

**Sale Price / Loan Information**

Sale Price 1: \$

Sale Price 2: \$

Lender 1:

Loan No. 1:

Loan Amount 1: \$

Lender 2:

Loan No. 2:

Loan Amount 2: \$

**Request Product**

**Selected Product**

**Due Date**

Copies

**Comments**

Hill Valley Estates, Section 2, Marion County, Indiana  
COVENANTS  
Hill Valley Estates Sec 2





# HILL VALLEY

80481

I, THE UNDERSIGNED, BEING A DULY REGISTERED SURVEYOR IN THE STATE OF INDIANA, HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, REPRESENTING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

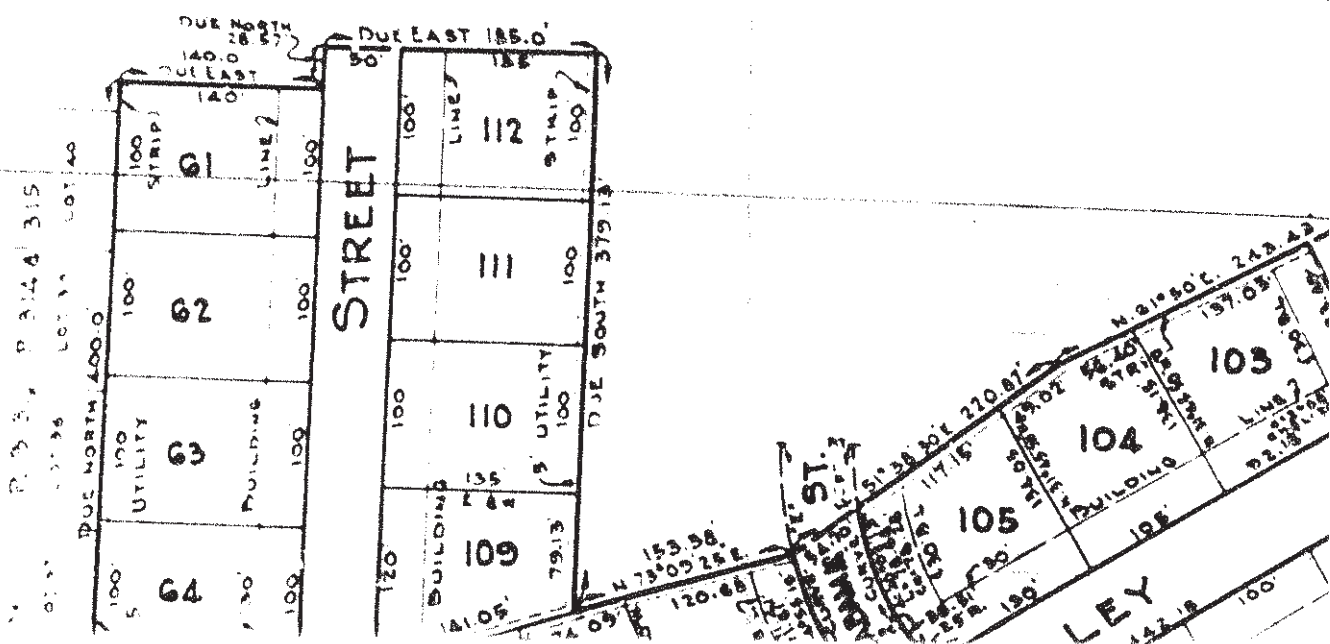
BEGINNING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION; RUNNING THENCE SOUTH 0°03' WEST AND ALONG THE EAST LINE OF SAID 1/4 SECTION 1101.50 FEET; THENCE SOUTH 65°35'10" WEST 699.45 FEET; THENCE SOUTH 58°14'10" WEST 350 FEET; THENCE SOUTH 49°29' WEST 410 FEET; THENCE SOUTH 58°09'40" WEST 358.65 FEET TO THE SOUTHWEST CORNER OF HILLVALLEY ESTATES, FIRST SECTION, THE PLAT OF WHICH IS RECORDED IN THE MARION COUNTY RECORDER'S OFFICE, PLAT BOOK 51, PAGES 314 AND 315; THENCE DUE NORTH 76.89 FEET TO THE P. C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA = 45° AND A RADIUS = 100 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE 78.54 FEET TO THE P. T. THEREOF; THENCE NORTH 45°00' EAST 68.31 FEET TO THE P. C. OF A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA = 45° AND THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE 117.81 FEET TO THE P. T. THEREOF; 194.29 FEET; THENCE SOUTH 89°01' WEST 50 FEET; THENCE DUE NORTH 110 FEET TO THE NORTHEAST CORNER OF SAID HILLVALLEY ESTATES, FIRST SECTION; THENCE DUE WEST 140 FEET; THENCE DUE NORTH 400.140 FEET; THENCE DUE NORTH 28.57 FEET; THENCE DUE EAST 185 FEET; THENCE DUE SOUTH 379.1. 75°09'25" EAST 153.38 FEET; THENCE NORTH 51°38'30" EAST 220.87 FEET; THENCE NORTH 61°50' 75°09'25" EAST 121.82 FEET; THENCE NORTH 75°15'35" EAST 285.94 FEET; THENCE NORTH 59°35'35" EAST 120.34 FEET; THENCE NORTH 0°05' EAST 455.92 FEET; THENCE NORTH 88°59' EAST 25.94 FEET; THENCE EAST 330.01 FEET TO THE NORTH LINE OF SAID 1/4 SECTION; THENCE NORTH 88°59' EAST AND LINE 319.41 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 23.08 ACRES MORE OR LESS. LEGAL HIGHWAYS AND/OR RIGHTS OF WAY.

