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DEDICATIONS AND RESTRICTIONS OF "MORGAN GLEN, SECTION ONE"

WE, THE UNDERSIGNED, AS OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED REAL ESTATE DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED, AND SUBDIVIDED SAID LAND INTO LOTS IN ACCORDANCE WITH THE ANNEXED PLAT REFERRED TO. WE FURTHER CERTIFY THAT ALL ROADS SHOWN ON SAID PLAT ARE HEREINAFTER DEDICATED TO THE PUBLIC FOR ITS USE.

1. ALL LOT OWNERS SHALL AGREE TO JOIN A SEWER SYSTEM OR A WATER SYSTEM WHEN AVAILABLE AND ALL WASTE MUST BE DISPOSED OF THROUGH SEPTIC TANKS OF NOT LESS THAN 1000 GALLONS CAPACITY OR IN LIEN OF A SEPTIC TANK A SINGLE HOME AEROBIC WASTEWATER SYSTEM SHALL BE USED UNTIL SUCH CONNECTION CAN BE MADE. THE SEPTIC FIELD MUST CONFORM TO THE FOLLOWING SPECIFICATIONS AFTER A PERCOLATION TEST IS MADE AT THE LOCATION OF THE SEPTIC FIELD:

<u>PERCOLATION RESULT</u>	<u>SQ. FT./BEDROOM</u>	<u>DEPTH OF GRAVEL BELOW TILE</u>
0 TO 40 MIN. PER IN.	300	6"
40 TO 50 MIN. ER IN.	375	12"
50 TO 60 MIN. PER IN.	450	12"
2. ADEQUATE DRAINAGE MUST BE PROVIDED FOR ALL CRAWL SPACES.
3. BUILDING LINE: FRONT YARD SET BACK LINES, AND SIDE YARD SET BACK LINES ON CORNER LOTS ARE TO BE AS SHOWN ON THE PLAT, BETWEEN BUILDINGS OR STRUCTURES ERECTED OR MAINTAINED.
4. UTILITY EASEMENTS: THERE ARE STRIPS OF GROUND TWENTY (20) FEET IN WIDTH AS SHOWN ON THIS PLAT WHICH ARE RESERVED FOR PUBLIC UTILITY 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 TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND SUBJECT TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN THIS SUBDIVISION.
5. DRAINAGE EASEMENTS: "DRAINAGE EASEMENTS" RESERVED AS DRAINAGE SWALES, AND SAID SWALES ARE TO BE MAINTAINED BY ANY OWNER SUCH THAT WATER FROM ANY ADJACENT LOT SHALL HAVE ADEQUATE DRAINAGE ALONG SUCH SWALE. ALL EASEMENTS SHOWN AS "UTILITY EASEMENTS" ARE ALSO TO BE CONSIDERED DRAINAGE EASEMENTS AND ARE SUBJECT TO ALL RESTRICTIONS OF DRAINAGE EASEMENTS. NO PERMANENT, OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON ANY EASEMENTS SHOWN UPON THE PLAT AND OWNERS OF LOTS SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE ABOVE DESCRIBED EASEMENTS.
6. LAND USE AND BUILDING TYPE: NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES, NOR SHALL ANY LOT BE SUBDIVIDED. NO BUILDINGS SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE ATTACHED GARAGE FOR NOT MORE THAN FOUR CARS. IN THE EVENT THE PURCHASER SHOULD BUY TWO LOTS WITH THE PURPOSE OF BUILDING ONE SINGLE FAMILY DWELLING ACROSS THE CENTER LOT LINE, THE LOT LINE RESTRICTIONS SHALL NOT APPLY TO THE BOUNDARY LINES DIVIDING ANY TWO SAID LOTS.
7. ARCHITECTURAL CONTROL: NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND THE COMPLETE PLOT PLAN HAVE BEEN APPROVED BY THE ARCHITECTURAL COMMITTEE, AS TO THE QUALITY AND TYPE OF MATERIALS AND WORKMANSHIP, IN HARMONY WITH EXTERNAL DESIGN AND WITH EXISTING STRUCTURES OF FINISHED GRADE ELEVATIONS. THE GROUND FLOOR OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1400 SQUARE FEET, OR AT LEAST 900 FEET ON THE FIRST FLOOR OF HOUSES OF MORE THAN ONE STORY. (DETERMINATION OF SUFFICIENCY AND ADEQUACY OF THE TERM "GROUND FLOOR OF MAIN STRUCTURE" WITH RESPECT TO DWELLINGS OF A TRI-LEVEL, BI-LEVEL AND ONE AND ONE-HALF STORY DESIGNS SHALL REST EXCLUSIVELY WITH THE ARCHITECTURAL COMMITTEE).

