# REPLAT OF LOTS 4 & 5, MORRIS MEADOWS

# BARGERSVILLE, JOHNSON COUNTY, INDIANA

URPOSE OF THIS REPLAT IS TO RECONFIGURE LOTS 4 & 5 TO PLACE THE EXISTING (ETE DRIVE AND LANDSCAPING WALL SERVING LOT 4 WHOLLY WITHIN LOT 4

SE 1/4, SEC. 34, T13N, R3E

THE LOTS IN THE SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND. LOT 3

LOT 2

- 95.00

LOT 1 00.04'10" E 7.5' D.U. & S.S.E

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE REFICIED. ALFERDE OF REFINITIOD IN ANY LOT OTHER THAN THE ONE (1) SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO (2) STORMES IN HEIGHT THAN AN ATTACHED GARAGE GAPABLE OF STORNING A MINIMUM OF TWO (2) AUTOMOBILES IS MANDATORY. A STORAGE BUILDING FIEET OF FLOOR AREA IS PERMITTED, SAUD STORAGE BUILDING HEET OF FLOOR AREA IS PERMITTED. SAUD STORAGE BUILDING SHALL NOT ANAE METAL SURFACED EXTENDINGS OR ROOFS.

2. NO DWELLING SHALL BE PERMITED ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUCTURE. EXCLUSIVE OF ONE STORY OPEN POROCHES AND CARACES, SHALL BE NOT LESS THAN 1200 SOLVARE FEET FOR A ONE STORY OWELLING AND NOT LESS THAN 900 SOLVARE FEET FOR A DWELLING OF MORE THAN ONE STORY.

THE INTERIOR OF EACH HOUSE SHALL BE IN A FINISHED. LUVABLE COLDITION PRIOR TO AN ISSUANCE OF AN OCCUPANCY PERMIT. DOCUMENTOR TO AN OCCUPANCY PERMIT. DOCUMENTORS AND ATTACHED GARAGES SHALL HAVE ONLY MASONRY FOOTINGS AND FOUNDATIONS SHALL BE BENIET D. NO DWELLING OF A MANUFACTURED OR MADULAR THES. BEING A TYPE OF DWELLING THAT SUBSTANTIALLY CONSTRUCTED OR ASSEMBLED ESSEMETRE AND TRANSPORTED TO THE SITE FOR THEM ASSEMBLED SHALL BE PERMITTED IN ANY LOT. NO PRESEDE DARRO MATERIAL OF MASONITE TYPE OR VERTICAL ALLMINUM SDING SHALL BE USED ON EXTERIOR CONSTRUCTION OF ANY OWELLING.

RANDALL COURT (50' R/W)

CONC.

BLOCK WALL

M "05,99.68

L=48.68' Tan=26.46

LOT 4 (16,535 S.F.)

7-55'46'54"

 $R = 50.00^{\circ}$ 

130,65

3. NO BUILDING SHALL BE ERECITED, PLACED OR ALTERED ON ANY LOT UNIT. THE BUILDER'S CORNERCIONO PLANES, SPECIOLATIONS NOW PLOT PLAN HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTER S. IN TO THE ARCHITECTURAL CONTROL COMMITTER S. HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO APPROVED IN CONCENTRY AND FINISH GRADE ELEVATIONS APPROVAL SHALL BE AS PROVIDED IN CONCENTRY NUMBER 14. THE ARCHITECTURAL CONTROL COMMITTEE SHALL HAVE NO POWER TO APPROVE ANY CONCENTRY OF A PROPERTY OF THE SHALL HAVE NO POWER TO APPROVE ANY CONCENTRY OF THE SECONDARY.

4. ALL DRIVEWAYS SHALL BE PAYED CONCRETE OR ASPHALT AND NO LESS THAN SKIERE (16) FEET IN WOTH, AND THAT MINIMUM WIDTH SHALL BE MAINTAINED FROM THE GARAGE DOOR TO THE STREET.

L=34.32' Tan=17.87' ∆=3919'54" R=50.00

98

LOT 5 (20,996 S.F.)

.05,55.68

N01'55'07"E 20.86

300 NORTH (35' HALF R/W)

5. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OF NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BULDING STRACK LURES SHOWN ON THE RECORDED PLAT. IN ANY EVENT, NO BULDING SHALL BE LOCATED ON ANY LOT NEARER THAN 25 FEET TO THE STREET LINE. ON BULDING SHALL BE LOCATED NEARER THAN 10 FEET TO ANY SIDE STREET LINE. IN BULDING SHALL BE LOCATED NEARER THAN 10 FEET TO AN INTERIOR LOT LINE, WITH THE TOTAL, SICK THIS CONCEANT, EAVES, SIENC NOT LESS THAN 20 FEET. FOR THE URPROPES, OF THIS CONCANT, EAVES, SIENC AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BULDING, PROVIDED HOWEVER, THAT THIS SHALL NOT BE CONSIDERED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.

LOT 6

BASEMENT, TENT, SHACK, GARACE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, ETHER TEMPORARILY OR PERMANENTLY, NOR SHALL A PARTHALLY COMPLETED DIFFLUNG BE PERMITTED. 6. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BOAT, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SY

7. OBSTRUCTIONS, FILL, DRIVES OR FENCES WHICH IMPEDE OR ALTER THE FLOW OF DRAINAGE SHALL NOT BE PLACED IN, NOR BE PERMITED TO REMAIN IN AREAS DESIGNATED AS DRAINAGE EASTEMENTS. THESE AREAS SHALL BE PRESENTED SHALL BE PRESENTED AND PRINTAINED AS PERMANENT DRAINAGE EASCHMINTS, AS SHOWN ON THE GENERAL DEVELOPMENT PLAN, ON FILE WITH THE BARGERSVILLE PLAN

4"x 4"x 48" CONC. MONUMENT (TYP.)

25' D.U. & LM.E.

