes.

The 1916 restrictive covenants gave the developer various powers and responsibilities. Those powers and responsibilities were to be assigned to a neighborhood association upon

completion of the laying out of Wildwood Park. The transition of the developer's rights and responsibilities to a community association took place on January 29, 1942, with the incorporation of Wildwood Park Community Association, Inc., an Indiana nonprofit corporation. Wildwood Park Community Association, Inc. continues to exist today and is the governing body of Wildwood Park. Information about Wildwood Park Community Association, Inc. can be found elsewhere on this site, including the Articles of Incorporation, corporate by-laws, and a roster of directors and officers.