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8. BUILDING LOCATION: NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE, NOR NEARER TO THE SIDE STREET LINES THAN THE MINIMUM SET BACK LINE SHOWN ON THE RECORDED PLAT. FOR THE PURPOSE OF THIS COVENANT, EAVES, STEPS, AND OPEN PORCHES SHALL NOT BE CONSIDERED A PART OF THE BUILDING, PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT. AFTER THE BUILDING HAS BEEN STAKED AND BEFORE CONSTRUCTION BEGINS, THE PROJECT ENGINEER MUST CONFIRM THE LOCATION OF BUILDING WITH THE PLAN PLAN.
9. NO SWIMMING POOL OR ASSOCIATED STRUCTURE SHALL BE ERECTED OR PLACED ON ANY LOT UNTIL THE CONSTRUCTION PLANS, INCLUDING A PLOT PLAN, HAVE BEEN APPROVED BY THE ARCHITECTURAL COMMITTEE.
10. NUISANCES: NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED UPON ANY LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
11. TEMPORARY STRUCTURES: NO STRUCTURES OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AS A RESIDENCE, OR FOR ANY OTHER PURPOSE, EITHER TEMPORARILY OR PERMANENTLY. FOR THE PURPOSE OF THIS COVENANT, STRUCTURES NEEDED AND USED BY THE BUILDERS SHALL BE ALLOWED TO REMAIN DURING THE BUILDING PERIOD.
12. LIVESTOCK AND POULTRY: NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT EXCEPT FAMILY DOMESTIC PETS, INCLUDING A MAXIMUM OF TWO HORSES, WHICH MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR COMMERCIAL PURPOSES, AND NOT TO CREATE OF CONSTITUTE A NUISANCE.
13. GARBAGE AND REFUSE DISPOSAL: NO LOTS SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, GARBAGE OR OTHER WASTE, AND SAME SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS, OR OTHER EQUIPMENT FOR DISPOSAL OR STORAGE OF SUCH MATERIALS SHALL BE KEPT CLEAN AND SANITARY AND SHALL NOT BE USED SO AS TO CREATE AN OFFENSIVE SIGHT OR ODOR.
14. SIGHT DISTANCE AT INTERSECTIONS: NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO FEET AND SIX FEET ABOVE THE 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 TWENTY-FIVE FEET FROM THE INTERSECTION OF THE STREET LINE, OR IN THE CASE OF A PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN FEET FROM THE INTERSECTION OF A STREET'S PROPERTY LINE WITH EDGE OF A DRIVEWAY, NO TREES SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUCH HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
15. FENCES: ORNAMENTAL FENCES OR CONTINUOUS SHRUB PLANTINGS WHICH WOULD IN ANY WAY, SERVE THE PURPOSES OF A FENCE, SHALL NOT BE ERECTED UNTIL APPROVED BY THE ARCHITECTURAL COMMITTEE.
16. STORAGE TANKS: OIL OR GAS STORAGE TANKS SHALL EITHER BE BURIED OR LOCATED WITHIN THE HOUSE OR GARAGE AREA SO THAT THEY ARE COMPLETELY CONCEALED FROM OUTSIDE VIEW.
17. SIGNS: NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ON SIGN OF NOT MORE THAN FIVE SQUARE FEET, ADVERTISING THE PROPERTY FOR SALE OR FOR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING CONSTRUCTION AND SALES PERIOD.

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NOTE: THE FOLLOWING IS A PART OF THE FINAL PLAT.

CERTIFICATE OF APPROVAL

UNDER AUTHORITY PROVIDED BY CHAPTER 174 ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MORGAN, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF MORGAN AS FOLLOWS:

APPROVED BY COUNTY PLAN COMMISSION AT A MEETING HELD THIS 9th DAY OF September, 1974.

Ralph J. Werthing
SECRETARY
Ralph J. Werthing

Paul D. Bryant
CHAIRMAN
Paul D. Bryant

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