

COLONIAL MEADOWS - Fifth Section

Covenants and Restrictions

The undersigned, Robert K. Yeager and Virginia M. Yeager, husband and wife, and Wayne Copenhaver and Ruth R. Copenhaver, husband and wife, owners of the attached described real estate hereby lay off, plat and subdivide said real estate described on the preceding page, in accordance with the plat and certificate.

This Subdivision shall be known and designated as COLONIAL MEADOWS, Fifth Section.

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

There are strips of ground marked drainage and/or Utility strips as shown on said plat, which are hereby reserved for public utilities, not including transportation companies, for 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 proper authorities to service the utilities and the easements hereby created, and no permanent structure of any kind, and no part thereof, except fences, shall be built, erected or maintained on said "Utility Strips".

The lots in this subdivision and the use of the lots in this subdivision by present and future owners or occupants shall be subject to the following conditions and restrictions, which shall run with the land.

1. Front building lines are hereby established as shown on said plat, between which lines and the property lines of the several streets shall be erected or maintained no permanent or other structures or parts thereof.
2. All lots in this subdivision shall be designated as residential lots. Only one single family dwelling not exceeding two and one-half (2½) stories or thirty-five (35) feet in height with the usual accessory building, 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 1000 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 of not less than 12 feet, except that in a 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 traces shall be carried on upon any lot in this subdivision, 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 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 distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

7. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to the conformity and harmony of external design with the existing structures in this subdivision, and as to location of the building with respect to the topography and finished ground elevations by Robert K. Yeager and Wayne Copenhaver, or by a representative or representatives designated by them. If said committee shall fail to act upon any plans submitted for its approval within 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 representatives shall be entitled to any compensation for services performed pursuant to this covenant.

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 to 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.

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 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 Johnson County, in which event the provisions above set forth for renewals shall be null and void.

Witness our signatures this 28 day of August, 1968.

Robert K. Yeager
Wayne Copenhaver

Virginia M. Yeager
Ruth R. Copenhaver

STATE OF INDIANA : SS
COUNTY OF JOHNSON:

Before me, the undersigned, a Notary Public in and for said County and State, appeared Robert K. Yeager and Virginia M. Yeager, his wife, and

Wayne Copenhaver and Ruth R. Copenhaver, his wife, who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the use and purpose therein expressed, and affixed their signatures thereto.

Witness my hand and Seal this 28 day of August, 1968.

Notary Public Frank SEAL

My Commission Expires August 8, 1972

APPROVED BY THE GREENWOOD PLANNING COMMISSION THIS 9th DAY OF September, 1968.

R.J. Houghtolen
Vice-President

Jesse H. Andrew
Secretary

This instrument was prepared by Robert Scherschel.

COLONIAL MEADOWS - Fifth Section

Plat Book 6, page 91A and 91B of the records of the Recorder's Office, Johnson County, Indiana, shows the following:

I, the undersigned, hereby certify the within plat to be true and correct, representing a subdivision of part of the southwest quarter of Section 30, Township 14 North, Range 4 East, Johnson County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said $\frac{1}{4}$ Section: running thence due West and along the North line thereof 1729.74 feet; thence South 0 degrees 18 minutes 30 seconds West 195 feet to the Southwest corner of Lot 59 in Colonial Meadows First Section, the plat of which is recorded in the Johnson County Recorder's Office, Plat Book 6, page 56; thence due east along the south line of said Lot 50 feet to the northeast corner of Lot 148 in Colonial Meadows, Second Section, the plat of which is recorded in Plat Book 6, page 61; thence south 0 degrees 18 minutes 30 seconds west 224.64 feet to the point of beginning of this description; said point being the southwesterly corner of Lot 62 in said Colonial Meadows, First Section; running thence South 44 degrees 41 minutes 30 seconds east 393.97 feet; thence South 21 degrees 07 minutes 26 seconds east 140.74 feet; thence South 0 degrees 18 minutes 30 seconds West 621.82 feet; thence South 0 degrees 09 minutes 20 seconds West 164.80 feet; thence South 21 degrees 48 minutes 30 seconds West 110 feet; thence south 35 degrees 24 minutes 50 seconds West 93.24 feet; thence South 45 degrees 18 minutes 30 seconds West 223.61 feet; thence North 89 degrees 41 minutes 30 seconds West 75.43 feet; thence North 0 degrees 18 minutes 30 seconds East 1253.92 feet; thence North 19 degrees 09 minutes 25 seconds West 61.28 feet; thence North 10 degrees 43 minutes 44 seconds East 223.39 feet to the point of beginning, containing 10.01 Acres more or less.

Subject to all legal highways and rights of way.

This Subdivision consists of 24 lots, numbered from 121 to 144, both inclusive, with streets as shown hereon. The size of the lots and widths of the streets are shown in figures denoting feet and decimal parts thereof.

Witness my signature this 6th day of August, 1968.

