

RECORDED AUGUST 29, 1961

RESTRICTIONS

The streets shown and not heretofore dedicated are hereby dedicated to the public.

No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown in the recorded plat.

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, lines, sewers, drains and wires, subject at all times to the authority of the City of Indianapolis and to the easements herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of lots in this addition, however, shall take their title subject to the rights of the public utilities and to those of the owners of lots in the addition to said easements herein granted for ingress and egress in, along, across and through the strips of ground so reserved.

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.