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 MARCIA M. HARTMAN  
 RECORDER OF MARION COUNTY

# AVALON HILLS

## SECTION TWELVE

**NOTE:**  
 The numbers adjacent to the building line on each lot, denotes street addresses.  
 The numbers near center of lots, denote lot numbers.

AVALON HILLS-SECTION TWELVE  
INSTRUMENT #67-5783  
RECORDED FEBRUARY 14, 1967  
RESTRICTIONS

- A. All streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. 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 distance of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of sight line.
- D. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this Addition, and no boat, trailer or camper of any kind (including but not in limitation thereof house trailers, camping trailers or boat trailers) shall be kept or parked upon said lot except within a garage or other approved structure.
- E. No noxious or offensive trade shall be carried upon any lot in this Addition, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- F. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 15,000 square feet.
- G. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- H. There are strips of ground as shown on the within plat marked "Drainage and Utility Easements" which are hereby reserved for the use of public utility companies, not including street car or transportation companies, for the installation and maintenance of poles, lines, wires, sidewalks, sewers and drains, subject at all times to the authority of Marion County, Indiana, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their title subject to the rights of the public utilities and to those of the other owners of lots in this Addition to said easement herein granted for ingress and egress in, along and through the strips of ground so reserved.
- I. No residence or outbuildings may be erected on the above described property for a period of twenty (20) years from date hereof until the plan, elevation, location and grade thereof have been approved by The College Life Insurance Company of America, its nominee, or its successor; nor shall any change or alteration be made in the exterior design of any such residence or outbuilding after the original construction thereof, and during said period of time, until approval thereof has been given by The College Life Insurance Company of America, its nominee or successor, and during said period, no fences or walls may be erected on the above described property without such approval; provided, however, such approval shall be presumed unless notification in writing to the contrary has been provided by The College Life Insurance Company of America, or its designee, within fifteen (15) days following submission of plans.
- J. The right to enforce the within provisions, restrictions and covenants by injunction together with the right to cause the removal by due process of law of structures erected or maintained in violation thereof is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Metropolitan Plan Commission, their successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provision shall be in full force and effect until March 1, 1989, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots it is agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.