WRIS ESTATES.

FRANKLIN, INDIANA SECTION I

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THE BEHOLES STREET ABORESS Internov sistanos seionis

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IG. ALL BVALES, FOR SHAINARE OF LOTS, THAT ARE RECESSANT ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE PRICETOR AND NOT OSSTRUCTED IN ORDER TO PROVIDE ADDRANTS SURVINES. THESE RESTRICTIONS ARE REFERED BY DECLARED TO SELECTIVE STATES AND ALL PARTIES, AND ALL

17. ALL BESIDENCES SHALL HAVE EITHEN SITUMINOUS ON CONCRETE PAVED DRIVEWAYS WITH A MINIMUM WIDTH OF PAPTERN (15) PEET. SHVALSBATJON OF ANY ORE OF THESE COVERANTS BY JUDSHENT ON COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE STATE PROVISIONS WHICH SHALL SEMAIN IN FULL FORCE AND EFFECT. AND MAY BE EMPORCED BY PROCECOINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OF PERSONS FIGLATING TO BESTRAIN VIOLATION, TO BESTRAIN ON SOTH.

HERE DES BARRARA E. PARIS, BECRETARY, OFFICERS OF MOSSIER STATE DEVELOPMENT, INC.

R OF THESE LOTS WILL ALSO SERVE

IN DETENTION AREA.

WE, THE UNDER STONE D, WILLIAM E. PARIS, PRESIDENT, AND BARBARA L. PARIS, SECRETARY, OFFICERS OF HOOSIER STATE DEVELOPMENT, INC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO MERESY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

THIS ESUBDIVISION SMALL BE KNOWN AND DESIGNATED AS "PARIS ESTATES-SECTION IN, TO THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA. ALL STREETS, ALLEYS, AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE MERESY DEDICATED TO THE PUBLIC.

FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINE OF THE STREET'S THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE STRIPS OF BROWN SHOWN ON THIS PLAY AND MARKED "DRAINAGE AND UTILITY CASEMENT" ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. A SEVEN AND ONE HALF FOOT WIDE DATA HAGE AND UTILITY CASEMENT IS RESERVED ON BOTH SIDES OF SIDE LOT LINES, UNLESS SHOWN OTHERWISE ON THE ABOVE PLAT. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF THE PUBLIC UTILITIES, AND THE RIGHT!

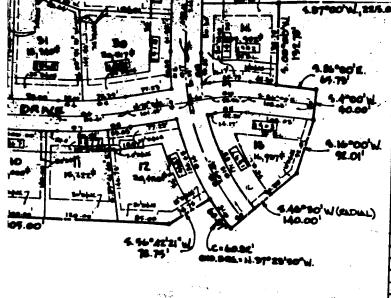
THE LOT, IN THE BUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OĞCUPANTS SHALL SE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

- I. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED, ALTERIO On any lot, other than one detached single family dwelling not to exceed two stories in meight aim Bahage for notingre than three gars. ALTERED ON PLACED ONT AND A PRIVATE
- 2. NO OWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF STORY OPEN PORCHES AND BARAGES, SHALL BE NOT LESS THAN 1200 BOUARE FEET FOR A ONE-STORY DWELLING NOR LESS THAN 900 SCUARE FEET FOR A DWELLING NOR LESS SHALL MAVE A MILLING OF MORE THAN ONE STORY. ALL TWO STORY, SI-LEVEL, OR TRI-LEVEL DWELLINGS SHALL MAVE A MILLING OF SQUARE FEET OF LIVING AREA. EXCLUSIVE OF
- 3. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE BUILDER'S CONSTRUCTION PLAN, SPECIFICATIONS AND PLOT PLAN HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO THE ACCEPTABILITY AND GUALITY OF WORKMANSHIP AND MATERIALS, MARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH, BRADE ELEVATION. NO PERCE OR WALL SHALL SE ERECTED, PLACED OR ALLERED ON ANY LOT MEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE.
- 4. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR MEARER TO THE SIDE STREET LINE TWO THE MINIMUM BUILDING SETBACK. LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED MEARER THAN 9 FEET TO AN INTERIOR LOT NEARER THAN 25 FEET TO THE PURPOSE OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A TO ENCROACH UPON ANOTHER LOT.
- D. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT MAVING A WIDTH OF LESS THAN 80 FEET, NOR SMILL ANY DWELLING SE ERECTLD OR PLACED ON ANY LOT MAVING AN AREA OF LESS THAN 10,000 SQUARE FEET.
- 6. NO NOXIOUS OR OFFENSIVE ACTIVITY SMALL BE CARRIED ON UPON ANY LOT, NOW SHALL ANYTHING BE DONE THEREON SMITCH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. TRAILERS, BOATS, AND SIMMLAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR SIDE WARD.
- 7. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SMACK, GARAGE, BARN SMALL SE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- NO DOWNSPOUT SHALL BE CONNECTED TO OR CAUSED TO DISCHARGE RAIN WATER INTO ANY SANITARY SEMER.
- 9. No sign of any kind shall be displayed to the public view on any lot, except for 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 for sale or rent, or signs used by a builder to advertise the property for sale or rent, or signs used by a builder to:
- 10. No oil Drilling, Oil Development operations, Oil Refining, Guarrying on Mining Operations of any Kind Small Be Permitted upon or in any Lot. No derrick or other structure designed for use in Boring for oil or natural.
- 11. AT NO BIME SHALL ANY UNLICENSED, UNOPERATIVE AUTOMOBILE OR TRUCK BE PERMITTED. ON ANY LOT.
- 12. No abstract, the stock, or foultry of any kind shall be raised, meed, of kept on any lot, except that book cats, or giver usual household be to hav be kept provided that they are not kept, bred, for maintained for any commercial surpose.
- 13. NO LOS SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, OR GARBAGE. WASTE MATTER OR STALL BE KEPT ONLY IN SANITARY CONTAINERS, AND ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STOREST OR OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND BANITARY CONDITION.
- 14. NO FENCE, WALL, HEDGE OR BHRUS PLANTING WHICH DESTRUCTS THE SIGHT LINES AT ELEVATIONS BETWEEN (3.5 AME)
  FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIAMBULAR AREAST SO THE STREET PROPERTY LINES AND A LINE CONNECTING 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 EXTENDED. THE SAME SIGHT LINE LIMITATION SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A DRIVEWAY PAVEMENT.
- 15. NO SCREEN PLANTING OR MEDGE MORE THAN 36 INCHES HIGH SHALL SE PERMITTED ON SIDE LOT LINES BETWIEN TO

