[illegible] VISTA

RESTRICTIVE COVENANTS

AREA 1

THE UNDERSIGNED, YEAGER CONTRACTING CO., INC, BY ITS DULY AUTHORIZED OFFICERS, ROBERT K. YEAGER, PRESIDENT, AND VIRGINIA M. YEAGER, ASSISTANT SECRETARY, OWNER OF THE ATTACHED DESCRIBED REAL ESTATE SITUATED IN MORGAN COUNTY, STATE OF INDIANA, DO HEREBY LAY OFF AND SUBDIVIDE SAID ATTACHED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT ATTACHED HERETO, WHICH SHALL BE KNOWN AS "LAKE VISTA" IN THE CITY OF GREENWOOD, INDIANA; THAT THE STREETS AS SHOWN ON THE ATTACHED MAP ARE DEDICATED TO THE USE AND BENEFIT OF THE LOTS CONTAINED IN THE ADDED MAP OR ADDITION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH RESTRICTIONS SHALL BE COVENANTED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS, TO-WIT;

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO CHILDREN SHALL BE ERECTED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE-FAMILY DWELLING AND ITS CUSTOMARY GARAGE THAT SHALL HOUSE NOT LESS THAN TWO (2) CARS. GARAGES SHALL HAVE SIDE OR REAR ENTRANCE AND SHALL BE AT LEAST TWENTY (20) FEET IN LENGTH OR PROVIDE PARKING FOR TWO CARS. THE CONSTRUCTION OF HOUSE AND GARAGE MATERIAL, SUCH AS CINDERBLOCK CONCRETE OR PORTLAND CEMENT, SHALL BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE.

2. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLAN AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERIOR DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATIONS. NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SET BACK LINE, UNLESS SIMILARLY APPROVED. APPROVAL SHALL BE AS PROVIDED IN PART 10.

3. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, IS AT LEAST 1,500 SQUARE FEET. THE DETERMINATION OF THE ARCHITECTURAL CONTROL COMMITTEE AS TO COMPLIANCE WITH THIS CONDITION SHALL BE CONCLUSIVE.

4. EACH FRONT SETBACK SHALL BE AT LEAST TEN (10) FEET AND THE REAR YARD SETBACK SHALL BE AT LEAST FIFTY (50) FEET UNLESS A LESSER REAR YARD SETBACK IS APPROVED IN WRITING BY THE ARCHITECTURAL CONTROL COMMITTEE.

5. NO BUILDING SHALL BE ERECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN THAT SHOWN AT THE APPROVED BUILDING SETBACK LINE, NOR SHALL ANY DWELLING BE ERECTED ON ANY LOT HAVING AN AREA OF LESS THAN THAT SHOWN ON THE RECORDED MAP.

6. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED MAP AND OVER THE REAR FIFTEEN (15) FEET OF EACH PERIMETER BOUNDARY LINE OF LAND AS DESIGNATED ON THE ACCOMPANYING MAP ARE RESERVED FOR JOHNSON COUNTY, INDIANA, WHICH EASEMENTS AND RIGHTS FOR PURPOSES OF INSTALLING AND MAINTAINING UTILITIES AND DRAINAGE.

7. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. TRAILERS, CAMPERS, MOTOR HOMES, SIMILAR CONVEYANCES OR UNSERVICEABLE VEHICLES SHALL BE KEPT OR STORED INSIDE. BOATS SHALL NOT BE ALLOWED.

8. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.

9. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF THREE MEMBERS, APPOINTED BY THE DEVELOPER. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT FOR IT. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE, THE REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR. NEITHER THE MEMBERS OF THE COMMITTEE NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

10. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE OBTAINED, IN THE EVENT THE COMMITTEE OR ITS DESIGNATED REPRESENTATIVES FAILS TO APPROVE OR DISAPPROVE WITHIN THIRTY (30) DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, APPROVAL SHALL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN COMPLIED WITH.

11. UPON WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, AND WHERE, IN THE OPINION OF SAID COMMITTEE, THE LOCATION WILL NOT DETRACT MATERIALLY FROM THE APPEARANCE AND VALUE OF ADJACENT PROPERTIES, A DWELLING MAY BE LOCATED NEARER TO A STREET THAN ABOVE PROVIDED, BUT NOT CLOSER THAN 25 FEET TO ANY STREET LINE.

12. 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 (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING CONSTRUCTION AND SALES PERIOD.

13. NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANK, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED UPON ANY LOT.

14. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

15. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE, OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

16. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINE, AND A LINE CONNECTING THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY PAVEMENT.

17. ALL EASEMENTS FOR DRAINAGE OF LOTS, THAT ARE LOCATED ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE UNOBSTRUCTED AND NOT OBSTRUCTED IN ACCORDANCE WITH A GENERAL DRAINAGE PLAN ON FILE WITH THE ARCHITECTURE WHO HAVE JURISDICTION.

18. ANY FIELD TILE OR UNDER GROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENT WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965, AND ALL AMENDMENTS THERETO.

19. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE THEM IN WHOLE OR IN PART.

20. INVALIDATION 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.

21. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

Page 2 of Amendment see Deed Bk 284 Pg 702
1-28-92

WITNESS OUR HAND AND CORPORATE SEAL THIS 25 DAY OF August 1975.

YEAGER CONTRACTING COMPANY, INC.

BY Robert K. Yeager, President — Virginia M. Yeager, Assistant Secretary
ROBERT K. YEAGER, PRESIDENT — VIRGINIA M. YEAGER, ASSISTANT SECRETARY

STATE OF INDIANA
SS:
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED YEAGER CONTRACTING COMPANY, INC, BY ITS DULY AUTHORIZED OFFICERS, ROBERT K. YEAGER, PRESIDENT AND VIRGINIA M. YEAGER, ASSISTANT SECRETARY, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25 DAY OF August 1975.

NOTARY PUBLIC Lois J. Kennedy
Lois J. Kennedy
MY COMMISSION EXPIRES July 29, 1978 SEAL

THIS PLAT WAS APPROVED BY THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA AS FOLLOWS:

APPROVED BY THE CITY OF GREENWOOD PLAN COMMISSION AT A MEETING HELD ON THE

25TH DAY OF AUGUST 1975.

Shelton Day — Harold M. Arthur
SHELTON DAY, CHAIRMAN — HAROLD M. ARTHUR, SECRETARY

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF WORKS OF THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA AT A MEETING HELD -

ON THE 26th DAY OF August 1975.

John O. Boner — Roy W. McGuire
JOHN O. BONER, MAYOR — ROY W. McGUIRE, MEMBER

Virgil Watts
VIRGIL WALTS, MEMBER

ENTERED FOR TAXATION THIS 26 DAY OF August 1975.

FEE _____

June M. Boos
JUNE M. BOOS, AUDITOR JOHNSON COUNTY, INDIANA

NO. 066284 RECEIVED FOR RECORD THIS 26 DAY OF August 1975.
AT 2:45 P.M.
AND RECORDED IN PLAT BOOK 8 PAGE NO. 24-A.

FEE $7.00

Mary Ann Haugland
MARY ANN HAUGLAND, RECORDER JOHNSON COUNTY, INDIANA

THIS INSTRUMENT PREPARED BY ROBERT M. MURRAY

View of The Lake Civic Assoc, Inc

This is All I CAN find - Recorded with the Plat