

DEDICATION OF CLERMONT HEIGHTS, SECTION SIX

The undersigned, M. E. & W. Homes, Inc., by Loren C. Hemi, President, owners of the plat hereby shown and described on the plat hereon, do hereby certify that we hereunto have duly planned and subdivided, and do hereby lay off, plat, and subdivide said plat, and subdivision shall be known and designated as Clermont Heights, Section 6, being located in Lincoln Township, Hendricks County, Indiana. All streets, not heretofore dedicated, are hereby dedicated to the public.

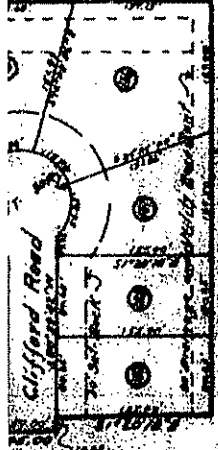
There are set-back lines and the side yard set-back lines on corner lots are hereon shown with a thirty (30) feet, as shown on the hereon plat, between which lines no building or structure shall be erected, except that awnings, porches, or roofs of unenclosed porches may project over said lines for a distance not to exceed three (3) feet.

There are utility easements shown on the hereon plat, marked "Utility Easement", for the use of public utilities for the installation of water and sewer mains, electric lines, gas lines, and other lines, subject to, at all times, the easement herein reserved. There are also strips of land reserved as drainage areas and ditches, and said strips are to be maintained by any owner to the elevations as shown on the plans attached with the Hendricks County Plan Commission. No drainage easement may be obtained in any manner to restrict the flow of water along said easement. All drainage easements shall also be drainage easements and subject to all easement restrictions.

No structure, nor any other structure, is to be erected or maintained upon any easement shown upon the hereon plat; and the owners of lots shall take their titles subject to the rights of the above described easements.

The attached protective covenants are to run with the land; and shall be binding upon all parties and all persons claiming under them until June 1st, 1984, at which time said covenants shall be automatically extended for successive periods of 10 years unless changed by a majority of the then owners of the building sites covered by these covenants, in whole or in part. Invalidity of any one of the above-mentioned covenants, by judgment or by court order, shall in no way affect any of the other covenants which shall remain in full force and effect.

The right to enforce these provisions, in whole or in part, shall be binding upon all parties and all persons claiming under them until June 1st, 1984, at which time said covenants shall be automatically extended for successive periods of 10 years unless changed by a majority of the then owners of the building sites covered by these covenants, in whole or in part. Invalidity of any one of the above-mentioned covenants, by judgment or by court order, shall in no way affect any of the other covenants which shall remain in full force and effect.



DEDICATION OF CLEMORET HEIGHTS, SECTION SIX

The undersigned, M & H Homes, Inc., by Loren C. Mann, President, owners of the land shown hereon and described on the plat hereon, do hereby certify that we have caused the same to be divided and subdivided, and do hereby lay off, plat, and subdivide said land in accordance with the hereon plat.

The plat hereon shall be known and designated as Clemoret Heights, Section 6, being in the Township of _____, Hendricks County, Indiana. All streets, not heretofore dedicated, are hereby dedicated to the public.

Three (3) yard set-back lines and the side yard set-back lines on corner lots are hereon established as thirty (30) feet, as shown on the hereon plat, between which lines the lot owner shall erect any building or structure erected on the lot, except that eaves, awnings, or roofs of unenclosed porches may project over said lines for a distance not to exceed three (3) feet.

There are strips of ground, shown on the hereon plat, marked "Utility Easement" reserved for the use of public utilities for the installation of water and sewer mains, gas, electric, telephone, poles, ducts, lines and wires, subject to, at all times, the approval of the public utility companies having jurisdiction over the same. The strips of ground so reserved are also strips of ground reserved as drainage easements, reserved as drainage areas and ditches, and said strips are to be maintained by any owner to the elevations as shown on the plat hereon. The undersigned, M & H Homes, Inc., hereby covenants and agrees that the plat hereon shall be subject to the provisions of the "Utility Easement" as shown on the hereon plat, and that the plat hereon shall be subject to all other covenants and restrictions.

