

This plat is a correct and true copy of the original plat as shown in the office of the Surveyor and public records as shown on the original plat.

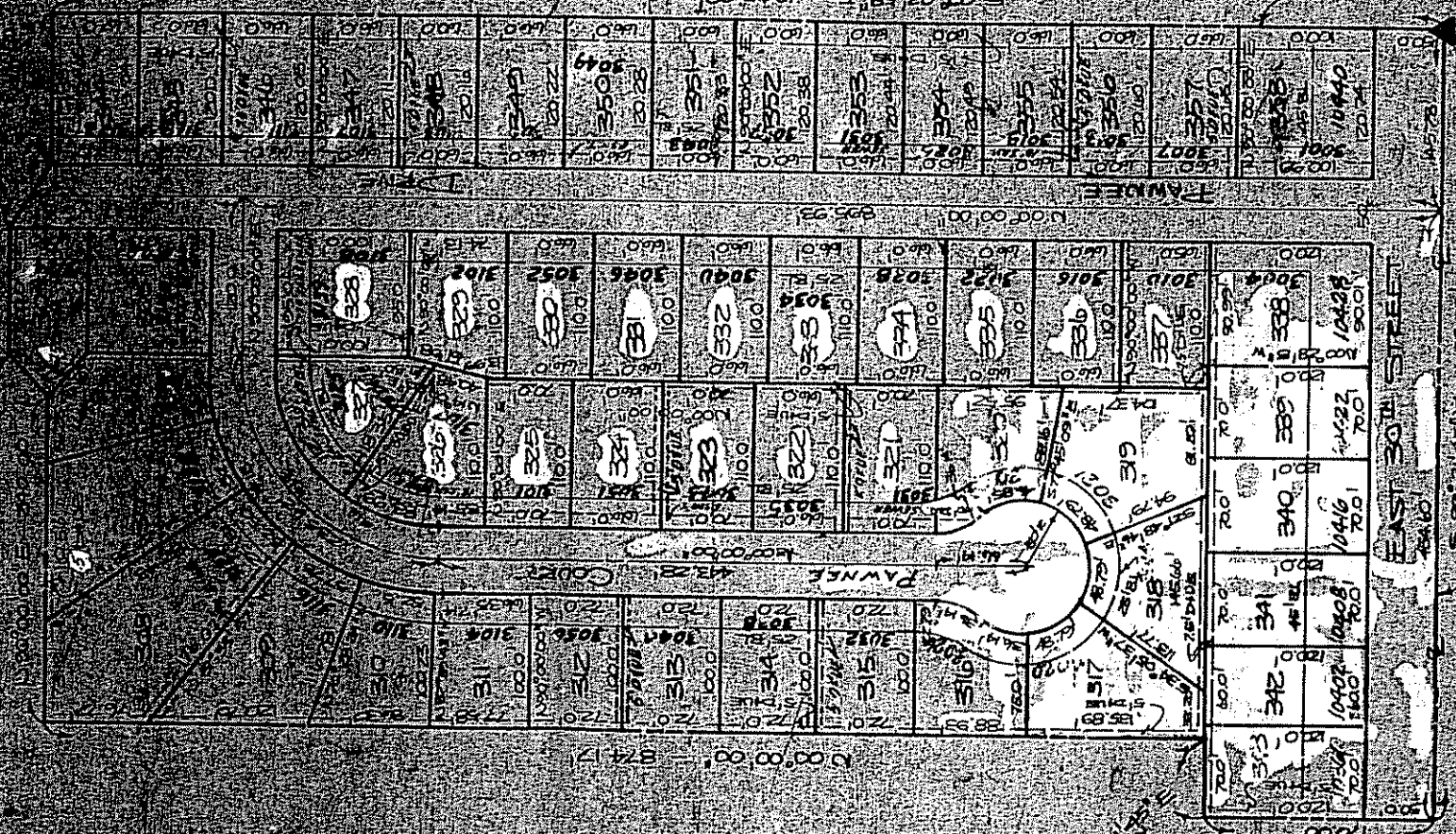
The size of lots and widths of streets and easements are shown in figures and in the text thereof.

WITNESS MY SIGNATURE THIS 7th day of April 1980.



