



I the undersigned hereby certify that the within plat of Homant's Denny Street Subdivision is true and correct and represents a subdivision of lots 77 to 85 both inclusive in Christian Park Heights an addition to the city of Indianapolis, Indiana as per plat thereof recorded in PD 18 p 177 in the office of the recorder of Marion County, Indiana and lots 38 to 45 both inclusive in W. H. Wiles of Marion County, Indiana.

This subdivision contains 16 lots numbered from 1 to 15 both inclusive.

The size of the lots and width of the streets are shown on this plat in figures denoting feet and decimal parts thereof.

Witness my signature this 22nd day of July, 1948

The undersigned owners, C.J. Hamant Realty Co. Inc. by its president C.J. Hamant and its secretary Albert Garth, hereby certify that they have laid off, platted, and subdivided the above described real estate in accordance with the within plat, hereinafter certified.

This subdivision shall be known as Homant's Denny Street Subdivision on addition to the city of Indianapolis, Indiana.

Front and side buildings shall be established as shown on this plat, between which lines and the street property lines, there shall be erected and maintained no buildings or structures other than one-story open porches. No dwelling shall be erected and maintained narrower than 5 feet to any interior lot line.

No residential structure shall be erected in this addition having a ground floor area of less than 720 square feet in the case of a one-story structure and not less than 950 square feet in the case of a one and one-half or two-story structure.

No noxious or offensive trade shall be carried on upon any lot in the addition, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No trailer, basement, tent, shack, garage, barn, or other out buildings erected on any lot, shall at any time be used as a parking temporary or permanent, nor shall any members of a temporary character be permitted in this addition.

The occupancy of lots in this addition shall be restricted to members of the White Race except that the White tenants of any lot or lots and resident building may permit his or her domestic servant, not one of the White Race, to occupy room or rooms in his or her residence building during the time of such domestic service.

APPROVED THIS 5th DAY OF August 1948

[Signature]
CHAETSMAN

1311 27 129 894

The right to enforce the foregoing restrictions, by injunction together with the right to have the removal by process of law of any structure erected or maintained in violation thereof is hereby dedicated to the public and reserved to the several owners of the several lots in this addition, their heirs and assigns who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provisions shall be in full force and effecting until June 1st, 1968, at which time said covenants and restrictions shall be automatically extended for successive periods of 10 years, unless by a majority of the owners of the lots, it is agreed to change the said covenants or restrictions in whole or in part. Invalidity of any one of these covenants or restrictions or restrictions by judgments or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Witness our signatures this 30th day of July 1948

C.J. HAMANT REALTY CO. INC.
[Signature]
C.J. Hamant - President

ALBERT GARTH - Secretary
[Signature]

State of Indiana)
County of Marion)
Personally appeared before me a notary public in and for said County and state, C.J. Hamant Realty Co. Inc. by its president C.J. Hamant and its secretary Albert Garth, separately and severally acknowledged this purchase of the above foregoing certificates as its and their voluntary act and deed for the uses and purposes therein described.
Witness my signature this 30th day of July 1948.

Commission expires Aug. 3, 1951

DOX ENTERED
FOR RECORDED
AUG 8 1948
MARION COUNTY ARCHIVE

1311 27 129 894
C.J. Hamant Realty Co. Inc.
Notary Public
RECORDED AT 11 A.M. AUG - 1 1948

