

RESTRICTIONS

LAMB LAKE ESTATES
SIXTH SECTION

KNOW ALL MEN BY THESE PRESENTS: That Lamb Lake Development, Inc., an Indiana Corporation, being the owner in fee simple of the following described real estate in Johnson County, Indiana. To-wit:

A part of the West half of the Northeast quarter and a part of the East half of the Northwest quarter all in Section 34, Township 11 North, Range 3 East of the Second Principal Meridian, described as follows:

Beginning at a point on the East line of the West half of the Northeast quarter of said Section 34, 652.73 feet North of the Southeast corner of said half quarter section; thence continuing North on and along said East line 980.28 feet to a point in the centerline of a dedicated public road and intersecting a centerline left curve of said road, said curve having a Delta angle of 21 degrees 34 minutes, a radius of 393.78 feet and a tangent of 75.00 feet; thence deflecting left 119 degrees 50 minutes 132.99 feet along a chord of said curve; thence deflecting right 09 degrees 43 minutes 18 seconds 32.80 feet; thence 124.68 feet Southwesterly along a left curve having a Delta angle of 38 degrees 26 minutes, a radius of 185.88 feet and a tangent of 64.79 feet; thence 54.65 feet Westerly along a right curve having a Delta angle of 90 degrees 00 minutes, a radius of 34.79 feet and a tangent of 34.79 feet; thence continuing tangent to last said curve 2.52 feet; thence Northwesterly 78.76 feet along a right curve having a Delta angle of 24 degrees 36 minutes a radius of 183.45 feet and a tangent of 40.00 feet; thence continuing tangent to last said curve 184.16 feet; thence 161.44 feet Northwesterly along a left curve having a Delta angle of 34 degrees 04 minutes, a radius of 266.80 feet and a tangent of 81.74 feet; thence continuing Northwesterly 136.67 feet along a right curve having a Delta angle of 44 degrees 26 minutes, a radius of 176.26 feet and a tangent of 71.99 feet; thence continuing Northwesterly tangent to last said curve 77.43 feet; thence deflecting left 17 degrees 13 minutes 172.17 feet along a chord of a left curve, said curve having a Delta angle of 49 degrees 48 minutes, a radius of 290.84 feet and a tangent of 135.00 feet; thence deflecting left 71 degrees 50 minutes from last said chord and running Southwesterly 31.43 feet to the South right of way of a dedicated road; thence continuing Southwesterly 113.10 feet along the North side of Lot No. 93 of Lamb Lake Estates, Sixth Section; thence deflecting right 16 degrees 31 minutes 190.10 feet along the North side of said Lot No. 93 to the Northwest corner thereof, said point being 10 feet from and above Terrestrial Contour 780 based on U.S.G.S. datum; thence Easterly and Southerly above, parallel to and 10 feet from said Terrestrial 780 Contour to a point 475.24 feet West and 572.24 feet North of the Southeast corner of the West half of the Northeast quarter of Section 34, Township 11 North, Range 3 East, assuming a bearing of North 00 degrees 00 minutes East for the East line of said half quarter section, that is the Southeast corner of lot No. 114 of said Lamb Lake Estates Sixth Section; thence North 29 degrees 38 minutes East 282.15 feet along the East side of said Lot No. 114; thence South 87 degrees 32 minutes East 50.00 feet; thence South 02 degrees 28 minutes West 155.87 feet; thence South 88 degrees 39 minutes East 292.57 feet to the place of beginning, containing 29.1 acres, more or less, subject to all legal rights of way and easements.

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Hereby subdivide said real estate into lots and streets in accordance with the plat attached hereto as an addition to be known as "Lamb Lake Estates". Sixth Section, Hensley Township, Johnson County, Indiana. All the lots contained in said plat or any portion thereof shall be subject to the following restrictions:

1. No lot shall be used except for residential purposes and no building shall be erected, altered, or placed on any lot, other than one detached single family dwelling not to exceed two stories in height and a private garage.
2. 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, shall be not less than 1200 square feet for a one story dwelling, nor less than 900 square feet for a dwelling of more than one story.
3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. No building shall be located nearer than 10 feet to a side yard line. Nothing herein shall prevent any owner of two or more adjoining lots to locate a dwelling thereon within the total confines subject, however, to the above restriction. A 5 foot wide yard set-back shall be required for an accessory building, other than boat or dock house, not exceeding 18 feet in height and if detached from the principal building, it shall be located at least as far back as the rear of the principal building.
4. Easements for installation and maintenance of utilities and drainage facilities are reserved for the use of public utilities for installation of sewers and the sewer mains, poles, ducts, lines and wires and drainage, 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 strip of land by owners of lots in this subdivision, who take their title subject to the rights of the public utilities.
5. No lot shall be subdivided for the purpose of accommodating additional structures or families unless the portions resulting from such subdivision are used to enlarge contiguous lots as originally platted, and the lots thus enlarged are used for single family purposes.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, boathouse or other accommodation shall be used on any lot at any time as a residence, either temporarily or permanently.
8. 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 square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

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9. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon any lot, nor shall oil wells, tanks, 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 on any lot.
10. 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.
11. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Waste matter or materials shall be kept only in sanitary containers, and all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
12. No fence, wall, hedge or shrub planting which obstructs the sight lines at elevations between two and six feet above roadways 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 them at points 25 feet from the intersection of the street property lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitation shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway pavement.
13. No screen planting or hedge or any fence more than 36 inches high, shall be permitted on side lot lines between the front lot line and the building set-back line.
14. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is approved by local authorities and is constructed in accordance with the requirements, standards, and recommendations of the Indiana State Board of Health, and has the approval of the Architectural Control Committee.
15. Owners, occupants, lessees or tenants of lots, tracts and lands in this subdivision shall hold membership in the Lamb Lake Estates Lot Owners Association or its successor organization or association and take their titles subject to the rules, by-laws, covenants, provisions and restrictions, promulgated and adopted by such Association or organization in authority.
16. No building shall be erected, placed or altered on any lot until the building plans, specifications and plot plan showing the location of such buildings have been approved by an Architectural Control Committee, appointed by a majority of the owner/owners of the lots in this plat as to quality of workmanship and materials, and conformity and harmony of external design with existing structures, and as to location of the building with respect to topography and finished ground elevation. No compensation shall be paid to the members or representatives of the Committee. Said Committee shall have the right to refuse any such plans or specifications, which are not suitable or desirable, in its opinion, for aesthetic or other reasons. Committee action shall be by a majority action of its members.

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17. Lots number 94, 96, 99, 100, 101, 102, 103 and 104 are subject to a ten foot easement, as shown on the plat, for the purpose of access to those lots not fronting on a dedicated public road or highway.

18. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

19. All drives shown on the plat shall be owned by Lamb Lake Estates Lot Owners Association, or its successors. The drives, streets, roads, and lanes are hereby reserved to use of the several owners of lots, tracts and lands in said addition and are not dedicated to public use.

IN WITNESS WHEREOF: This intenture has been executed by the undersigned officers of Lamb Lake Development, Inc., for and in behalf of such corporation, this 22nd day of July, 1970.