

DELBERT A. HOBSON
PROFESSIONAL ENGINEER
REGISTRATION NO. 3703
MOORESVILLE, IND.

BOOK 51 MAR 6 1967 P. 578

RECORDER HENDRICKS COUNTY

Restrictive Covenants

The undersigned Norman J. Coomes and Wilda R. Coomes, husband and wife, as owners and proprietors of the above described real estate, do hereby certify that they have laid out, platted and subdivided said land into lots in accordance with the annexed plat referred to. They further certify that all roads shown on said plat are hereinafter dedicated to the public for their use.

1. There are strips of ground (12), (15), and (20) feet in width as shown on the plat which are reserved for PUBLIC UTILITY COMPANIES, NOT INCLUDING TRANSPORTATION COMPANIES, for installation of poles, lines, ducts, gas or water mains or laterals and sewers, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips, but owners shall take their titles subject to the rights of the public utilities and subject to the rights of the owners of the other lots in this subdivision.

2. The use of the parcel herein devised shall be limited to a single family dwelling containing not less than 1600 square feet of floor space, including an attached two-car garage and shall be constructed of at least fifty (50) percent approved masonry exterior. The remaining portion to be an approved siding.

3. Material for construction such as cinder blocks, cement concrete blocks, volcanic ash blocks, slag blocks and tile, must be covered with brick or stone veneer above ground. No imitation of brick or stone to be used.

4. No trailer, basement, tent, shack, garage, barn or other out-buildings erected upon said property shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

5. All lot owners shall agree to join a sewer system when it is available, and all waste must be disposed through septic tanks of not less than 1000 gallons capacity, until such connection can be made. The septic absorption field must have a minimum of 300 linear feet of tile. The maximum length of any one trench is 100 feet. The minimum width of trench to be 3 feet. Additional square feet of area for the absorption field needed per bedroom is to be determined by a percolation test in the area to be used at the time of installation. Refer to Table 11, page 19, Bulletin S.E.8, 1961, Indiana State Board of Health. All other regulation concerning Septic Tank Sewage Disposal Systems as given in the above Bulletin must be complied with.

6. No outside toilet shall be placed upon any lot in this subdivision.

7. Storage tanks for petroleum products and containers for gas must be placed within buildings or covered with lattice work or a living screen.

8. No mercantile building shall be erected, built, or placed on the above described real estate, nor any business of any nature be carried on in a manufacturing, wholesaling, or retailing way.

9. The lots as shown on the above plat in this addition shall not be SUBDIVIDED at any future date for transfer of title.

10. These covenants are to run with this land and shall be binding on all the parties claiming under them, which shall remain in full force, unless released in writing by the then owners of all the lots in this subdivision.

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

12. The right to enforce these provisions by injunction, together with the right to cause removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Said real estate shall hereinafter be known as "IVIMOOD", being a part of the Northeast quarter of the Southwest quarter of Section 13, Township 15 North, Range 1 East, of the Second Principal Meridian, Hendricks County, Indiana.

IN WITNESS WHEREOF, the said parties as owners and proprietors of the above real estate, Hendricks County, Indiana, have hereunto set their hands and seals this 15th day of March 1966.

Wilda R. Coomes
Wilda R. Coomes

Norman J. Coomes
Norman J. Coomes

STATE OF INDIANA
HENDRICKS COUNTY

SS:
Before me, the undersigned Notary Public, within and for said State and County, personally appeared Norman J. Coomes and Wilda R. Coomes, husband and wife, as owners and proprietors of the above described real estate, Hendricks County, Indiana, and acknowledged the execution of the foregoing certificate and plat to be their own voluntary act and deed. Dated at Marion, Indiana, this 10th day of DECEMBER 1966.

My Commission expires May 6 1969

W. A. Stanley, Jr.
Notary Public

FILED FOR RECORD IN
HENDRICKS COUNTY IN
THERESA D LYNCH
12-19-2003 At 12:29 pm.

CONSENT OF OWNER

The undersigned owners of the real estate shown and described here, do hereby certify that they have paid off, platted, subdivided, and do hereby layoff, plat and subdivide said real estate in accordance with the heretofore plat. The subdivision shall be known and designated as Ivywood Subdivision. They further certify that all rights-of-way dedicated on this plat, exclusive of those already dedicated are hereby dedicated to the public.

Front building lines are hereby established as shown on said plat, between which lines and property lines of the streets, no building or other structure (excepting drives and mailboxes) shall be erected or maintained. Side and rear building lines are established by the Hendricks County Zoning Ordinance or have been or may be granted by the Hendricks County Area Plan Commission or Board of Zoning Appeals.

There are strips of ground of the width called for on the plat, which are reserved and dedicated as easements for the following described purposes:

Those dedicated as Utility Easements are hereby dedicated to the public and semipublic utility companies excluding transportation companies, for the installation, operation and maintenance of poles, lines, ducts, gas and water lines, laterals and sewers.

Those dedicated as Drainage Easements and/or Regulated Drain Easements are hereby dedicated to the public and are storm water easements and drainage rights-of-way for the control of surface water drainage for the maintenance of swales and for the installation, operation and maintenance of storm sewers, tile drains, subsurface drains and detention ponds as defined by the Hendricks County Subdivision Control Ordinance. No structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may obstruct or change the direction of the flow of water through drainage areas and swales situated in the easements, but such lot owners shall take their title subject to the right of the easement holder and to the rights of the owners of the other lots in this subdivision. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

This plat constitutes a supplementary declaration pursuant to the provisions of the Declaration of Covenants, Conditions and Restrictions of Ivywood Subdivision as recorded with the Recorder of Hendricks County Indiana, in Miscellaneous Book 61, Page 678 (hereafter "Covenants"). All lots, streets and easements within this plat are subject to the Covenants and each owner of a lot depicted on this plat shall take title subject to the terms and conditions of the Covenants.

We the undersigned as owners of the real estate hereon do hereby declare the real estate as described to be platted into this subdivision to be known as REPLAT of LOTS 9, 10 & 11 IVYWOOD SUBDIVISION

Joseph L. Bignotti
Joseph L. Bignotti, Owner
Lot 9, Ivywood Subdivision

John T. Boals
John T. Boals, Owner
Lot 10, Ivywood Subdivision

Before me, a Notary Public in and for said County and State, personally appeared the above and acknowledged the execution of this instrument as his voluntary act and deed for the uses and purposes therein expressed.

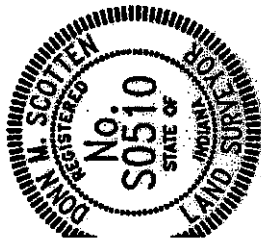
Witness my signature and Notarial Seal this 20th day of September, 2003.

15 North, Range 1 East in
as follows:

Township, Hendricks County,
Page 119 in the Office of

streets and easements as
is plat by figures denoting

LTA/ACSM Land Title Survey
filed on April 7, 2003 and
220 in the Office of the



With the County Surveyor
shall be accepted into the
by assessment under the
has powers and duties as

Underground drains. The
of authority of the Indiana

NOTARY PUBLIC