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THE SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN ON THIS PLAT IN FIGURES DENOTING FEET AND INCHES.

ATTEST MY SIGNATURE AND SEAL THIS 17TH DAY OF AUGUST, 1900.

*Robert Schnepschel*  
 ROBERT SCHNEPSCHEL  
 REGISTERED SURVEYOR NO. 3307  
 STATE OF INDIANA



CURVE DATA

CURVE	Δ	R	T	L	CH.
A	45°00'	100.00'	41.42'	72.90'	76.50'
B	45°00'	100.00'	66.15'	117.81'	114.80'
C	30°45'30"	150.00'	149.87'	204.73'	241.81'
D	30°45'30"	150.00'	129.87'	251.45'	249.87'
E	30°45'30"	150.00'	78.24'	192.46'	190.81'
F	30°45'30"	150.00'	64.62'	124.76'	123.14'
G	10°01'25"	224.95'	129.87'	298.26'	287.52'
H	10°01'25"	224.95'	121.96'	242.85'	241.85'
I	75°12'25"	250.00'	248.12'	421.66'	393.98'
J	75°12'25"	250.00'	100.26'	244.59'	222.00'
K	45°17'25"	100.00'	89.21'	108.80'	104.48'
L	45°17'25"	100.00'	79.87'	151.11'	147.84'

