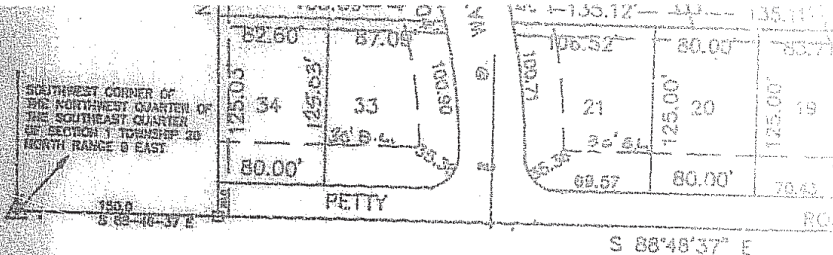


Pearwood Place

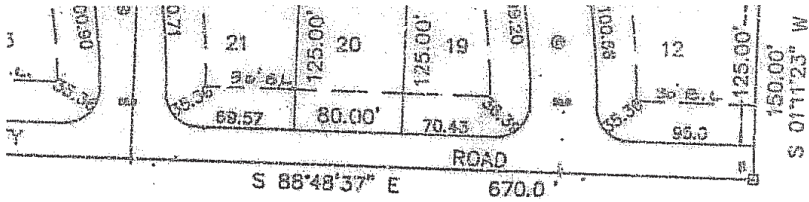
PLAT FOR RECORD
1 NOV 18 1991
30.00
Ruth N. ...
Recorder, Delaware County



RESTRICTIONS, CONDITIONS AND LIMITATIONS

SAID PEARWOOD PLACE, SECTION "A", A SUBDIVISION OF REAL ESTATE LOCATED IN MT. PLEASANT TOWNSHIP, DELAWARE COUNTY, INDIANA, IS LAID OUT AND PLATTED AND LOTS AND RESTRICTIONS, CONDITIONS AND LIMITATIONS AS FOLLOWS:

- EACH AND EVERY LOT IN SAID ADDITION SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, EXCEPT THAT BUILDING TO BE USED FOR EDUCATIONAL, RELIGIOUS, RECREATIONAL AND DESIGNATED BY THE UNDERSIGNED.
- NO BUILDING SHALL BE ERRECTED OR LOCATED ON ANY LOT NEARER THAN THE BUILDING LINE AS SHOWN BY A DASHED LINE ON THE PLAT, AND NOT NEARER THAN TEN (10) FEET TO A STREET. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, BUILT OR LOCATED UPON ANY EASEMENT AS DESIGNATED ON THE PLAT. ANY BUILDING PLACED ON ANY LOT AND MUNICE METROPOLITAN PLAN COMMISSION, IN EFFECT, AS WELL AS WITH THE PROVISIONS HEREIN CONTAINED.
- NO RESIDENTIAL STRUCTURE SHALL BE ERRECTED OR PLACED ON ANY BUILDING PLOT WHICH PLOT HAS AN AREA OF LESS THAN NINE THOUSAND (9000) SQUARE FEET OR A WIDTH OF LESS THAN 100 FEET.
- ALL LOTS IN SAID ADDITION SHALL BE DESIGNATED AS SINGLE FAMILY RESIDENTIAL LOTS, AND NOT MORE THAN ONE (1) SINGLE FAMILY HOUSE AND ONE (1) PRIVATE GARAGE SHOWN ON ANY DWELLING HOUSE LOCATED ON A PLOT OR LOTS DESIGNATED AS SINGLE FAMILY RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING SQUARE FOOTAGE REQUIRES:
 - 1-STORY HOMES SHALL CONTAIN NOT LESS THAN THOUSAND THREE HUNDRED (1,300) OF LIVING AREA EXCLUSIVE OF 1-STORY OPEN PORCHES AND GARAGES
 - 1 1/2 OR 2 STORY STRUCTURES SHALL CONTAIN NOT LESS THAN SEVEN HUNDRED FIFTY (750.0) SQUARE FEET OF LIVING AREA ON THE GROUND FLOOR EXCLUSIVE OF 1-STORY OPEN PORCHES AND GARAGES
- PRIOR TO JANUARY 1, 1988, NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN SAID ADDITION UNTIL THE BUILDING PLAN, SPECIFICATIONS AND PLOT PLAN IS APPROVED BY THE REPPRESENTATIVE DESIGNATED BY HIM AS TO CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THE ADDITION AND AS TO LOCATION OF THE BUILDING.
- ALL STRUCTURES SHALL BE COMPLETED WITHIN FIFTEEN (15) MONTHS AFTER THE COMMENCEMENT THEREOF. NO USED BUILDING SHALL BE MOVED INTO SAID ADDITION AND PLACED ON ANY LOT.
- NO BOATS OF BOAT TRAILERS AND NO HOUSE TRAILERS OR RECREATIONAL VEHICLES AND NO TRUCKS MAY BE KEPT OR STORED OUTSIDE ON THE PREMISES EXCEPT TEMPORARILY.
- NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING SHALL BE ERRECTED OR AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, OR FOR ANY OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREIN WHICH IS OR SHALL BECOME OBNOXIOUS TO A GOOD RESIDENTIAL NEIGHBORHOOD.
- NO BILLBOARDS, OUTDOOR ADVERTISING, DISPLAY OR ANY OTHER SIGNS OR ADVERTISING DEVICES OF ANY KIND SHALL BE ERRECTED OR USED UPON ANY LOT OR PART THEREOF, OR OBSTRUCTIONS SHALL BE CONSTRUCTED OR LOCATED UPON ANY BUILDING PLOT OR PLOTS IN SAID ADDITION NEARER THAN THE BUILDING LINES OR DESIGNATED IN PARAGRAPH TWO (2) OF THIS PLAT.
- EASEMENTS AND RIGHT-OF-WAYS OF THE RESPECTIVE WIDTHS AND AT THE RESPECTIVE LOCATIONS DESIGNATED ON THE PLAT, ARE HEREBY EXPRESSLY RESERVED IN, UNDER, OVER AND ABOVE THE RIGHTS-OF-WAY SHALL BE USED FOR THE LOCATION, CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF STORM WATER AND/OR SANITARY SEWER AND DRAINS AND PIPES, PIPE LINES AND TRANSMISSION OF GAS, WATER, ELECTRICITY, STEAM, TELEPHONE AND OTHER UTILITIES, EITHER ABOVE OR BELOW THE SURFACE OF THE GRADE, WHICH SAID EASEMENTS AND RIGHTS-OF-WAY ARE HEREBY RESERVED TO THE PUBLIC CORPORATION ENGAGED IN PROVIDING, FURNISHING OR SUPPLYING ANY ONE OR MORE OF THE PUBLIC UTILITIES.
- THE ABOVE SAID RESTRICTIONS, CONDITIONS AND LIMITATIONS NUMBERED FROM ONE (1) TO ELEVEN (11) INCLUSIVE, MAY BE CHANGED OR MODIFIED ONLY BY WRITTEN AGREEMENT DULY RECORDED IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, INDIANA. A VIOLATION OF ANY OF THE AFORESAID CONDITIONS, RESTRICTIONS AND LIMITATIONS SHALL GIVE INJUNCTIVE RELIEF.
- THE ABOVE AND FOREGOING RESTRICTIONS, CONDITIONS AND LIMITATIONS SHALL BE CONSIDERED TO BE AND SHALL BE COVENANTS RUNNING WITH THE LAND AND, BY REFERENCE TO THIS PLAT OR PURCHASE OF ANY LOT OR LOTS IN SAID ADDITION BY THE ACCEPTANCE OF A DEED OF CONVEYANCE OR CONTRACT FOR THE CONVEYANCE THEREOF, SHALL THEREBY BE DEEMED TO HAVE BEEN ACCEPTED AND SAID RESTRICTIONS, CONDITIONS AND LIMITATIONS SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE OWNER OR OWNERS OF ANY AND ALL REAL ESTATE LOCATED IN SAID ADDITION AND ARE NOT EXPRESSLY VOID, SHALL CONTINUE IN FULL FORCE AND EFFECT.