John V. Schneider
 John V. Schneider
 Reg. Land Surveyor - Indiana

EASTBROOKE MEADOWS - SIXTH SECTION



EASTBROOKE MEADOW

The undersigned, Edward Rose of Indiana, as Limited Partner, by Sheldon Rose, General Partner, being the owners of...

public.

Only one single family with accessory building and not exceeding two stories in height may be erected or maintained on said lots which line 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 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 extended. The same sightline 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, unless the foliage line is maintained at sufficient height to prevent obstruction of the sightline.

ground floor area of less than 900 square feet and no one and one-half story house having a ground floor area of less than 660 square feet, exclusive of open porches, garages or poratory structure shall be used for temporary or permanent residential purposes in any lot in this Addition.

tion nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.

restriction shall not prohibit a resident from keeping an usual pet animal or bird.

ements and or Utility Easements which are hereby reserved for the use of public utility companies, not including transportation companies for the installation and maintenance eas to the authority of Marion County, Indiana, and to the easements herein reserved. No permanent or other structures shall be erected or maintained on said strips. The to the rights of the public utilities and to those of the owners of said lots in this Addition to said easement herein granted for ingress and egress in along and through junction together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is division, their heirs and assigns. The Metropolitan Development Commission, their successors or assigns who shall be entitled to such relief without being required to show attempted violation. Such provisions shall be in full force and effect until June 1, 1997, at which time said covenants shall be automatically extended for successive periods unless agreed to change to covenants in whole or in part. Invalidatation of any one of the covenants by judgement or court order shall in no wise affect any of the other provisions and shall be binding on all parties claiming under them.

Sheldon Rose, General Partner, have hereunto caused his and their names to be subscribed this 24th day of JANUARY 1980.

EDWARD ROSE OF INDIANA

Sheldon Rose

SHELDON ROSE
General Partner

FINAL APPROVAL
- PLAT COMMITTEE
METROPOLITAN DEVELOPMENT COMMISSION
DIVISION PLANNING & ZONING
MARION COUNTY, INDIANA

APR 10 80

PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN FURNISHED

[Signatures]

APPROVED THIS 10th
DAY OF April 19 80
ASSESSOR OF WARREN TOWNSHIP
[Signature] DRAFTSMAN

VOID UNLESS RETURNED
BEFORE 6-8-80

FILED

APR 14 1980
65254
[Signature]
MARION COUNTY CLERK

1980

When Plat. The within plat shall be known and designated as Eastbrooke Meadows - Sixth Section, an Addition in Marion County, Indiana.

- 1 The streets shown and not heretofore dedicated are hereby dedicated to the public.
- 2 All numbered lots in this Addition shall be designated as residential lots. Only one single family with accessory building and not exceeding two stories in height may
- 3 Front and side building lines are established as shown on this plat between which and the property lines of the street, no structure shall be erected or maintained
- 4 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
- 5 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
- 6 No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of
- 7 No one story house shall be erected on any lot in this Addition having a ground floor area of less than 900 square feet and no one and one-half story house having a g
- 8 basements.
- 9 No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes in any lot.
- 10 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 neighbor
- 11 No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping an usual pet animal or bird.
- 12 There are strips of ground as shown on the within plat marked "Drainage Easements" and or "Utility Easements" which are hereby reserved for the use of public utility
- 13 owners of such lots in the Addition, however shall take their title subject to the rights of the public utilities and to those of the owners of said lots in this Ad
- 14 the strips so reserved.
- 15 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 any septi
- 16 hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs and assigns. The Metropolitan Development Commission, their successors
- 17 of 10 years unless by vote of the majority of the then owners of the lots, it is agreed to change to covenants in whole or in part. Invalidation of any one of the co
- 18 which shall remain in full force and effect.
- 19 The within covenants, limitations, and restrictions are to run with the land and shall be binding on all parties claiming under them.

IN WITNESS WHEREOF, Edward Rose of Indiana, a Limited Partnership, by Sheldon Rose, General Partner, have hereunto caused its and their names to be subscribed this



Before me, a Notary Public in and said County and State, personally appeared: Edward Rose of Indiana, Limited Partnership by Sheldon Rose, General Partner, and acknowledge the execution of the above foregoing instrument as a voluntary act and deed.

Witness my signature and notarial seal this 27th day of February 1980.

My Commission Expires April 23, 1982

Notary Public [Signature] Resident in Marion County