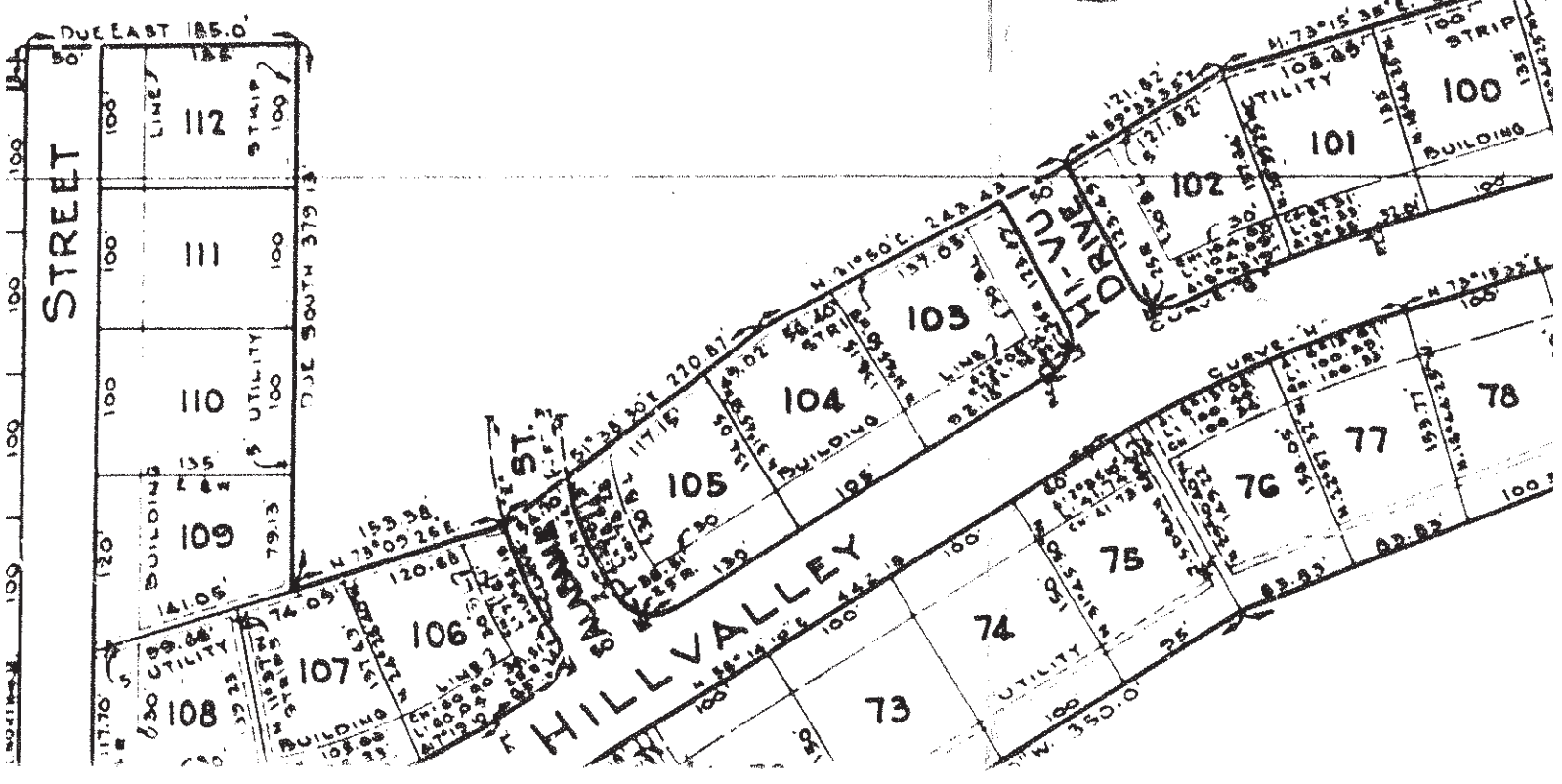
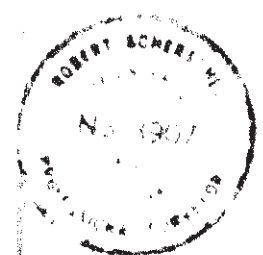


A DULY REGISTERED SURVEYOR IN THE STATE OF INDIANA,  
 PLAT TO BE TRUE AND CORRECT, REPRESENTING A SOUTHWEST  
 QUARTER OF SECTION 24, TOWNSHIP 14-NORTH,  
 R. 17, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