00'50'20" W - 89.66

8. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON YOUR TYPE TO SECRET ONE OF ROPESSONAL SIGN NOW MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN THE SOUARE FEET ADVERTISMEN THE PROPERTY OF SLIE OF REIN, OF SOIS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTITUCITION AND SALES PERIOD.

9. NO OL DRILLING, OL DEVELOPMENT OPERATION, OL REFINING, OL DRILLING, OL DEVELOPMENT OF ANY KIND SALL BE PERMITED UPON OR MAY LOT, NOR SHALL OL, WELLS, TANKS, TUNNES, WINERAL EXCANTIONS OR SHAFTS BE PERMITED UPON OR IN ANY LOT, NO DERROCK OF ONERS STRUCTURE DESCAMED FOR USE IN BORNIO FOR OL ON NATURAL CAS SHALL BE ERECTED, MANITAMED OR PERMITED ON ANY LOT.

10. NO UNISCHITY, NOXIOUS OR OPTONINE ACTIVITY SHALL BE PERMITTED OR CARRED ON UPON ANY LOT, INDS NALL ANYTHING ED DONE THEREON WHICH ANY DE OR NICHALCE OR NUISANCE TO THE NEGLEGORY ON TRAILERS, BOATS, MAN SHALM EQUIPMENT SHALL NOT BE. THE TEREON OF THE NEGLEGORY OF THE NEGLEGORY OF THE STATE THE THE NEGLEGORY OF THE STATE THE NEGLEGORY.

IS. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AT ELEVATIONS BETWEEN MOV (2) AND 3X (6) FEEL ABOVE RODOWNYS SHALL BE PLACE OR PERMITTED TO RELAIN ON ANY CORNER LOT WITHOUT A LINE CONNECTING THE AT FORMER LOT WITH THE THROUGH A REA FORMED BY THE STREET RAPORTY LINES AND A LINE CONNECTING THE MAY A POINTS TWENTY—POVE (25) FEET FROM THE PROPERTY CONNECTING THE LINES OF THE STREET LINES BROPERTY CONNECTING THE INTERSECTION OF THE STREET LINES BROPERTY LINE WITH EACH CONTINUE TO RELAIN WITH SUCH DISTANCES OF SUCH WITERSECTIONS OF THE STREET HOPE TO THE STREET

17. NO ANIMALS, LINESTOCK OF POULTRY OF MY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOI EXCEPT THAT DOGS, CATS, OR O'HER COMMON MANIMALINED FOR MY CAMBRICAL BURFOSE. HOUSEHOLD PETS DOGS NOT HAND TO BRED, KEPT OR MANIMALINED FOR MY CAMBRICAL BURFOSE. HOUSEHOLD PETS DOGS NOT HAND TO BRED, TO BRED, MINES, NOT HAND TO BRED, MINES, NOT HAND TO BRED, MINES, DOGS NOT HAND THE BRED,

18. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING CROUND FOR RUBBISH, TRASH OR GARBAGE. OTHER WASTES SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A GLEAN

19. ALL UTLITIES PLACED WITHIN THIS SUBDIVISION, WHETHER PRIVATE, PUBLIC OR INDIVIDUAL SHALL BE INSTALLED UNDERGROUND.

21. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT OFFICE SHALL IN NO WAY AFFECTS ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

22. THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RIGHT THIS LAND AND SHALL BE BINDING ON ALL PARTES AND ALL PER BINDING ON ALL PRATES AND ALL PER BINDING ON ALL PRATES AND ALL PER ANY DECLARMED UNDER PREAD THE OWN ANY THE FOLLOWING RECORDATION AN INSTRUCTION TO CHANGE ANY COVENANT ON PARTESTRETON IN WHOLE OR IN PART WIDST BE PRESENTED TO THE TOWN BARGESTRETON IN WHOLE OR IN PART WIDST BE PRESENTED TO THE TOWN CALLINGE IN ANY COVENANT SHALL BE EFFECTIVE UNLESS THEST APPROVE THE TOWN COUNCIL OF THE TOWN OF BARGERSWILLE.

Approved by the Town Counc

Approved by the Town of Bo

I, R. ERIC BROWNING, SURVEYOR, LICENSED I INDIANA, THAT THIS PI ESTATE.

ALL MONAMENTS SHOW SIZE, TYPE AND MATE COMPUTED, ERROR OF ONE FOOT IN TEN THO PROVISIONS OF THE ES WIDTH OF STREETS AN AND DECIMAL PARTEST

WINESS MY SIGNATUR 2003.

# **MORRIS MEADOWS**

### COUNTY, INDIANA 13N, R3E

16. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE ROADWAYS SHALL BE PLACE OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANCULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET FROM THE STREET STWENTY-FIVE (25) FEET FROM THE STREET LINES CONTROLLED THE STREET LINES EXTENDED. THE STAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO SUPPLY THE OBSTRUCTIONS OF SUCH SIGHT LINES, AND ALL EXISTING FARM FENCES BORDERING ON LOT SHALL BE MAINTAINED BY THE LOT OWNER IN A CONDITION TO CONTAIN LIVESTOCK USING CONTIGUOUS LANDS. NO FENCE OR WALL SHALL BE PERMITTED ALONG ANY PROPERTY LINE ON IN FRONT OF ANY WALL SHALL BE PERMITTED ALONG ANY PROPERTY UNDE ON IN FRONT OF ANY BRISDHOLE BETWEEN THE FRONT BUILDING SETBACK LINE AND THE STREET RISED.

18. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR CABBAGE. OTHER WASTES SHALL NOT BE KEPT EXCEPT IN SAMITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

19. ALL UTILITIES PLACED WITHIN THIS SUBDIVISION, WHETHER PRIVATE, PUBLIC OR INDIVIDUAL SHALL BE INSTALLED UNDERGROUND.

20. THE MAINTENANCE AND CONTROL OF THE LAKE AREA SHALL BE GOVERNED BY LAKE ASSOCIATIONS KNOWN AS MORRIS MEADOWS EAST LAKE HOMEOWNERS ASSOCIATION, INC. AND MORRIS MEADOWS WEST LAKE HOMEOWNERS ASSOCIATION, INC. EACH SUCH ASSOCIATION SHALL BE GOVERNED BY IT'S OWN ESTABLISHED RULES AND SHALL BE EFFECTIVE SAY TO THE LOTS DESCRIBED IN THE COVERNING DOCUMENTS, LOTS 75, 76, 77, 78 AND 80 SHALL HAVE THEIR INDIVIDUAL ACCESS TO MORRIS MEADOWS WEST LAKE THRU THESE INDIVIDUAL LOTS. LOT NUMBER 79 SHALL HAVE IT'S ACCESS TO MORRIS MEADOWS WEST LAKE THRU THESE MORRISMENT OVER AND AS ROBORTS TO MORRISMENT OVER AND AS ROBORTS TO MORRISMENT OVER AND AS ROBORTS THE INDIVIDUAL ACCESS TO MORRISMENT OVER AND AS ROBORTS THE INDIVIDUAL ACCESS TO MORRISMENT OVER AND AS ROBORTS THE ENTIRE AREA INDICATED ON THIS PLAT FOR BOTH THE EAST LAKE AND WEST LAKE SHALL BE ADRIANGE. UTILITY AND LAKE MAINTENANCE ACCESS FROM THE CONTIGUOUS RICHT—OF—MAY OF COUNTY FROM JOON. MORRISMENT MARKED THE CONTIGUOUS RICHT—OF—MAY OF COUNTY FROM JOON. MORRISMEADOWS EAST LAKE SHALL HAVE IT'S MAINTENANCE ACCESS OVER THE 25 FOOT DRAINAGE, UTILITY AND LAKE MAINTENANCE ACCESS FOOT DRAINAGE, UTILITY AND LAKE MAINTENANCE ACCESS TO THE 25 FOOT DRAINAGE, UTILITY AND LAKE MAINTENANCE ACCESS TO THE 25 FOOT DRAINAGE, UTILITY AND LAKE MAINTENANCE ACCESS OVER THE 25 FOOT DRAINAGE, UTILITY AND LAKE MAINTENANCE ACCESS OVER THE 25 FOOT DRAINAGE, UTILITY AND LAKE MAINTENANCE ACCESS OVER THE 25 FOOT DRAINAGE, UTILITY AND LAKE MAINTENANCE EASEMENT INDICATED ON THE PLAT.

HIGH SHALL REMAIN IN FULL FURCE AND EFFECT.

THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING THIN THIS LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS AMING UNDER THEM FROM THE DATE THESE COVENANTS ARE RECORDED. AT Y TIME FOLLOWING RECORDATION, AN INSTRUMENT SIGNED BY THE OWNERS A MAJORITY OF THE LOTS DESIRING TO CHANGE ANY COVENANT OR STRICTION IN WHOLE OR IN PART MUST BE PRESENTED TO THE TOWN OF IRGESVILLE FOR APPROVAL AND ACCEPTANCE OF THE CHANGE, AND NO HANGE IN ANY COVENANT SHALL BE EFFECTIVE UNLESS FIRST APPROVED BY E TOWN COUNCIL OF THE TOWN OF BARGERSVILLE.

THE TOWN COUNCIL OF THE TOWN OF BARGERSVILLE.

23. THESE RESTRICTIONS AND COVENANTS ARE ENFORCEABLE AT LAW AND COUTY BY AN PERSON OR GOVERNMENTAL ENTITY WITH A SUBSTANTIAL NITREEST IN ANY REAL ESTATE LOCATED WITHIN THE SUBDIVISION. BY AN GOVERNMENTAL ENTITY MEANS; BUT IS NOT LIMITED TO, THE TOWN OF ARRORESVILLE, THE COUNTY OF JOHNSON, THE STATE OF INDIANA, AND ALL OTHER GOVERNMENTAL UNITS CHARGED WITH THE ENFORCEMENT OF POLICE OWERS. IF THE TOWN OF BARGERSVILLE BRINGS ANY ACTION TO ENFORCE HESE RESTRICTIONS AND COVENANTS, AND IT PREVAILS OR IS SUCCESSFUL HESE RESTRICTIONS AND COVENANTS, AND IT PREVAILS OR IS SUCCESSFUL BUT ACTION OF BARGERSVILLE BRINGS ANY OTHER RELIEF TO MINIOLE OR IN PART, THEN IN ADDITION TO ANY OTHER RELIEF TO MINIOL TO THE COSTS AND REASONABLE ATTORNEYS FEES FROM THE NOVERSE PARTY OR PARTIES.

Leslie a. Hein

STEVEN MASUCCIO, PRESIDENT

John Card Public RESIDENT COUNTY OF MALION

skaggs Skaggs Blulah Witt

Approved by the Town of Bargersville Plan Commission at a meeting held 2003.

Steryl Jones

ALL MONUMENTS SHOWN HEREON WILL EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN: AND THAT THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE FOOT IN TEN THOUSAND FEET: AND THE THIS PLAT COMPUTES WITH PROVISIONS OF THE SUBDIVISION ORDINANCE. THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE THIS 197H DAY OF OCTOBER

R. ERIC BROWNING REGISTERED LAND SURVEYOR (ID 20000001

ENTERED FOR TAXATION THIS 12th DAY OF APRIL

Branda Jones Matthews.

