

ELLEN COURT  
PLAT BOOK 32 PAGE 399  
RECORDED NOVEMBER 4, 1963  
RESTRICTIONS

1. The streets not heretofore dedicated are hereby dedicated to the public.
2. All lots in this subdivision shall be known as residential lots. No building shall be erected, altered, placed or permitted to remain on any lot other than residential buildings not to exceed two and one half stories in height and a private garage for not more than two cars. No more than one building may be erected or placed on any single lot and the area contained in said building shall be not less than 1200 square feet, exclusive of garages and open porches.
3. No fence or wall shall be erected, placed or altered on any lot nearer to the street than the minimum building setback line.
4. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback line shown on the recorded plat. No dwelling shall be erected or placed on any lot having an area of less than 5400 square feet.
5. There are strips of ground shown on the within plat designated as "Utility Easements" which are hereby reserved for the use of the public utility companies for the installation and maintenance of mains, ducts, poles, sewers, drains and wires, subject at all times to the proper civil authority and to the easements herein reserved. No permanent or other structure shall be maintained on said strips. The owners of lots in this subdivision, shall, however, take their title subject to the rights of the public utilities and to those of the owners of lots in the subdivision to said easements herein granted for ingress in, along, across and through the strips of ground so reserved.
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 point 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 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. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent such obstruction of such sight line.
7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction or sales period.
9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that not more than 3 dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for commercial purposes.
10. No lot shall be used as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
11. If the parties hereto, or any of them, or their heirs or assignees shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property in this subdivision to prosecute any proceedings at law or in equity against those violating or attempting to violate any such covenant and either to prevent him or them from so doing or recover damages or other dues for such violation.
12. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1983, at which time said covenants shall be automatically extended for successive periods of ten years unless by a majority vote of the then owners of the real property in this subdivision, it is agreed to change such ownership in whole or in part. The right of enforcement of these covenants is hereby granted to the Metropolitan Plan Commission, its successors or assigns.