

ARLINGTON MANOR
PLAT BOOK 31, PAGE 452
RECORDED MAY 5, 1961
RESTRICTIONS

1. All lots in this subdivision shall be known as residential lots. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
2. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line.
3. No building shall be located on any lot nearer to the front yard line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet to the front lot line.
4. No dwelling shall be erected or placed on any lot having a width of less than 80 feet at the building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 15,000 square feet.
5. There are strips of ground shown on the within plat designated as "Utility Easements" which are hereby reserved for the use of the public utility companies for the installation and maintenance of mains, ducts, poles, sewers, drains and wires, subject at all times to the authority of civil authorities and to the easements herein reserved. No permanent or other structure shall be erected or maintained on said strips. The owners of lots in this addition, however, shall take their title subject to the rights of the public utilities and to those of the owners of lots in the subdivision to said easements herein granted for ingress and egress in, along, across and through the strips of ground so reserved.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
8. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.
10. No lot shall be used as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
11. No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Marion County Health and Hospital Corporation.
12. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Marion County Health and Hospital Corporation.
13. No fence, wall, hedge, shrub planting or tree which obstructs sight lines on any street shall be placed or permitted to remain on any lot in the subdivision.
- 13-A. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