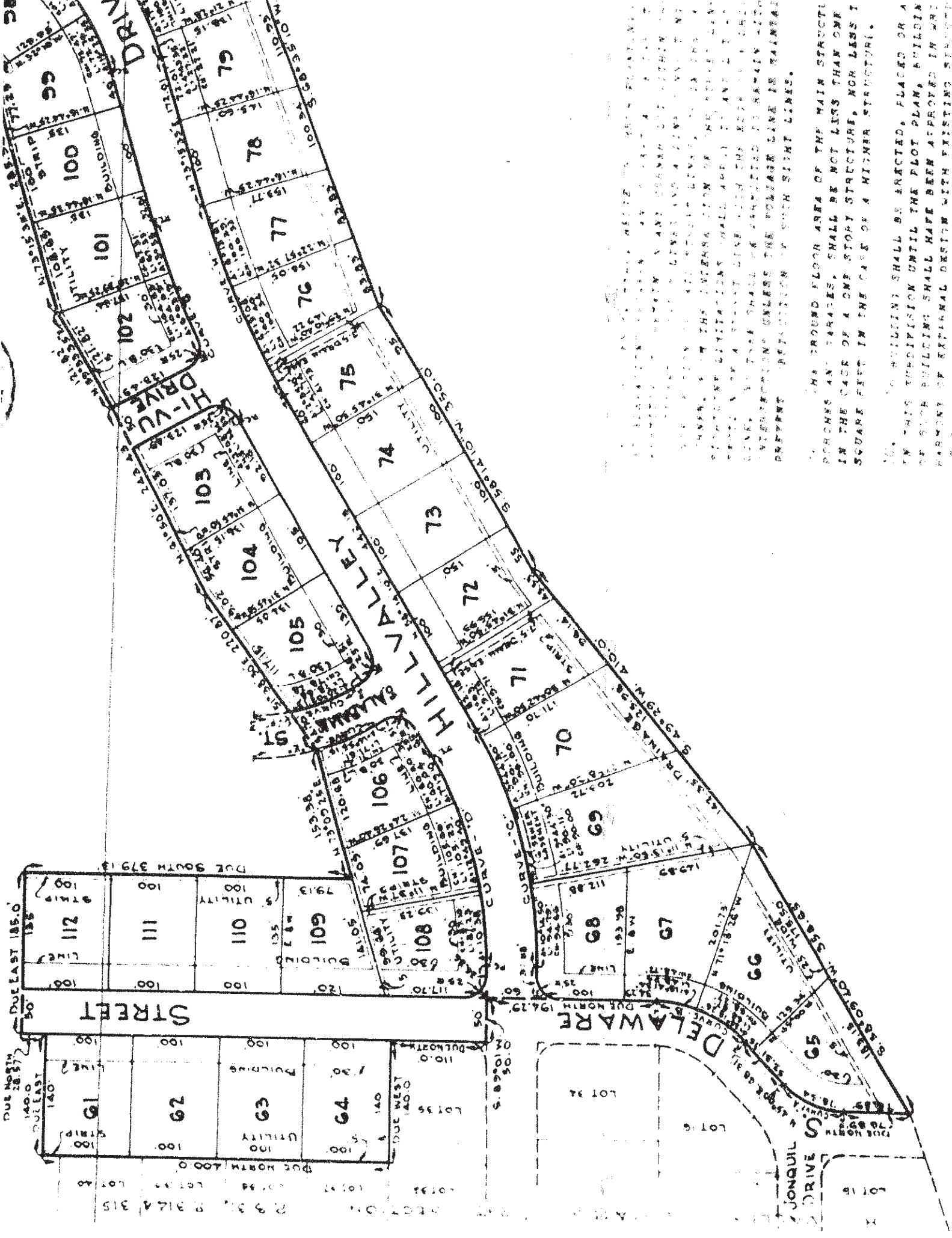
CORNER OF SAID 1/4 SECTION: RUNNING THENCE SOUTH 0°05'  
 LINE OF SAID 1/4 SECTION 1101.30 FEET; THENCE SOUTH  
 1: THENCE SOUTH 58°14'10" WEST 350 FEET; THENCE SOUTH  
 2: THENCE SOUTH 88°09'40" WEST 358.65 FEET TO THE SOUTH-  
 3: ESTATES, FIRST SECTION, THE PLAT OF WHICH IS RECORDED  
 4: UNDER MY OFFICE, PLAT BOOK 31, PAGES 314 AND 315:  
 5: UP TO THE P. C. OF A CURVE TO THE RIGHT, SAID CURVE  
 6: HAVING A RADIUS = 100 FEET; THENCE IN A NORTHEASTERLY  
 7: DIRECTION 78.54 FEET TO THE P. T. THEREOF; THENCE NORTH 45°00'  
 8: OF A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA = 45° AND A RADIUS = 150 FEET;  
 9: DIRECTION ALONG SAID CURVE 117.81 FEET TO THE P. T. THEREOF; THENCE DUE NORTH  
 10: 89°01' WEST 50 FEET; THENCE DUE NORTH 110 FEET TO THE NORTHEAST CORNER OF LOT 35 IN  
 11: FIRST SECTION; THENCE DUE WEST 140 FEET; THENCE DUE NORTH 400 FEET; THENCE DUE EAST  
 12: 28.57 FEET; THENCE DUE EAST 185 FEET; THENCE DUE SOUTH 379.13 FEET; THENCE NORTH  
 13: 51°38'30" EAST 220.87 FEET; THENCE NORTH 61°50' EAST 245.43 FEET;  
 14: THENCE NORTH 121.82 FEET; THENCE NORTH 75°16'35" EAST 265.94 FEET; THENCE NORTH 24°47'53"  
 15: EAST 121.82 FEET; THENCE NORTH 88°59' EAST 20.94 FEET; THENCE NORTH  
 16: THE NORTH LINE OF SAID 1/4 SECTION; THENCE NORTH 88°59' EAST AND ALONG SAID NORTH  
 17: LINE TO POINT OF BEGINNING, CONTAINING IN ALL 23.08 ACRES MORE OR LESS. SUBJECT TO ALL  
 18: RIGHTS OF WAY.