No payment, nor any other structure, is to be erected or maintained upon any easement shown upon the hereon plat; and the owners of lots shall take their titles subject to the rights of the above described easements.

The attached protective covenants are to run with the land; and shall be binding upon all parties and all persons claiming under them until June 1st, 1984, at which time said covenants shall be automatically extended for successive periods of 10 years, unless changed by a majority of the then owners of the building sites covered by these covenants, in whole or in part. Invalidity of any one of the above covenants, by judgment or by court order, shall in no way affect any of the other covenants which shall remain in full force and effect.

The right to enforce these provisions, by injunction, together with the right to sue for damages, by any process of law, of any structure or part thereof erected or constructed, by any person claiming under them, and the right to have said drainage ditch maintained to remain in violation thereof, is hereby dedicated to the public, and reserved to their original condition, is hereby dedicated to the public, and reserved to the several owners of the several lots in the subdivision and to their heirs and assigns.

Witness our Hands and Seals, this _____ day of _____, 1965.

M & H Homes, Inc. by Loren C. Mann, President

State of Indiana }
County of Hendricks } SS

Before me, the undersigned Notary Public, in and for the County, and State, person-

ally appeared _____, and acknowledged the execution of the foregoing instrument as his voluntary act and deed for the purpose herein expressed.

Witness my Hand and Notarial Seal, this _____ day of _____, 1965.

Notary Public

CERTIFICATION AND DESCRIPTION OF CLERMONT HEIGHTS, SECTION SIX

I, the undersigned, being duly authorized and licensed as a Registered Professional Engineer and Land Surveyor within the State of Indiana, do hereby certify that the attached plat and survey of Clermont Heights, Section Six, is situated in Lincoln Township, Hendricks County, Indiana; and is a true representation of a subdivision of a part of the Northwest quarter of the Southeast quarter of Section 17, Township 16 North, Range 8 East; and being more particularly described, as follows, to wit: Begin at the Northeast corner of the aforesaid tract, and proceed thence South 88°45'42" West for a distance of 409.99 feet; thence South 1°14'18" East for a distance of 150.03 feet; thence South 51°01'02" East for a distance of 58.87 feet; thence South 1°13'18" East for a distance of 418.04 feet; thence South 48°37'31" East for a distance of 58.87 feet; thence South 88°39'42" West for a distance of 20'18" East for a distance of 13.77 feet; thence South 20°00'00" West for a distance of 24.79 feet; thence South 1°20'18" East for a distance of 205.10 feet; thence North 88°39'42" East for a distance of 10.84 feet; thence South 1°21'18" East for a distance of 155.00 feet; thence North 88°39'42" East for a distance of 408.73 feet; thence North 1°13'18" West for a distance of 1331.38 feet to the point of beginning, containing 12.220 Acres, more or less. All bearings being calculated from solar observation.

Said addition consists of 33 lots, numbered 152 through 184. The location and the dimensions of the lots, streets, and easements are shown on the plat; and all dimensions are shown in feet and decimal parts thereof.

I do hereby certify that all of the above is true and correct and in witness thereof, do hereby set my hand and seal, this 27th day of May, 1967.

Carl M. Anderson April 2
Carl M. Anderson, P.E., C.L.S.
State of Indiana

Under authority provided by chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and ordinances adopted by the Board of Trustees of the County of Hendricks, is follows:

Approved by the Hendricks County Plan Commission, at a meeting held _____, 1967.

Richard L. Hendricks
Richard L. Hendricks
President

Walter J. Hendricks
Walter J. Hendricks
Secretary

Received for record this _____ day of _____, 1967, at _____ o'clock;
_____ and recorded in Book _____, Page _____.

Richard L. Hendricks
Recorder, Hendricks Co.