Branda Johnson County Auditor

NO. 2004-010064 RECEIVED FOR RECORD THIS 12th DAY OF April 2004 AT 1164 M. AND RECORDED IN PLAT BOOK PAGE 504 FEE 18.00

Sur Anne Missine



MAJOR ENGINEERING & LAND SURVEYING

ENGINEERING . SURVEYING . LAND PLANNING

435 East Main Street, Suite G, Greenwood, Indiana 46143 PHONE (317)-888-4496 FAX (317)-887-4447

## T OF LOTS 4 & 5, MORRIS MEADOWS

### ARGERSVILLE, JOHNSON COUNTY, INDIANA SE 1/4, SEC. 34, T13N, R3E

THE LOTS IN THE SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIMISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED ON ANY LOT OTHER THAN THE ONE (1) SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO (2) STORIES IN HEIGHT WITH AN ATTACHED CARAGE CAPABLE OF STORING A MINIMUM OF TWO (2) AUTOMOBILES IS MANDATORY A STORAGE BUILDING NOT TO EXCEED ONE STORY IN HEIGHT (12 FEET MAXIMUM) AND 160 SQUARE FEET OF FLOOR AREA IS PERMITTED, SAID STORAGE BUILDING SHALL NOT HAVE METAL SUPFACED EXTERIORS OR ROOFS.

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 AND NOT LESS THAN 900 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.

THE INTERIOR OF EACH HOUSE SHALL BE IN A FINISHED, LIVABLE CONDITION PRIOR TO AN ISSUANCE OF AN OCCUPANCY PERMIT. ALL DWELLINGS AND ATTACHED CARAGES SHALL HAVE ONLY MASONRY FOOTINGS AND FOUNDATIONS. NO WOOD FOUNDATIONS SHALL BE PERMITTED. NO DWELLING OF A MANUFACTURED OR MODULAR TYPE, BEING A TYPE OF DWELLING THAT SUBSTANTIALLY CONSTRUCTED OR ASSEMBLED ELSEWHERE AND TRANSPORTED TO THE SITE FOR FINAL ASSEMBLY SHALL BE PERMITTED ON ANY LOT. NO PRESSED BOARD MATERIAL OF MASONITE TYPE OR VERTICAL ALUMINUM SIDING SHALL BE LISTED AND LISTED ON THE SITE FOR SHALL BE PERMITTED.

3. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE BUILDER'S CONSTRUCTION PLANS, SPECIFICATIONS AND PLOT PLAN HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO THE ACCEPTABILITY AND QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATIONS. APPROVAL SHALL BE AS PROVIDED IN COVENANT NUMBER 14. THE ARCHITECTURAL CONTROL COMMITTEE SHALL HAVE NO POWER TO APPROVE ANY CONSTRUCTION PLAN, SPECIFICATIONS OR PLOT PLAN, WHICH IS NOT IN CONFORMITY WITH THESE COVENANTS.

4. ALL DRIVEWAYS SHALL BE PAVED CONCRETE OR ASPHALT AND NO LESS THAN SIXTEEN (16) FEET IN WIDTH, AND THAT MINIMUM WIDTH SHALL BE MAINTAINED FROM THE GARAGE DOOR TO THE STREET.

S. 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 SETBACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 25 FEET TO THE FRONT LOT LINE, OR NEARER THAN 25 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO AN INTERIOR LOT LINE, WITH THE TOTAL SIDE YARD FOR BOTH SIDES BEING NOT LESS THAN 20 FEET. FOR THE PURPOSE OF THIS COVENANT, EAVES, STEPS, AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROYDED HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.

6. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BOAT, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY, NOR SHALL A PARTIALLY COMPLETED DWELLING BE PERMITTED.

7. OBSTRUCTIONS, FILL, DRIVES OR FENCES WHICH IMPEDE OR ALTER THE FLOW OF DRAINAGE SHALL NOT BE PLACED IN, NOR BE PERMITTED TO REMAIN IN AREAS DESIGNATED AS DRAINAGE EASEMENTS. THESE AREAS SHALL BE PRESERVED AND MAINTAINED AS PERMANENT DRAINAGE EASEMENTS, AS SHOWN ON THE GENERAL DEVELOPMENT PLAN, ON FILE WITH THE BARGERSVILLE PLAN COMMISSION.

8. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE PROFESSIONAL SIGN NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN RIVE 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.

9. NO DIL DRILLING, DIL DEVELOPMENT OPERATION, DIL REINING, DUARRYING OR MINING OPERATIONS DE ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL DIL WELLS, TANKS, TINNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR DIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED ON ANY LOT.

10. NO UNSIGHTLY, NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE PERMITTED OR CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. TRAILERS, BOATS, AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR SIDE YARD, BEING THAT AREA OF THE LOT BETWEEN THE REAR OF THE RESIDENCE AND THE STREET RIGHT-OF-WAY LINE.

11. AT NO TIME SHALL ANY UNLICENSED, INOPERATIVE AUTOMOBILE OR TRUCK BE STORED OR PERMITTED ON ANY LOT OUTSIDE OF THE GARAGE.

12. NO INDIMDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.

13. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF TWO 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 MEMBER SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR. NEITHER THE MEMBERS OF THE COMMITTEE NOR ITS DESIGNATE OF RESIGNATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENIANT. FOUR YEARS AFTER THE DATE OF RECORDATION. THE THEN THE POWER THROUGH A DULY RECORDED WHITTEN INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO MITTIPE INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO MITTIPE INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO MITTIPE INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO MITTIPE INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO MITTIPE INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO MITTIPE INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TESTORE TO IT ANY OF ITS POWER AND DUTIES.

14. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AT REQUIRED IN THESE COVENANTS SHALL BE IN WRITING WITHIN THIRTY (30) DAYS, IF POSSIBLE. FAILURE TO DISAPPROVE PLANS AND SPECIFICATIONS IN WRITING SHALL NOT BE CONSTRUED AS CONSTITUTING THE APPROVAL THEREOF.

15. ANY FIELD TILE OR UNDERGROUND 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, AND FURTHER, THAT PORTION OF NATURAL WATERWAYS THROUGH A LOT SHALL BE MAINTAINED BY THE OWNER THEREOF.

