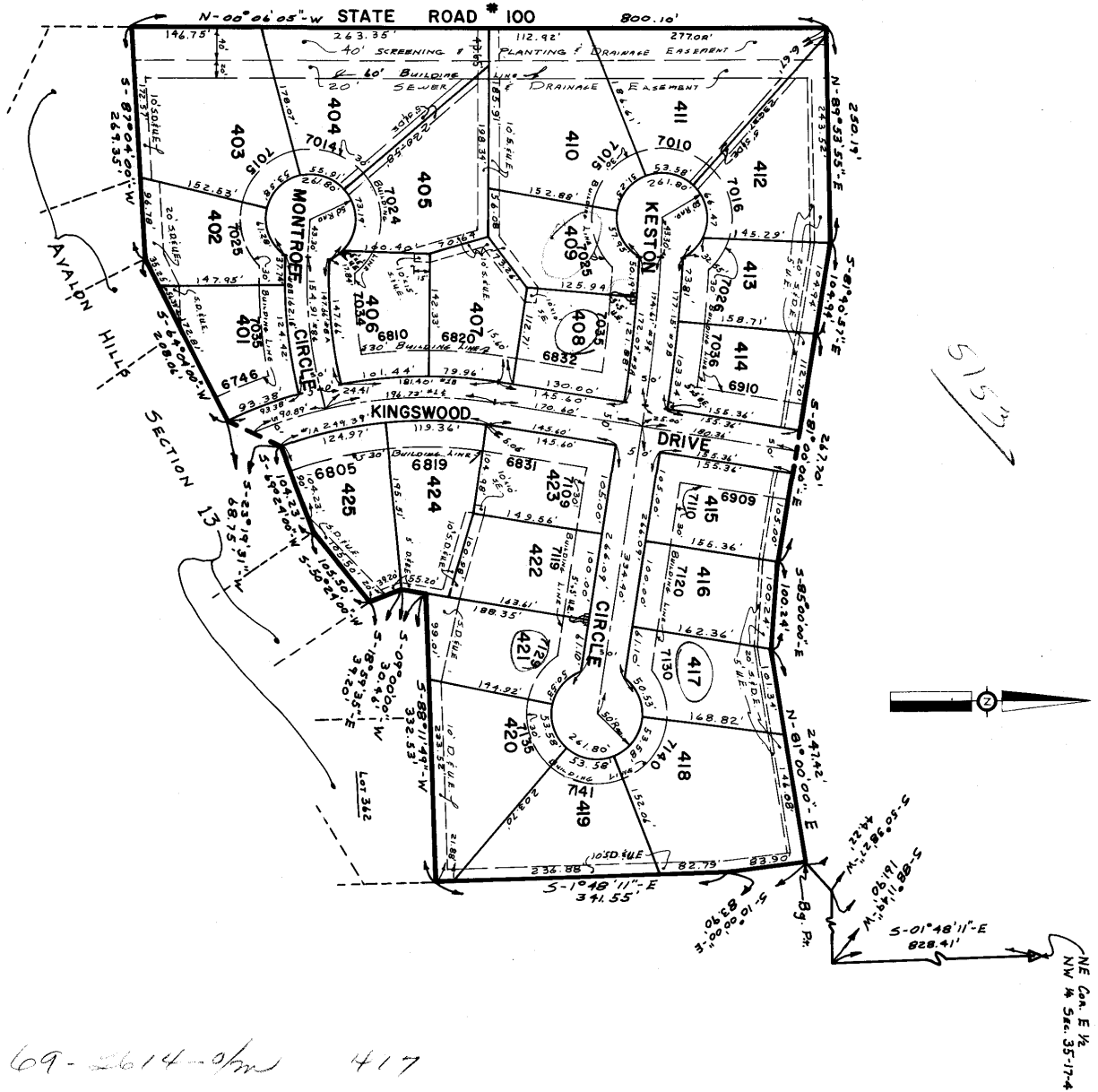


AVALON HILLS - SECTION FOURTEEN

INSTRUMENT #68-59795



- 69-2614-0/m 417
- 69-2830-0/m 408
- 69-2831-0/m 409
- 69-3472-0 421

no side  
no area

Pioneer National Title Insurance Company  
UNION TITLE DIVISION

D-2  
5-28-69

AVALON HILLS - SECTION FOURTEEN  
INSTRUMENT #68-59795  
RECORDED NOVEMBER 15, 1968  
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 an 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 or 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 of other approved structure.
- E. No noxious or offensive trade shall be carried on 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 Easements" (D.E.), "Sewer Easements" (S.E.) and "Utility Easements" (U.E.), either separately or in any combination of the three which are reserved for the use of public utility companies of governmental agencies, as follows: "Drainage Easements" (D.E.) are created to provide paths and courses for area and local storm drainage, either overland or in adequate underground conduit, to serve the needs of this and adjoining ground and/or the public drainage system. No structure, including fences, shall be built upon said easements which will obstruct flow from the area being served. "Sewer Easements" (S.E.) are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal system of said city and/or county for the purposes in installation, and maintenance of sewers that are part of said system. "Utility Easements" (U.E.) are created for the use of all public utility companies not including transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires, and also all rights and uses specified for sewer easements above designated. The owners of all lots in this addition shall take title subject to the rights of the public utilities, governmental agencies, and the rights of the other lot owners in this addition, to said easement herein granted for ingress and egress in, along, and through the strips of ground for the purposes herein stated.
- I. No residence or outbuildings may be erected on the above described property for a period of twenty (20) years from the date hereof until the plan, elevation, location and grade thereof have been approved by College Park Corporation, its nominee, successors or assigns, nor shall any change or alteration be made in the exterior design of any such residence or outbuildings after the original construction thereof, and during said period of time, until approval thereof has been given by College Park Corporation, its nominee, successors or assigns, and during said period of time, 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 College Park Corporation, its nominee, successors or assigns, within fifteen (15) days following submission of any such plans.
- J. A protective Planting and Screening Easement is established as shown on the above plat for the benefit of all lot owners in this Addition, upon which Easement, trees, shrubs, fences and walls shall be maintained by the owner or owners thereof, at their own expense, to form an effective screen for the beautification of the residential area. No building or structure except a screen fence, wall, utility facility or drainage facility shall be constructed or maintained within said Planting and Screening Easement. No vehicular access over said Planting and Screening Easement shall be permitted except for the purpose of installation and maintenance of screen fences, walls, utility facilities and drainage facilities.
- K. Covenants particularly applicable to Lots 403, 404, 410 and 411 are as follows:
1. All vehicular access to a house that is situated on said Lots shall be by a driveway that shall be entered only from Montroff Circle or Keston Circle.
  2. Houses constructed on Lots 403, 404, 410 and 411 shall face upon Montroff Circle and Keston Circle respectively, and the land area between the right-of-way line of State Road #100 and the house building line shall be considered rear yard area; provided, however, no receptacle for garbage or trash shall be erected and maintained in said rear yard area which is capable of public view from the State Road #100 nor shall any children's playground equipment, trash incinerator, outdoor cooking equipment, clothes drying poles or lines or structures or other objects normally associated with rear yard area, be placed therein unless completely screened from view by ornamental walls, latticework or landscape plantings as a screen to public view.
- L. 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 order shall in no wise affect any of the other provisions, which shall remain in full force and effect.