LOTS 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

*Robert Scherschel*  
 ROBERT SCHERSCHTEL  
 REGISTERED SURVEYOR NO. 3007  
 STATE OF INDIANA

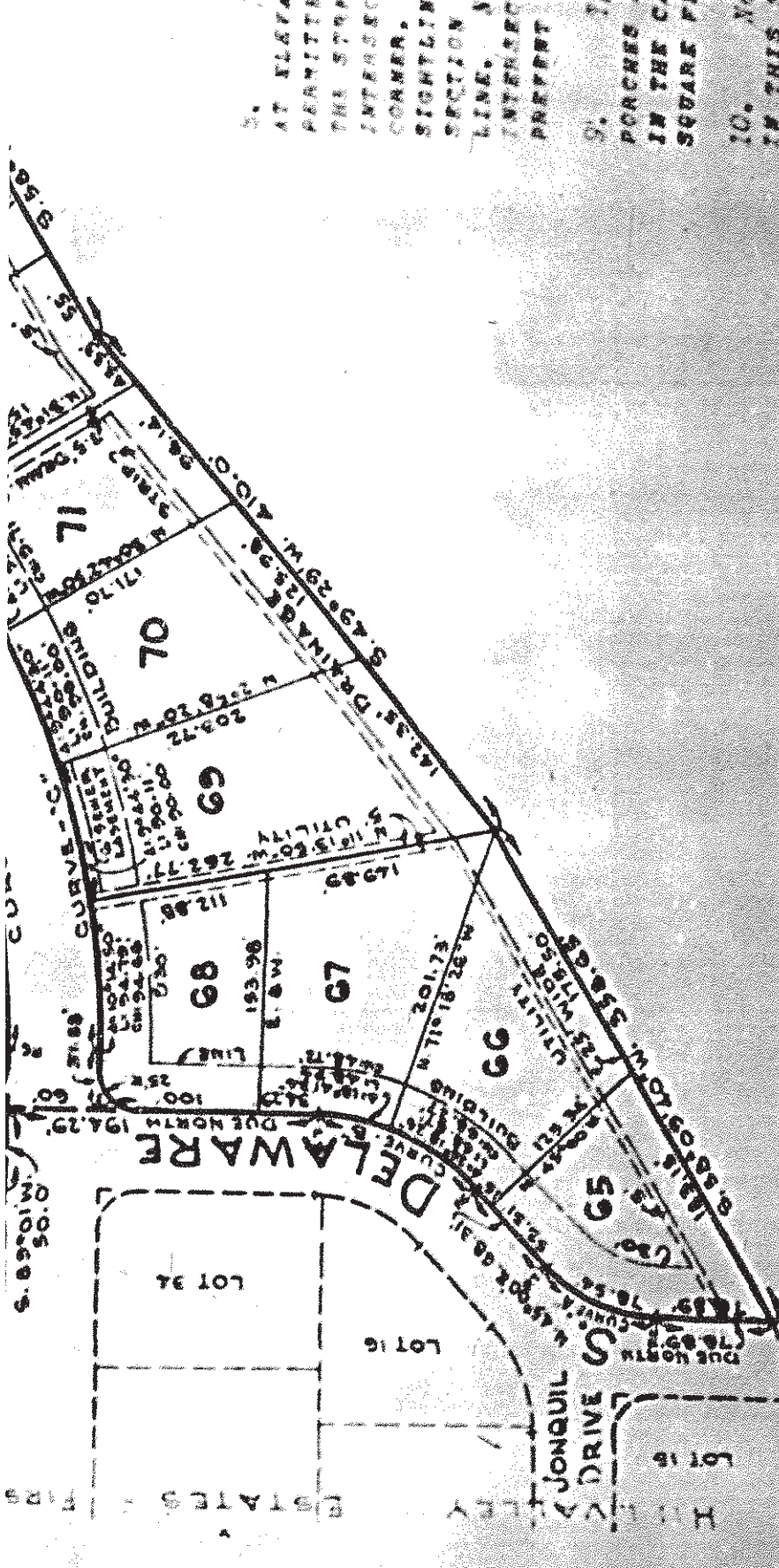






THE GROUND FLOOR AREA OF THE MAIN STRUCTURE SHALL BE NOT LESS THAN ONE THOUSAND SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, NOR LESS THAN ONE THOUSAND SQUARE FEET IN THE CASE OF A TWO STORY STRUCTURE. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE SHALL BE NOT LESS THAN ONE THOUSAND SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, NOR LESS THAN ONE THOUSAND SQUARE FEET IN THE CASE OF A TWO STORY STRUCTURE.

THE BUILDING SHALL BE ERECTED, PLACED OR A LAYED OUT IN ACCORDANCE WITH THE PLAN, AND SHALL BE CONFORMANT WITH THE ZONING ORDINANCES OF THE CITY OF SAN ANTONIO, TEXAS. THE BUILDING SHALL BE ERECTED, PLACED OR A LAYED OUT IN ACCORDANCE WITH THE PLAN, AND SHALL BE CONFORMANT WITH THE ZONING ORDINANCES OF THE CITY OF SAN ANTONIO, TEXAS.



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HILLARY DEVELOPMENT CORP. BY ITS DUTY AUTHORIZED OFFICERS, HAROLD C. MILLER,  
 PRESIDENT, RALPH LEDES, SECRETARY, AND GEORGE F. KOPETSKY, TREASURER, OWNER OF THE  
 DESCRIBED REAL ESTATE, HEREBY CERTIFIES THAT IT DOES HEREBY LAY OFF, PLAT AND  
 FILE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS SUBDIVISION  
 IS KNOWN AND DESIGNATED AS HILL FALLY ESTATES, SECOND SECTION.

THIS DOCUMENT CONTAINS



HILL VALLEY DEVELOPMENT CORP. BY ITS SOLE AUTHORIZED OFFICERS, HAROLD C. HYLER, PRESIDENT, RALPH DODD, SECRETARY, AND GEORGE F. KOPETSKY, TREASURER, OWNER OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFIED THAT IT BORN HEREBY LAY OFF, PLAT AND SUBMITTER THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HILL VALLEY ESTATES, SECOND DIVISION.