16. NO FENCE, WALL, HEOGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE ROADWAYS SHALL BE PLACE 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 (25) FEET FROM THE INTERSECTION OF THE STREET LINES PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTIONS OF SUCH SIGHT LINES, AND ALL EXISTING FRAM FENCES BORDERION ON LOT SHALL BE MAINTAINED BY THE LOT OWNER IN A CONDITION TO CONTAIN LIVESTOCK USING CONTIGUOUS LANDS. NO FENCE OR WALL SHALL BE PERMITTED ALONG ANY PROPERTY LINE OR IN FRONT OF ANY RESIDENCE BETWEEN THE FRONT BUILDING SETBACK LINE AND THE STREET RICHT—OF ANY LINE

17. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS, OR OTHER COMMON HOUSEHOLD PETS MAY BE KEPT PROVIDED THEY ARE NOT BRED, KEPT OR MAINTAINED FOR ANY COMMERCIAL PURPOSE. HOUSEHOLD PETS DOES NOT INCLUDE POT-BELLIED OR MIDGET PIGS OR HOGS, EXOTIC ANIMALS, AND/OR OTHER ANIMALS THAT WOULD NORMALLY BE CONSIDERED AS LIVESTOCK OR ZOCANIMALS.

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

19. ALL UTILITIES PLACED WITHIN THIS SUBDIVISION, WHETHER PRIVATE, PUBLIC OR INDIVIDUAL SHALL BE INSTALLED UNDERGROUND.

20. THE MAINTENANCE AND CONTROL OF THE LAKE AREAS SHALL BE GOVERNED BY LAKE ASSOCIATION, INC. AND MORRIS MEADOWS WEST LAKE HOMEOWNERS ASSOCIATION, INC. EACH SUCH ASSOCIATION, INC. EACH SUCH ASSOCIATION SHALL BE GOVERNED BY IT'S OWN ESTABLISHED RULES AND SHALL BE EFFECTIVE AS TO THE LOTS DESCRIBED IN THE GOVERNING DOCUMENTS. LOTS 75, 76, 77, 78 AND 80 SHALL HAVE THEIR ROLVEDUAL ACCESS TO MORRIS MEADOWS WEST LAKE THRU THESE INDIVIDUAL LOTS. LOT NUMBER 79 SHALL HAVE TYPE ACCESS TO MORRIS MEADOWS TEST LAKE THRU THE LAKE ACCESS EASEMENT OVER AND ACROSS LOTS NUMBER 78 AND 80 AND AS INDICATED ON THIS PLAT. LOTS 7, 8, 9, 10, 11, 12, 13 AND 14 SHALL HAVE THEIR INDIVIDUAL ACCESS TO MORRIS MEADOWS EAST LAKE THRU THE LAKE ACCESS EASEMENT OVER AND ACROSS LOTS NUMBER 78 AND 80 AND AS INDICATED ON THIS PLAT. LOTS 7, 8, 9, 10, 11, 12, 13 AND 14 SHALL HAVE THEIR INDIVIDUAL ACCESS TO MORRIS MEADOWS EAST LAKE THRU THESE INDIVIDUAL LOTS. THE ENTIRE AREA INDICATED ON THIS PLAT FOR BOTH THE EAST LAKE AND WEST LAKE SHALL BE A DRAINAGE, UTILITY AND LAKE MAINTENANCE ACCESS FROM THE CONTIGUOUS RIGHT-OF-MAY OF COUNTY ROAD 300 N. MORRIS MEADOWS EAST LAKE SHALL HAVE IT'S ROUTE OF MAINTENANCE ACCESS OVER THE 25 FOOT DRAINAGE, UTILITY AND LAKE MAINTENANCE ACCESS OVER THE 25 FOOT DRAINAGE, UTILITY AND LAKE MAINTENANCE ACCESS OVER THE 25 FOOT DRAINAGE, UTILITY AND LAKE MAINTENANCE ACCESS OVER THE 25 FOOT DRAINAGE, UTILITY AND LAKE MAINTENANCE EASEMENT INDICATED ON THE PLAT.

1. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR OUR ORDER SHALL IN NO WAY AFFECTS ANY OF THE OTHER PROVISIONS HICH SHALL REMAIN IN FULL FORCE AND EFFECT.

22. THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THIS LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FROM THE DATE THESE COVENANTS ARE RECORDED. AT ANY TIME FOLLOWING RECORDATION, AN INSTRUMENT SIGNED BY THE OWNERS OF A MAJORITY OF THE LOTS DESIRING TO CHANGE ANY COVENANT OR RESTRICTION IN WHOLE OR IN PART MUST BE PRESENTED TO THE TOWN OF BARGESVILLE FOR APPROVAL AND ACCEPTANCE OF THE CHANGE, AND NO CHANGE IN ANY COVENANT SHALL BE EFFECTIVE UNLESS FIRST APPROVED BY THE TOWN COUNCIL OF THE TOWN OF BARGERSVILLE.

23. THESE RESTRICTIONS AND COVENANTS ARE ENFORCEABLE AT LAW AND EQUITY BY AN PERSON OR GOVERNMENTAL ENTITY WITH A SUBSTANTIAL INTEREST IN ANY REAL ESTATE LOCATED WITHIN THE SUBDIVISION; BY AN "COVERNMENTAL ENTITY MEANS; BUT IS NOT LIMITED 10, THE TOWN OF BARGERSVILLE, THE COUNTY OF JOHNSON, THE STATE OF INDIANA, AND ALL OTHER GOVERNMENTAL UNITS CHARGED WITH THE ENFORCEMENT OF POLICE POWERS. IF THE TOWN OF BARGERSVILLE BRINGS ANY ACTION TO ENFORCE THESE RESTRICTIONS AND COVENANTS, AND IT PEVAILS OR IS SUCCESSFUL IN SUCH ACTION WHOLE OR IN PART, THEN IN ADDITION TO ANY OTHER RELIEF TO WHICH IT MAY BE ENTITLED, THE TOWN OF BARGERSVILLE SHALL HAVE AND RECOVER ITS COSTS AND REASONABLE ATTORNEYS FEES FROM THE ANVERSE PARTY OR PABRIES.

