

BEACH-WOOD ADDITION

Recorded June 9, 1947

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The roadways are hereby dedicated to public use.

There are strips of ground five (5') feet in width as shown on this plat which are hereby reserved for use of Public Utilities for maintenance and installation of poles, mains, lines, wire, ducts, drains and sewers, subject at all times to the authority of the proper civil officers, and to the easements herein reserved. No permanent or other structure shall be erected or maintained on said strips, but such owners shall take their titles subject to the rights of such public utilities and to the rights of the owners of other lots.

All lots in this Addition shall be known and designated as residential lots and not over one (1) two-family house or two (2) single family houses with accessory private garage or garages for not more than three cars each shall be erected or maintained on any lot in this addition. Servant rooms may be constructed above or in connection with such structures or garages without violation of this covenant.

No dwelling costing less than six thousand (\$6,000) dollars or with a ground floor area of the main structure, exclusive of one-story open porches and garages, of less than eight hundred forty (840) square feet shall be permitted on any lot in this addition, except that one dwelling may cover parts of two lots.

Building lines as shown on this plat in feet back from the center lines of the streets are hereby established, between which lines and the street property lines there shall be erected no structure of any kind other than one-story open porches. No structure of any kind shall be erected or maintained within 20 feet of any lotline herein except one dwelling may cover parts of two lots.

No noxious or offensive practice, trade or activity shall be carried on upon any lot herein nor shall anything be done herein which is or shall become an annoyance or nuisance to the neighborhood at large.

No trailer, tent, shack, garage barn or other accessory building created or maintained on any lot in this addition shall be used for residential purposes excepting as heretofore stated with reference to servants domiciled in rooms contiguous and in connection with the garage appurtenant to a residence.

No person or persons of any race other than the pure white race shall own, use, lease or occupy any lot or structure in this Addition excepting that this covenant shall not prevent occupancy by a domestic servant not of the pure white race domiciled with a white owner or tenant.

Private water supply and/or sewage disposal systems may be located, constructed and maintained to serve any building lot in this addition, providing they meet with the approval of the Indiana State Board of Health. No septic tank or absorption field shall be located or constructed except as recommended and approved by said Health Authority, nor shall any other method of sewage disposal be installed or employed in this addition.

The right to enforce the foregoing covenants and provisions by injunction, together with the right to cause the removal by due process of law of any structure or water or sanitary provision erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the several owners of lots in this Addition, their heirs and assigns, who shall be entitled to such relief, with attorney's fees, 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. Invalidation of any such covenants by judgment or court order shall in no wise invalidate any other such covenants which shall remain in full force and effect. All the above restrictions and/or covenants shall be considered real covenants and shall bind each lot in whomsoever's hands it may come, and shall run with the land.

The foregoing restrictions and covenants and provisions shall remain in full force and effect until May 1, 1966.