MERRILL A.

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BEHOISS CONCRETE AGNUATINT MUL BEHOTES BRAINAGE & BTILITY EASEARNT BEHOTES STREET ADDRESS

13 67'00'00" 98.80" 94.96" 92.9 16. ALL BWALES, FOR DRAINAGE OF LOTS, THAT ARE MITTER PRESERVED AND NOT DESTRUCTED IN ORDER TO PROVIDE DECLARED TO BE COVENANTS RUNNING WITH THE LAND AIR AND ON ALL PERSONS CLAIMING UNDER THEM FOR A PERSONAL WHICH TIME, BUCH COVENANTS SHALL SE AUTOMATIST. ANY TIME FOLLOWING RECORDATION, AN INSTRUMENT THE PLAT IS RECORDED, AGREEING TO THE ALTERATION I AND ON REAR LOT LINES SHALL BE THESE RESTRICTIONS ARE MERESY. PARTIES, AND ON ALL PARTIES, ATE THE COVENANTS ARE RECORDED, ISIVE PERIODS OF TEN YEARS UNLESS

ALL RESIDENCES SHALL HAVE EITHER BITUMINOUS OR CONCRETE PAVED DRI

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE STMER PROVISIONS WHICH SHALL REMAIN IN FULL FURCE AND EFFECT.

E GOVENANTS MAY BE ENFORCED BY PROCEEDINGS AT LAW OR IN EQUITY TTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATIO

STATE OF INDIANA ) SS:

IE, WILLIAM E. PARIS, PRESIDENT, AND BARBARA L. PARIS, TO MEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPER DESCRIBED PROPERTY OF THE PROPER

OUR OWN PREE AND VOLUNTARY ACT AND DEE

WILLIAM E. PARIS, PRESIDENT

TATE OF INDIANA ) SS;

Bauch D. Robuto A Novary Public in and for said County and Statem E. Paris, President, and Barbara L. Paris, Secretary, of Hoosier St in to me to be the same persons whose names are subscribed to the above say in person and additional time y signed the above sertificate a ACK NOWLEDGE THAT THEY BIRNED THE BES AND PURPOSES THEREIN SET FOR

COMMISSION EXPIRES: Burely O Roberts
NOTARY PUBLIC

REBIDENT OF THE COUNTY OF ONTINGEN

THE OF INDIANA ) SS: "

E. BOURQUEIN, MEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS TE OF INDIAMA, AND I BO MEREBY FURTHER CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN CAPTION AND THAT I MAVE SUBDIVIDED THE SAME INTO BLOCKS AND LOTS AS SHOWN ON THE HEREON DRAWN B PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

STEPHEN E. BOURQUE IN
REGISTERED LAND SURVEYOR NO. SO441
AUGUST 18, 1983

OF JANUARY ACCORDANCE WITH SUBBIVISION CONTROL ORDINANCE AT A

Mar L. BROWN, SECRETARY

D ON THE 24th DAY OF JANUARY

Apleadu Goung Henor Henochel E. Cook, Memoen Henochel E. Cook, Memoen Henochel E. Cook, Memoen ON Arry. (of Ambring)

THE CITY OF FRANKLIN, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS

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