MESTERST HOMES, NC.

Seslie a. Heim

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proved by the Town of Borgersville P

, R. ERIC BROWNING, HEREBY CERTIFY SURVEYOR, LICENSED IN COMPLIANCE WI NOIANA, THAT THIS PLAT CORRECTLY R STATE.

ALL MONUMENTS SHOWN HEREON WILL E SIZE, TYPE AND MATERIAL ARE ACCURA COMPUTED ERROR OF CLOSURE OF THE DNE FOOT IN TEN THOUSAND FEET: AN PROVISIONS OF THE SUBDIVISION ORDINA MOTH OF STREETS AND EASEMENTS ARI WO DEFINITION OF THE SUBDIVISION ORDINA MOTH OF STREETS AND EASEMENTS ARI

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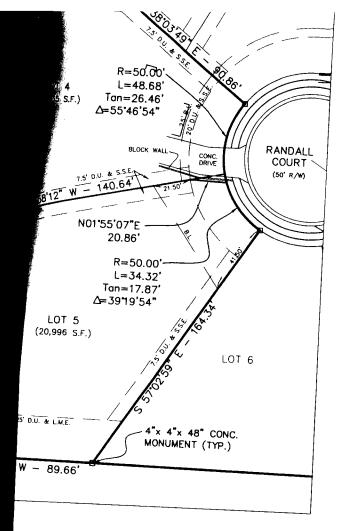
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a Notory Public in and for said County do cap, President of W≤1 Pox + Homes, Raigh 1. Helm, and we to be the same persons whose names are subscribed ared before me this day in person and acknowledged that ate as their own free and voluntary act and deed for the troth.

My Commission Expires:

JOAN CONT. NOTARY PUBLIC RESIDENT COUNTY OF MACION





THE UNDERSIGNED, MASUZICO, PRESIDENT OF WESTPORT HOMES, INC.

AND THE RAND LESUE A. HEIM, THE OWNERS OF THE REAL ESTATE SHOWN
AND DESCRIBED HEREIN, DOES HEREBY LAY OFF, PLAT AND SUBDIMOE SAID REA

STATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HEREON, SAID

SUBDIMISION TO BE KNOWN AS A REPLAT OF LOTS 4 & 5, MORRIS MEADOWS,
A SUBDIVISION IN BARGERSVILLE, OWNESON COUNTY, INDIANA. THIS SUBDIMISION
CONSISTS OF 2 LOTS, NUMBERED 4 THRU 5, INCLUSIVE, WITH STREETS AS SHOWN
HEREON, THE SIZE OF LOTS AND THE WIDTHS OF THE STREETS ARE SHOWN
IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF, ALL STREETS AS

SHOWN ON THIS PLAT AND HERE TOFORE NOT DEDICATED, ARE HEREBY

THERE ARE STRIPS OF GROUND MARKED "DRAINAGE AND UTILITY EASEMENT"
SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES,
MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND
MIRES, ALSO, THERE ARE AREAS AND STRIPS OF GROUND MARKED "DRAINAGE,
UTILITY, AND LAKE MAINTENANCE EASEMENT" SHOWN ON THIS PLAT WHICH ARE
EREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION
DRAINS, DUCTS, LINES AND MAINTENANCE OF POLES, MAINS, SEWERS,
DRAINS, DUCTS, LINES AND WARES, AND MAINTENANCE OF POLES, MAINS, SEWERS,
OF GROUND MARKED "DRAINAGE, UTILITY, AND SANITARY SEWER EASEMENT"
SHOWN ON THIS PLAT WHICH ARE THEREBY RESERVED FOR PUBLIC UTILITIES,
NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND
MAINTENANCE OF MAINS, SEWERS, DRAINS, DUCTS AND LINES, PURCHASERS
MAINTENANCE OF MAINS, SEWERS, DRAINS, DUCTS AND LINES, PURCHASERS
MAINTENANCE OF MAINS, SEWERS, DRAINS, DUCTS AND LINES, PURCHASERS
MAINTENANCE OF MAINS, SEWERS, DRAINS, DUCTS AND LINES, PURCHASERS
OF LOTS IN THIS SUBPUTSION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS
HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER
AUTHORITIES TO SERVICE THE UTILITIES AND THE EASEMENTS HEREBY CREATED,
FENCES, SHALL BE BULT, ERECTED OR MAINTAINED ON SAID "DRAINAGE, UTILITY AND SAID
FENCES, SHALL BE BULT, ERECTED OR MAINTAINED ON SAID "DRAINAGE, AND UTILITY
PRAINAGE, UTILITY AND LAKE MAINTENANCE EASEMENT. AND SAID

- 1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED ON ANY LOT OTHER THAN THE ONE (1) SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO MINIMUM OF TWO (2) AUTOMOBILES IS MANDATORY. A STORAGE BUILDING NOT TO EXCEED ONE STORY IN HEIGHT (12 FEET MAXIMUM) AND 160 SQUARE FEET OF FLOOR AREA IS PERMITTED, SAID STORAGE BUILDING SHALL NOT TO EXCEED ONE STORY IN HEIGHT (12 FEET MAXIMUM) AND 160 SQUARE HAVE METAL SURFACED EXTERIORS OR ROOFS.
- 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 AND NOT LESS THAN 900 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.

OF MORE THAN ONE STORY.