### PROTECTIVE COVENANTS

1. THE STREETS THEREIN, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.
2. THERE ARE STRIPS OF GROUND OF SUCH WIDTHS AS ARE SHOWN ON THIS PLAT, WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MASTS, LINES, WIRES, DUCTS, DRAINS, AND SEWERS, SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE PROPER CIVIL OFFICERS AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS, BUT OWNERS OF LANDS HEREIN SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR INGRESS IN, ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED.
3. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING LOT OR LOTS OTHER THAN DETACHED SINGLE FAMILY DWELLING, NOT TO EXCEED TWO AND ONE-HALF (2½) STORIES IN HEIGHT, ACCESSORY BUILDINGS THEREOF AND A PRIVATE GARAGE FOR NOT MORE THAN THREE CARS.
4. NO HOTEL, BOARDING HOUSE, ROOMING HOUSE, DOUBLE HOUSE, DUPLEX, MERCANTILE BUILDING, FACTORY BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.
5. NO TRAILERS, SHACKS OR OUT-BUILDING OF A PERMANENT OR TEMPORARY NATURE OR KIND SHALL BE ERRECTED OR SITUATED ON ANY LOT OR LOTS EXCEPT DURING THE PERIOD OF CONSTRUCTION AND SAID BUILDINGS MUST BE OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR STORAGE OF HIS MATERIALS AND TOOLS ONLY. NO COMPOSITION OR ROLL ROOFING SHALL BE EXPOSED TO THE SURFACE OF A COMPLETED DWELLING. IF SAID DWELLING IS CONSTRUCTED OF CEMENT, CONCRETE, CEMENT BLOCK OR GINDER BLOCK, SAME SHALL BE FINISHED OR COVERED ON THE EXTERIOR SURFACE WITH A MATERIAL ACCEPTABLE TO THE COMITTER HEREINAFTER PROVIDED. ALL CHIMNEY FLUES ON EXTERIOR OF HOUSE SHALL BE OF BRICK OR STONE. ALL HOUSES SHALL BE OF BRICK OR STONE OVER AT LEAST 60% OF THE EXTERIOR HOUSE AREA. NO STRUCTURE SHALL BE OCCUPIED FOR LIVING PURPOSES UNTIL THE EXTERIOR OF THE HOUSE IS VISIBLY COMPLETED. IMMEDIATELY UPON PURCHASE OF LOT, OR LOTS, THE BUYER SHALL ASSUME FULL RESPONSIBILITY FOR KEEPING WEEDS MOWED ON SAID LOT, OR LOTS, AT ALL TIMES. IN EVENT OF BUYER'S FAILURE TO MOW SAID WEEDS, THE SELLER, OR SELLER'S REPRESENTATIVE IS VESTED WITH AUTHORITY TO CUT SAID WEEDS AND CHARGE SAID COSTS TO BUYER.
6. NO FARM ANIMALS OR FOWL SHALL BE PERMITTED ON ANY LOT OR LOTS IN THIS SUBDIVISION AND NO PETS OR DOMESTIC ANIMALS SHALL BE KEPT THEREON FOR COMMERCIAL PURPOSES.
7. BUILDING LINES AS SHOWN ON THIS PLAT IN FEET BACK FROM THE PROPERTY LINES OF THE SEVERAL STREETS ARE HEREBY ESTABLISHED, BETWEEN WHICH LINES AND THE STREET PROPERTY LINES THERE SHALL BE ERRECTED OR MAINTAINED NO STRUCTURE OR PART THEREOF.

