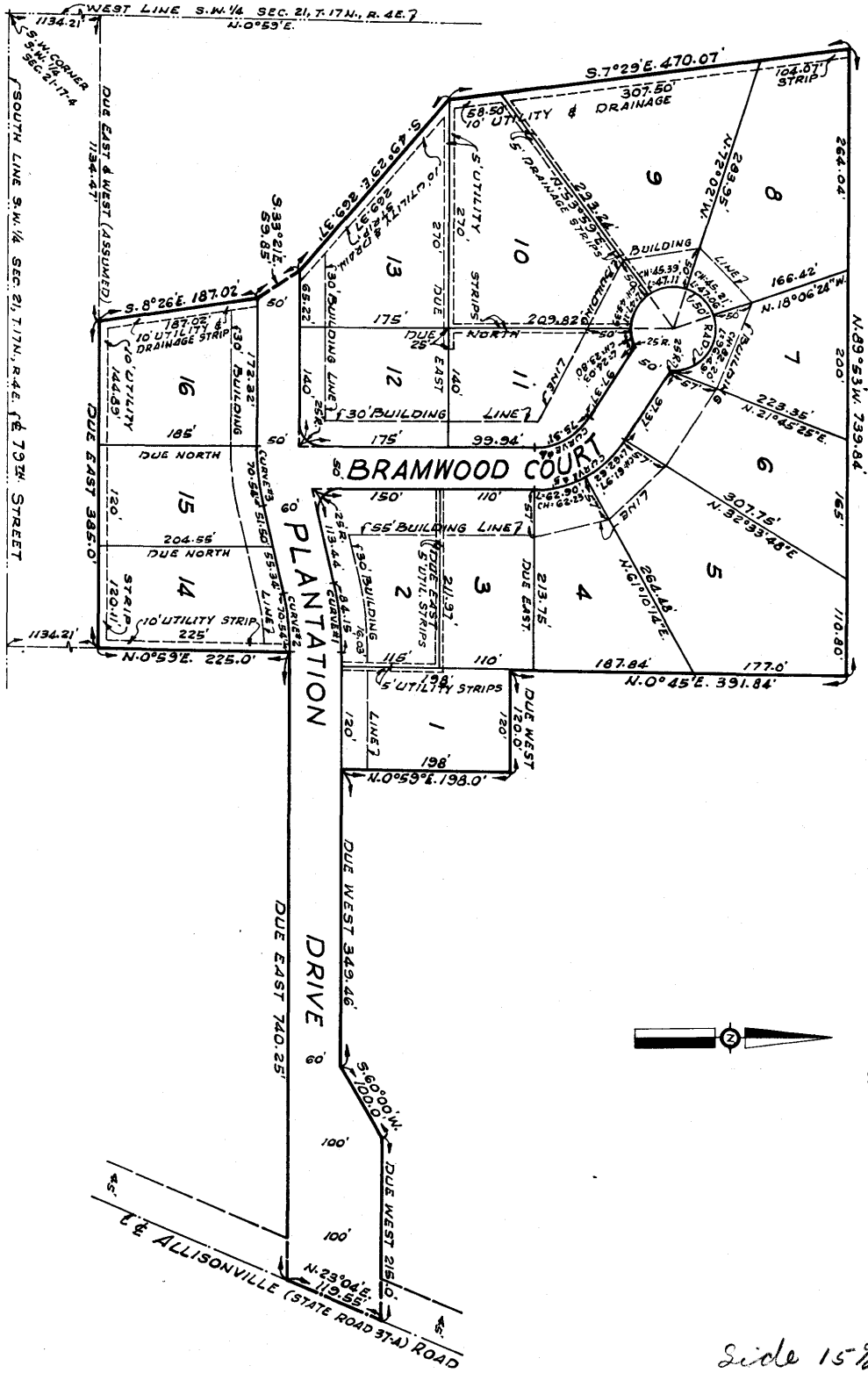


BEAUMONT FARMS, FIRST SECTION

INSTRUMENT #64-31084



UNION TITLE COMPANY

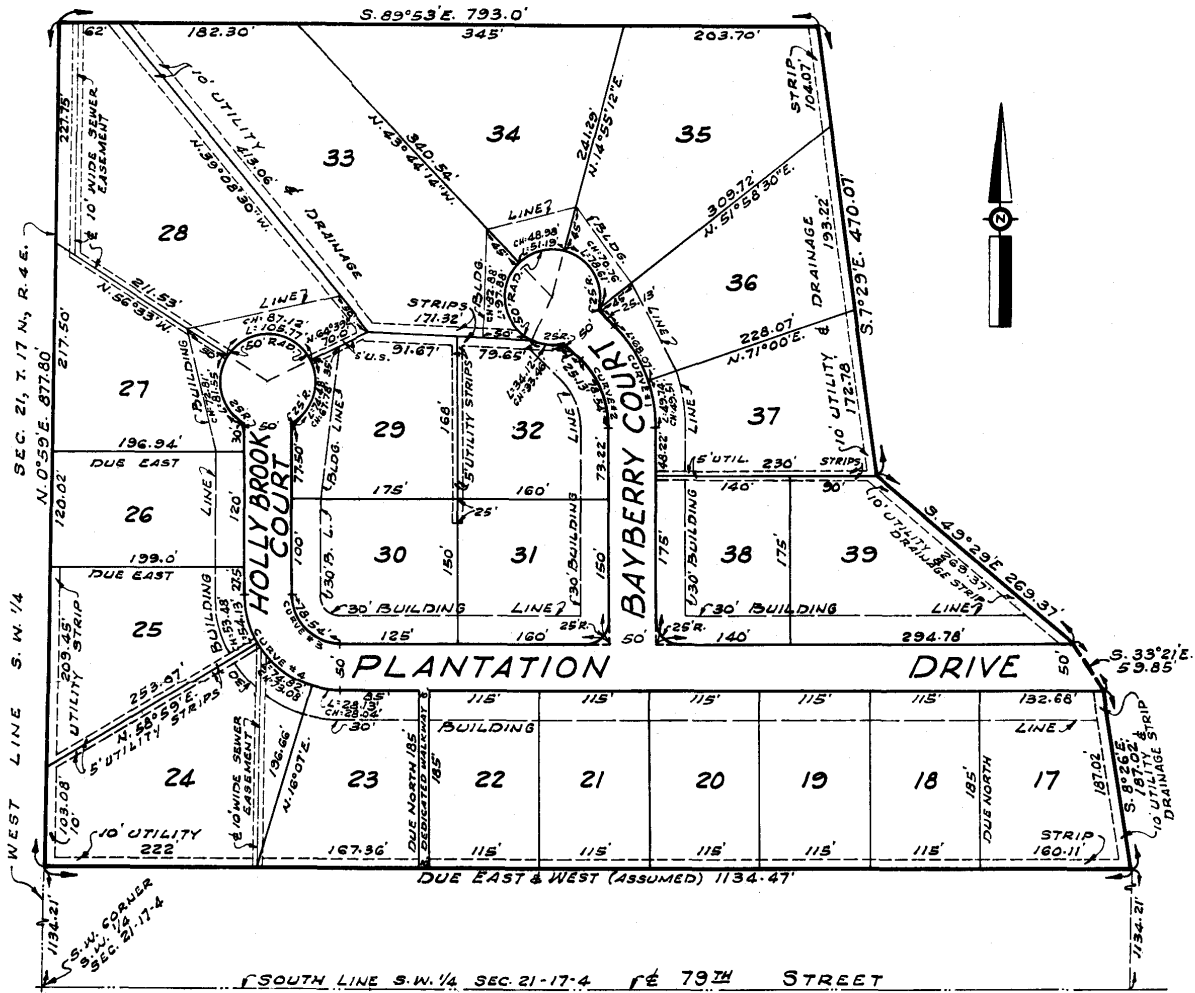
Side 15'-20'
 area 1500-1250
 zoned D-1
 *restrictions set out in
 TLA 999, page 2, 4-21-38
 affects only the 1st
 section