THE INTERIOR OF EACH HOUSE SHALL BE IN A FINISHED, LIVABLE CONDITION PRIOR TO AN ISSUANCE OF AN OCCUPANCY PERMIT. ALL DWELLINGS AND ATTACHED GARAGES SHALL HAVE ONLY MASONRY FOOTINGS AND FOUNDATIONS. NO WOOD SUNDATIONS SHALL BE PERMITTED. NO DWELLING OF A MANUFACTURED OR MODULAR TYPE, BEING A TYPE OF DWELLING THAT SUBSTANTIALLY CONSTRUCTED OR ASSEMBLED ELSEWHERE AND TRANSPORTED TO THE SITE FOR FINAL ASSEMBLY SHALL BE PERMITTED ON ANY OF THE STEP OF FINAL ASSEMBLY SHALL BE PERMITTED ON ANY OF THE STEP OF STANDARD OF THE STEP OF FINAL ASSEMBLY SHALL BE PERMITTED ON ANY ON SHALL BE USED ON EXTERIOR CONSTRUCTION OF ANY DWELLING.

- SINGLE BE USED ON EXTERIOR CONSTRUCTION OF ANY OWELLING.

  3. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE BUILDER'S CONSTRUCTION PLANS, SPECIFICATIONS AND PLOT PLAN HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO THE ACCEPTABILITY AND QUALITY OF WORKMANSHIP AND MATERIALS, LOCATION MITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATIONS. APPROVAL SHALL BE AS PROVIDED IN COVENANT NUMBER 14. THE ARCHITECTURAL CONTROL COMMITTEE SHALL HAVE NO POWER TO APPROVE ANY CONSTRUCTION PLAN, SPECIFICATIONS OR PLOT PLAN, WHICH IS NOT IN
- 4. ALL DRIVEWAYS SHALL BE PAVED CONCRETE OR ASPHALT AND NO LESS THAN SIXTEEN (16) FEET IN WIDTH, AND THAT MINIMUM WIDTH SHALL BE MAINTAINED FROM THE GARAGE DOOR TO THE STREET.
- MAINTAINED FROM THE GARAGE DOOR TO THE STREET.

  5. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LUNG OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT, MO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 25 FEET TO THE FRONT LOT LUNE, OR NEARER THAN 25 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO AN INTERIOR OF BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO AN INTERIOR OF BUILDING, SHALL BE LOCATED NEARER THAN 10 FEET TO AN INTERIOR OF LUNE, WITH THE TOTAL BE AVAIL FOR BOTH SIDES BRIGH NOT LESS THAN PORTION OF THE PURPOSE OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDED A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.
- 6. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BOAT, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY, NOR SHALL A PARTIALLY COMPLETED DWELLING BE PERMITTED.
- 7. OBSTRUCTIONS, FILL DRIVES OR FENCES WHICH IMPEDE OR ALTER THE FLOW OF DRAINAGE SHALL NOT BE PLACED IN, NOR BE PERMITTED TO REMAIN IN AREAS DESIGNATED AS DRAINAGE EASEMENTS. THESE AREAS SHALL BE ON THE GENERAL MAINTAINED AS PERMANENT DRAINAGE EASEMENTS. AS SHOWN ON THE GENERAL DEVELOPMENT PLAN, ON FILE WITH THE BARGERSVILLE PLAN COMMISSION.
- 8. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC WEW ON ANY LOT, EXCEPT ONE PROFESSIONAL SIGN 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.
- 9. NO OIL DRILLING, OIL DEVELOPMENT OPERATION, OIL REFINING, OUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY LOT, NO DERRICK OR O'THER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED ON ANY LOT.
- 10. NO UNSIGHTLY, NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE PERMITTED OR CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORNOOD. TRAILERS, BOATS, AND SMILLAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR SIDE YARD, BEING THAT AREA OF THE LINE.
- AT NO TIME SHALL ANY UNLICENSED, INOPERATIVE AUTOMOBILE OR TRUCK BE STORED OR PERMITTED ON ANY LOT OUTSIDE OF THE GARAGE.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.
- SHALL BE PERMITTED ON ART LOT.

  J. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF TWO MEMBERS APPOINTED BY THE DEVELOPER. A MAJORITY OF THE COMMITTEE MAY NEEDED AS A PERMITTED BY THE DEVELOPER. A MAJORITY OF THE COMMITTEE MAY NEEDED AS A PERMITTEN TO ACT FOR IT. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE. THE REMAINING MEMBER SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR. NEITHER THE SHALL HAVE FULL AUTHORITY TO DESIGNATE OF REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT. FOUR YEARS AFTER THE DATE OF RECORDATION, THE THEN THE COMMITTEE OF THE MAJORITY OF LOTS SHALL HAVE THE POWER THE MAJORITY OF LOTS SHALL HAVE THE POWER THE MAJORITY OF THE COMMITTEE OR TO WITHDRAW FROM THE COMMITTEE OR RESTORE TO IT ANY OF ITS POWER AND DUTIES.
- 14. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING WITHIN THIRTY (30) IN WRITING SHALL NOT BE CONSTRUED AS CONSTITUTING THE APPROVAL THEREOF.
- 15. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENT WITHIN THIS SUBDIMISION SHALL BE REPORTURED, AND ALL OWNERS OF LOTS IN THIS SUBDIMISION AND THEIR SUCCESSORS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965, AND ALL AMENDMENTS THERETO, AND FURTHER, THAT PORTION OF MATURAL WATERWAYS THROUGH A LOT SHALL BE MAINTAINED BY THE OWNER THEREOF.

ROADWAYS SHALL BE WIGHT OF PER WITHIN THE TRIANGULAR AREA FORME A LINE CONNECTING THEM AT POINTS INTERSECTION OF THE STREET LINES, PROPERTY CORNER, FROM THE INTERSECTION OF THE SAME SIGHT LINE LIMITING THE FORMER FROM THE INTERSECTION OF THE FORMER THE FORMER THE FORMER THE FORMER STRUCTIONS OF SUCH STRUCTURES THE FORMER STRUCTIONS OF SUCH STRUCTURES THE FORMER STRUCTURES OF SUCH STRUCTURES THE FORMER STRUCTURES OF SUCH SHALL BE CONDITION TO CONTAIN LIVESTOCK US WALL SHALL BE PERMITTED ALONG AN RESIDENCE BETWEEN THE FRONT BUILD RIGHT-OF-WAY LINE.