Entered for taxation this 14th day of June, 1965 at 3:22 o'clock.

Richard L. Hendricks
Auditor, Hendricks Co.

PROTECTIVE COVENANTS FOR CLERMONT HEIGHTS, SECTION SIX

LAND USE AND BUILDING TYPE -
No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one single family dwelling, not to exceed two stories in height and a private garage for not more than two cars.

DWELLING SIZE AND OCCUPANCY -
The ground floor area of the main structure, exclusive of one story porches and garages, shall not be less than 1000 square feet. In the use of a two story structure the ground floor, exclusive of open porches and garages, shall not be less than 750 square feet. All dwellings must be fully completed on the date before being occupied.

EXTERIOR WALLS FOR ADDITIONS TO ANY STRUCTURE -
Any addition to any house within this subdivision shall use the same material for the exterior walls of said addition as the material used on the rest of the building.

BUILDING LOCATION -
No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the 30 foot minimum set-back line shown on the plat. No building shall be located nearer than 8 feet to an interior lot line, except that 5 feet side yard shall be permitted for a detached garage, located 70 feet behind the front set-back line. Eaves, awnings, steps, and unenclosed open porches may project over said set-back line for a distance, not to exceed 3 feet.

Received for record this _____ day of _____, 1965, at _____ o'clock;
and recorded in Book _____, Page _____.

Entered for taxation this _____ day of _____, 1965 at _____ o'clock.
Recorder, Hendricks Co.

Auditor, Hendricks Co.

PROTECTIVE COVENANTS FOR CLEMSON HEIGHTS, SECTION SIX

LAND USE AND BUILDING TYPE -
No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one single family dwelling, not to exceed two stories in height and a private garage for not more than two cars.

DWELLING SIZE AND OCCUPANCY -
The ground floor area of the main structure, exclusive of one story porches and garages, shall not be less than 1000 square feet. In the case of a two story structure, the ground floor, exclusive of open porches and garages, shall not be less than 750 square feet. All dwellings must be fully completed on the outside before being occupied.

EXTERIOR WALLS FOR ADDITIONS TO ANY STRUCTURE -
Any addition to any house within this subdivision shall use the same material for the exterior walls of said addition as the material used on the rest of the building.

BUILDING LOCATION -
No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the 30 foot minimum set-back line shown on the plat. No building shall be located nearer than 8 feet to an interior lot line, except that 5 feet side yard shall be permitted for a detached garage, located 70 feet behind the front set-back line. Eaves, awnings, steps, and unenclosed open porches may project over said set-back line for a distance, not to exceed 3 feet.

SEWAGE DISPOSAL -
All disposal systems shall meet the minimum requirements of the Indiana State Board of Health at the time of installation, however, in no case shall septic tanks be less than 1000 gallon capacity, nor shall any finger system have less than a minimum of 750 square feet of percolation area.

TEMPORARY STRUCTURES -
No structure of temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used upon any lot, at any time, as a residence, either temporarily or permanently.

NUISANCES -
No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which may be, or may become, an annoyance or a nuisance to the neighborhood.

SIGNS -
No sign of any kind shall be displayed to the public view on any lot, except that one sign, of not more than 25 square feet, advertising the property for sale or for rent, or signs used by a builder, advertising the property during the construction and sales period, may be used. However, any sign required by law may be displayed during the construction period.

LIVESTOCK AND POULTRY -
No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

GARBAGE AND REFUSE DISPOSAL -
No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall be kept in a clean and sanitary condition.

SIGHT DISTANCE AT INTERSECTIONS -
No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any lot within the triangular area formed by the street property lines and a long a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded corner, from the intersection of the street property line extended. The same sight line limitation shall apply on any lot with in 10 feet of the intersection of a street property line with the edge of driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless foliage line is maintained at sufficient height as to prevent obstruction of such sight lines.

FENCES AND SCREEN PLANTINGS -
No screen planting or fence above _____ inches shall be permitted between the front lot line and the building setback line.