BEAUMONT FARMS, FIRST SECTION
INSTRUMENT #64-31084
RECORDED JUNE 26, 1964
RESTRICTIONS

1. Front building lines are hereby established as shown on the within plat. No permanent or other structures or parts thereof shall be erected and maintained between the front building lines and the property lines of the several streets.
2. All lots in this subdivision shall be designated as residential lots. Only one single family dwelling shall be erected or maintained on any lot in this addition.
3. No residence shall be erected or maintained on any lot in this addition having a ground floor area of less than 1500 square feet, if a one story structure, or 1250 square feet in the case of a higher structure.
4. Every building or part thereof shall be so located as to provide a side yard on each side of said building equal in width to fifteen (15%) percent of the width of the lot at the building setback line, or twenty (20') feet, whichever is the lesser; except that in the case where the same person or persons own two adjoining lots nor separated by a Utility Strip as shown on the plat, then this restriction shall apply to the lot lines of the extreme boundaries of the multiple lots.
5. No trailer, tent, shack, basement, garage or temporary structure of any kind shall be used for temporary or permanent residential purposes on any of these lots. No obnoxious or offensive trades shall be carried on upon any lot or lots in this addition, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
6. 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 all lots within 10 feet from the intersection of a street line with the edge of a driveway pavement.
7. No building shall be erected, placed or altered on any building plot in this subdivision until the Building Committee, composed of Harold E. Young, Jr., and Betty C. Young and two (2) owners of lots in this subdivision appointed by them, has approved in writing the following requirements:
 - A. Building plans, specifications and plot plans showing the location of the proposed building with respect to topography and finished ground elevations, including detailed plans for drainage of each lot showing existing grades and proposed grades.
 - B. Conformity and harmony of external design with existing structures in this subdivision.If said committee shall fail to act upon any plans submitted for its approval within thirty (30) days, then the owner may proceed with the building plans submitted, provided such plans are not contrary to these covenants. Neither the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. No fence over three (3') feet in height nor any accessory building shall be erected without approval of the Building Committee. No fences shall be erected between the front line of any house and the street Right of Way line, except by approval of the Building Committee.
8. The right to enforce each and all of the limitations, conditions and restrictions set forth herein, together with the right to cause the removal of any building erected or altered in violation thereof by injunction or other legal process is hereby reserved by the Building Committee and by each and every owner of the several lots in this subdivision, their grantees and assigns, who shall be entitled to such injunctive relief without being required to show any damages, together with reasonable attorney's fees. The Metropolitan Plan Commission of Marion County, Indiana, shall also have the right of enforcement of all the foregoing covenants.
9. These restrictions constitute covenants running with the land and shall be in full force and effect for a period of 25 years from date, provided that at the expiration of such term, these restrictions shall be automatically renewed thereafter for periods of 25 years each, unless at least one year prior to the expiration of each 25 year period, the owner or owners of a majority of the lots in this addition shall execute and acknowledge a declaration in writing waiving renewals and said written declaration shall be recorded in Land Records of Marion County, Indiana, in which event the provisions above set for renewals shall be null and void.
10. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

BEAUMONT FARMS, SECOND SECTION

INSTRUMENT #65-22674



UNION TITLE COMPANY

Side 20'-159'
 area 1500-1250
 zoned R-1
 see 1st Sec

BEAUMONT FARMS, SECOND SECTION
INSTRUMENT #65-22674
RECORDED MAY 17, 1965
RESTRICTIONS

The streets, if not heretofore dedicated, are hereby dedicated to public use.

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

1. Front building lines are hereby established as shown on the within plat. No permanent or other structures or parts thereof shall be erected and maintained between the front building lines and the property lines of the several streets.
2. All lots in this subdivision shall be designated as residential lots. Only one single family dwelling shall be erected or maintained on any lot in this addition.
3. No residence shall be erected or maintained on any lot in this addition having a ground floor area of less than 1500 square feet, if a one story structure, or 1250 square feet in the case of a higher structure.
4. Every building or part thereof shall be so located as to provide a side yard on each side of said building equal in width to fifteen (15%) percent of the width of the lot at the building setback line, or twenty (20') feet, whichever is the lesser: except that in the case where the same person or persons own two adjoining lots not separated by a Utility Strip as shown on the plat, then this restriction shall apply to the lot lines of the extreme boundaries of the multiple lots.
5. No trailer, tent, shack, basement, garage or temporary structure of any kind shall be used for temporary or permanent residential purposes on any of these lots. No obnoxious or offensive trades shall be carried on upon any lot or lots in this addition, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
6. 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 all lots within 10 feet from the intersection of a street line with the edge of a driveway pavement.
7. No building shall be erected, placed or altered on any building plot in this subdivision until the Building Committee, composed of Harold E. Young, Jr., and Betty C. Young, and two (2) owners of lots in this subdivision appointed by them, has approved in writing the following requirements:

- A. Building plans, specifications and plot plans showing the location of the proposed building with respect to topography and finished ground elevations, including detailed plans for drainage of each lot showing existing grades and proposed grades;
- B. Conformity and harmony of external design with existing structures in the subdivision.

If said committee shall fail to act upon any plans submitted for its approval within thirty (30) days, then the owner may proceed with the building plans submitted, provided such plans are not contrary to these covenants. Neither the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. No fence over three (3) feet in height nor any accessory building shall be erected without approval of the Building Committee. No fences shall be erected between the front line of any house and the street Right of Way line, except by approval of the Building Committee.

8. The right to enforce each and all of the limitations, conditions and restrictions set forth herein, together with the right to cause the removal of any building erected or altered in violation thereof by injunction or other legal process is hereby reserved by the Building Committee and by each and every owner of the several lots in this subdivision, their grantees and assigns, who shall be entitled to such injunctive relief without being required to show any damages, together with reasonable attorney's fees. The Metropolitan Plan Commission of Marion County, Indiana, shall also have the right of enforcements of all the foregoing covenants.

9. These restrictions constitute covenants running with the land and shall be in full force and effect for a period of 25 years from date, provided that at the expiration of such term, these restrictions shall be automatically renewed thereafter for periods of 25 years each, unless at least one year prior to the expiration of each 25 year period, the owner or owners of a majority of the lots in this addition shall execute and acknowledge a declaration in writing waiving renewals and said written declaration shall be recorded in Land Records of Marion County, Indiana, in which event the provisions above set for renewals shall be null and void.

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