17. NO ANIMALS, LIVESTOCK OR POU BRED, OR KEPT ON ANY LOT EXCEPT HOUSEHOLD PETS MAY BE KEPT PROV MAINTAINED FOR ANY COMMERCIAL PL INCLUDE POT-BELLIED OR MIDGET PIC OTHER ANIMALS. THAT WOULD NORMAL ANIMALS.

18. NO LOT SHALL BE USED OR MAIN RUBBISH, TRASH OR GARBAGE. OTHEI IN SANITARY CONTAINERS. ALL INCINE THE STORAGE OR DISPOSAL OF SUCH AND SANITARY CONDITION.

19. ALL UTILITIES PLACED WITHIN THIS PUBLIC OR INDIVIDUAL SHALL BE INSTA

20. THE MAINTENANCE AND CONTROL
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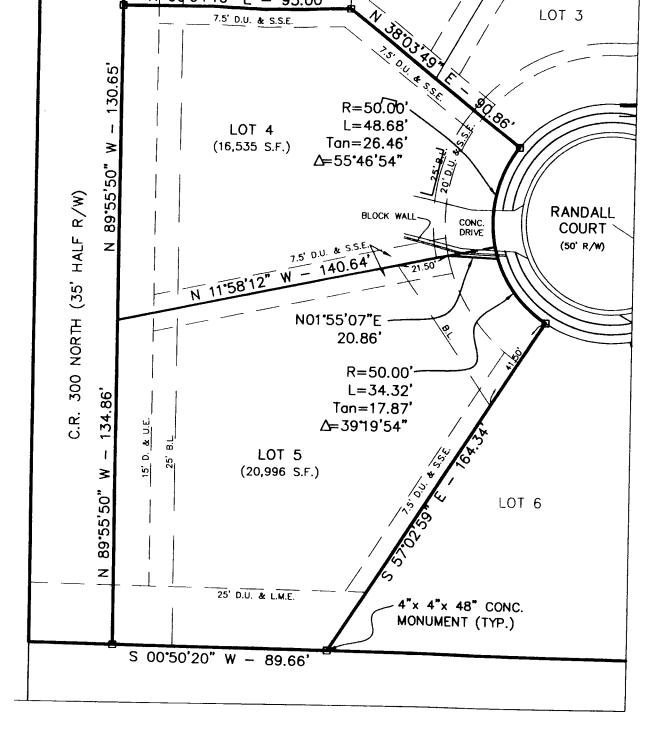
THE TOWN COUNCIL OF THE TOWN OF BARK
23. THESE RESTRICTIONS AND COVENANTS
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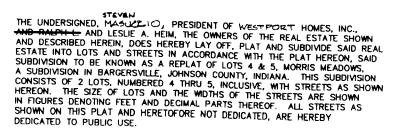
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JOAN

State of Indiana

County of Johnson S:





THERE ARE STRIPS OF GROUND MARKED "DRAINAGE AND UTILITY EASEMENT" SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WRES. ALSO, THERE ARE AREAS AND STRIPS OF GROUND MARKED "DRAINAGE, UTILITY, AND LAKE MAINTENANCE EASEMENT" SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS LINES AND WRES AND MEGGESTARY LAWS OF THE MAINS, SEWERS, DRAINS, DUCTS LINES AND WRES AND MEGGESTARY LAWS OF THE MAINS, SEWERS,

SUBJECT TO THE FOL RUN WITH THE LAND.

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THE INTERIOR OF EAC CONDITION PRIOR TO , DWELLINGS AND ATTAK FOUNDATIONS. NO W OF A MANUFACTURED SUBSTANTIALLY CONSI THE SITE FOR FINAL A PRESSED BOARD MATE SHALL BE USED ON E:

- 3. NO BUILDING SHA UNTIL THE BUILDER'S I PLAN HAVE BEEN APP TO THE ACCEPTABILITY HARMONY OF EXTERNA LOCATION WITH RESPE APPROVAL SHALL BE A ARCHITECTURAL CONTIF CONSTRUCTION PLAN, CONFORMITY WITH THE
- 4. ALL DRIVEWAYS S THAN SIXTEEN (16) FE MAINTAINED FROM THE
- 5. NO BUILDING SHA LOT LINE OR NEARER BUILDING SETBACK LINI NO BUILDING SHALL BE FRONT LOT LINE, OR N BUILDING SHALL BE LO LINE, WITH THE TOTAL 20 FEET. FOR THE PL PORCHES SHALL NOT E HOWEVER, THAT THIS S A BUILDING ON A LOT
- 6. NO STRUCTURE OF BASEMENT, TENT, SHAC USED ON ANY LOT AT PERMANENTLY, NOR SH
- 7. OBSTRUCTIONS, FI FLOW OF DRAINAGE SH. IN AREAS DESIGNATED PRESERVED AND MAINT. ON THE GENERAL DEVE-COMMISSION.
- 8. NO SIGN OF ANY ANY LOT, EXCEPT ONE FOOT, ONE SIGN OF NO PROPERTY FOR SALE OF THE PROPERTY DURING
- 9. NO OIL DRILLING, (
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- 10. NO UNSIGHTLY, NO OR CARRIED ON UPON, WHICH MAY BE OR MAY NEIGHBORHOOD. TRAILE KEPT OR STORED IN THI LOT BETWEEN THE REAR LINE.
- 11. AT NO TIME SHALL TRUCK BE STORED OR F
- 12. NO INDIVIDUAL WAT SHALL BE PERMITTED OF
- 13. THE ARCHITECTURA APPOINTED BY THE DEVI DESIGNATE A REPRESENTESIGNATION OF ANY ME SHALL HAVE FULL AUTH MEMBERS OF THE COMMIENTILED TO ANY COMPETHIS COVENANT. FOUR RECORDED OWNERS OF THROUGH A DULY RECOF THE COMMITTEE OR TANY OF TTS POWED AND