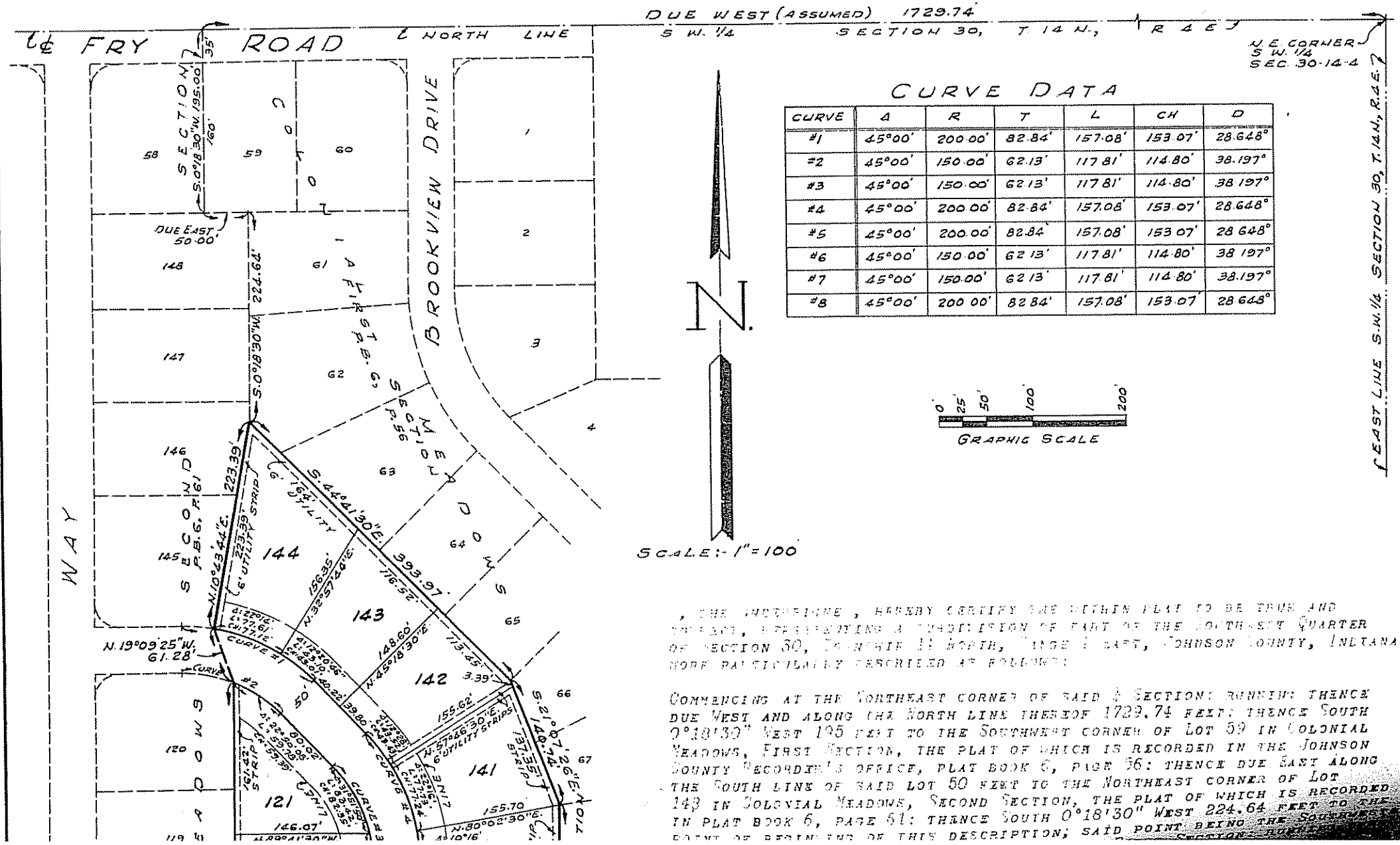
Robert Scherschel
Registered Surveyor No. 3907
State of Indiana

SEAL

This instrument prepared by Robert Scherschel.

COLONIAL MEADOWS

FIFTH SECTION P.B. 6, P. 91A & 91B

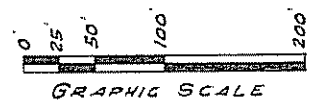


DUE WEST (ASSUMED) 1729.74
S. W. 1/4 SECTION 30, T. 14 N., R. 4 E.

N.E. CORNER
S. W. 1/4
SEC. 30-14-4

CURVE DATA

CURVE	Δ	R	T	L	CH	D
#1	45°00'	200.00'	82.84'	157.08'	153.07'	28.648°
#2	45°00'	150.00'	62.13'	117.81'	114.80'	38.197°
#3	45°00'	150.00'	62.13'	117.81'	114.80'	38.197°
#4	45°00'	200.00'	82.84'	157.08'	153.07'	28.648°
#5	45°00'	200.00'	82.84'	157.08'	153.07'	28.648°
#6	45°00'	150.00'	62.13'	117.81'	114.80'	38.197°
#7	45°00'	150.00'	62.13'	117.81'	114.80'	38.197°
#8	45°00'	200.00'	82.84'	157.08'	153.07'	28.648°



SCALE: 1" = 100'

THE UNDERSIGNED, HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, REPRESENTING A DIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 4 EAST, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 4 SECTION; RUNNING THENCE DUE WEST AND ALONG THE NORTH LINE THEREOF 1729.74 FEET; THENCE SOUTH 0°18'30" WEST 195 FEET TO THE SOUTHWEST CORNER OF LOT 59 IN COLONIAL MEADOWS, FIRST SECTION, THE PLAT OF WHICH IS RECORDED IN THE JOHNSON COUNTY RECORDER'S OFFICE, PLAT BOOK 6, PAGE 56; THENCE DUE EAST ALONG THE SOUTH LINE OF SAID LOT 50 FEET TO THE NORTHEAST CORNER OF LOT 143 IN COLONIAL MEADOWS, SECOND SECTION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 6, PAGE 61; THENCE SOUTH 0°18'30" WEST 224.64 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; SAID POINT BEING THE SOUTHWEST CORNER OF LOT 143 IN COLONIAL MEADOWS, SECOND SECTION.

EAST LINE S.W. 1/4 SECTION 30, T. 14 N., R. 4 E.