FINAL APPROVAL

METROPOLITAN PLANNING COMMISSION  
CITY OF METRO

October 26, 60

PLANNING PUBLIC WORKS

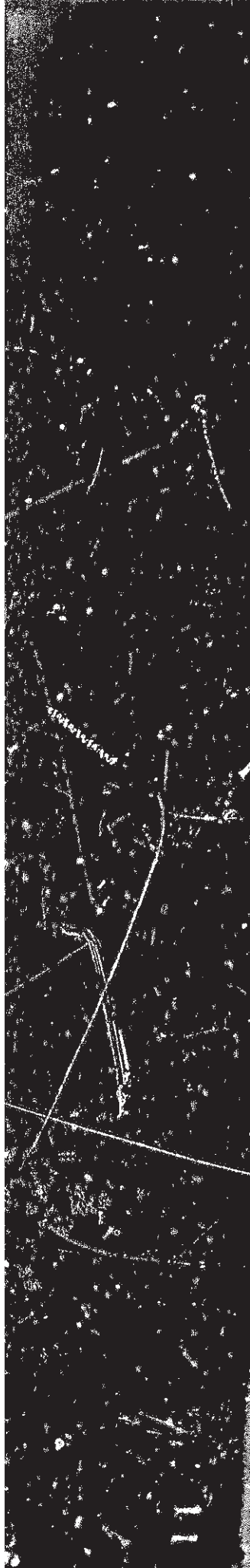
9. NO FENCE, WALL, HEDGE OR SHALL PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 7 FEET ABOVE THE STREET, SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGNLINE 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 DISTANCE OF SUCH INTERSECTIONS UNLESS THE POLIAGE LINE IS MAINTAINED AT SUFFICIENT WIDTH TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

9. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN ONE THOUSAND (1000) SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, NOR LESS THAN NINE-HUNDRED (900) SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.

10. NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT, OR LOT OF SUCH BUILDING SHALL HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION, AND AS TO THE LOCATION OF THE BUILDING WITH RESPECT TO FORESHADOW AND FINISHED GROUND ELEVATION BY A COMMITTEE COMPOSED OF GEORGE F. ROBERTS AND FIVE OTHER MEMBERS OF THE COMMITTEE DESIGNATED BY THEM. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF SAID COMMITTEE, THE REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH OR OTHER AND LOCATION, OR TO DESIGNATE A REPRESENTATIVE WITH LIKE AUTHORITY. THE COMMITTEE SHALL FAIL TO ACT UPON ANY PLANS SUBMITTED FOR APPROVAL WITHIN A PERIOD OF FIFTEEN (15) DAYS FROM THE DATE OF SUBMISSION OF SAID

MILLER,  
 CHIEF OF THE  
 PLANT AND  
 DIVISION

PLANS SHALL BE PROCEED WITH THE BUILDING ACCORDING TO THE



...shall be the same as if the same were a...  
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...shall be the same as if the same were a...

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10. No building shall be erected, placed or altered in any way, or lot in this subdivision with the plat plan, building plan and specifications of such building shall have been approved in writing as to conformity and harmony of external design with existing structures in this subdivision, and as to the location of the building with respect to topography and finished ground elevation by a committee composed of GEORGE F. KOPETNY and HAROLD C. HILLMAN, OR BY A REPRESENTATIVE DESIGNATED BY THEM. In the event of the death or resignation of any member of said committee, the remaining members or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. If the committee shall fail to act upon any plans submitted for approval within a period of fifteen (15) days from the date of submission of same, then the owner or his assignor may proceed with the building according to the plans submitted, which plans, however, shall not be contrary to any of the provisions, covenants, conditions or restrictions provided in this instrument, and failure of such committee to act within fifteen (15) days shall be deemed an approval of the plans so submitted. Neither the members of such committee, nor its designated representatives shall be entitled to any compensation for the services performed pursuant to this covenant. The powers and duties of such committee and/or of its designated representative shall cease on and after January 1st, 1973. Thereafter the approval described in this covenant shall not be required, unless prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded in the office of the Recorder of Hamilton County, State of Indiana, providing for the representative or representatives who shall thereafter exercise the same powers previously exercised by said committee.

11. If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the covenants, restrictions, conditions or provisions herein, it shall be lawful for any other person or persons owning any real property situated in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from doing so or to recover damages or other dues for such violation.

12. These foregoing covenant, restrictions, provisions and conditions agreed to by both owner and buyer, or buyers, shall run with the land and shall be binding on all parties and all parties claiming under them until January 1, 1973, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of a majority of the owners of lots in this subdivision it is agreed to change said covenants in whole or in part.

13. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS OUR SIGNATURES AND CORPORATE SEAL THIS 21 DAY OF 1973.

HILL VALLEY DEVELOPMENT CORP.