



NOT INCLUDED



UNION TITLE COMPANY

Side 15'
area 900-150

AUGUST PLACE
PLAT BOOK 32 PAGE 377
RECORDED JULY 29, 1963
RESTRICTIONS

The streets not heretofore dedicated are hereby dedicated to the public.

The undersigned owners hereby establish front and side yard building lines as shown on the within plat, between which lines and the property lines of the several streets there shall be erected and maintained no permanent or other structures, or part thereof, except open porches, and except as to the side yard lines under the conditions hereinafter referred to.

There are strips of ground marked "Utility Strips" and "Drainage Strips", shown on the plat which are reserved for public utilities not including, however, transportation companies, for the installation and maintenance of poles, mains, sewers, drains, ducts, lines and wires. Purchasers of lots in this Addition shall take title subject to the easements hereby created and subject at all times to the rights of the proper authorities to service such utilities in the easements hereby created for said utility strips, and no permanent structures of any kind, and no part thereof, except fences, shall be built, erected or maintained on said utility strips.

The strips of ground marked "Drainage Strips" as shown on the within plat are hereby reserved for the drainage of surface water and upon which no permanent structures of any kind shall be built, erected or maintained.

All lots in this Addition shall be designated as residence lots. Only a single family dwelling with accessory buildings, and not exceeding two (2) stories in height, may be erected or maintained on any platted lot.

No residence shall be erected or maintained on any lot in this Addition having a ground floor area of less than 900 square feet if a one (1) story structure or 750 square feet if a one and one-half (1-1/2) story or two (2) story structure.

No building or part thereof shall be built within fifteen (15) feet of any side line of any lot, except that in any case where the same person or persons own two (2) adjoining lots not separated by an easement for utilities as shown on said plat, such owner may build a residence or dwelling house or appertenant garage across the dividing line, or may build to coincide with or be nearer than fifteen (15) feet to such dividing line, but no residence or building of any character shall be built in such a manner as to be on any part of any strip covered by such utility easement, and provided further that in no case shall any residence or building be erected nearer to any other residence or building than thirty (30) feet.

No trailer, tent, shack, basement, garage or temporary structure of any kind shall be used for temporary or permanent residential purposes on any lot.

No noxious or offensive trade or activity shall be carried on upon any lot in this Addition, nor shall anything be done thereon which shall become an annoyance or nuisance to the neighborhood.

No lot in this Addition shall be re-subdivided into a building plot having an area less than platted areas.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

The right to enforce these restrictions shall vest in the owners of lots in said Addition and the Metropolitan Plan Commission of Marion County, Indiana, its successors, or assigns, and said right, together with the right to cause removal of any structure or part thereof erected or maintained in violation of these restrictions, may be exercised by injunction or by appropriate action at law.

These restrictions constitute covenants running with the land and shall be in effect for a period of twenty-five (25) years from this date, provided that at the expiration of said term, these restrictions shall be automatically renewed thereafter for periods of twenty-five (25) years each, unless at least one (1) year prior to the expiration date of the first twenty-five (25) year period the owner or owners of a majority of lots in this Addition shall execute and acknowledge a declaration in writing waiving renewals, which said written declaration shall be recorded in the Office of the Recorder of Marion County, Indiana, in which event the provisions above set out for renewal of the restrictions shall be nullified.