Duly Entered for Taxation
Transfer Fees \$

NOV 10 1991

Robert L. ...
Notary Public

RESTRICTIONS, CONDITIONS AND LIMITATIONS

THE PLAT, INDIANA, IS LAID OUT AND PLATTED AND LOTS AND PARCELS OF LAND THEREIN SHALL BE SOLD, CONVEYED, OWNED AND HELD SUBJECT AND UPON EACH OF THE
 USED FOR EDUCATIONAL, RELIGIOUS, RECREATIONAL AND PHILANTHROPIC PURPOSES OR USES MAY BE ERECTED OR MAINTAINED IN SUCH LOCATIONS AS MAY BE
 PERMITTED ON THE PLAT, AND NOT NEARER THAN TEN (10%) PERCENT OF THE WIDTH OF THE LOT FROM SAID PROPERTY LINE WHERE THE PROPERTY LINE DOES NOT ABUT UPON
 ANOTHER LOT ON THE PLAT. ANY BUILDING PLACED ON ANY LOT AND THE USES THEREOF, SHALL COMPLY WITH THE PROVISIONS OF THE ZONING ORDINANCE OF THE DELAWARE-

AN NINE THOUSAND (9000) SQUARE FEET OR A WIDTH OF LESS THAN EIGHTY (80.0) FEET AT THE BUILDING LINE OF SAID BUILDING PLOT.
 SINGLE FAMILY HOUSE AND ONE (1) PRIVATE GARAGE SHALL BE ERECTED AND LOCATED ON ANY BUILDING PLOT ON ANY OF THE LOTS SO DESIGNATED, PROVIDED,
 THE FOLLOWING SQUARE FOOTAGE REQUIRES:
 OF 1-STORY OPEN PORCHES AND GARAGES
 OF LIVING AREA ON THE GROUND FLOOR EXCLUSIVE OF 1-STORY OPEN PORCHES AND GARAGES.
 ON UNTIL THE BUILDING PLAN, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING BY CHARLES D.
 STRUCTURES IN THIS ADDITION AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED ELEVATION.
 NO STRUCTURE SHALL BE MOVED INTO SAID ADDITION AND PLACED UPON ANY LOT FOR RESIDENTIAL PURPOSES.
 STORED OUTSIDE ON THE PREMISES EXCEPT TEMPORARILY WHILE THE SAME ARE IN TRANSIT.
 USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOT SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE. NO NUISANCE OR
 SHALL BECOME OBNOXIOUS TO A GOOD RESIDENTIAL NEIGHBORHOOD.
 ERECTED OR USED UPON ANY LOT OR PART THEREOF, EXCEPT "FOR SALE" SIGNS NO LARGER THAN THREE (3) SQUARE FEET, SHALL BE ALLOWED, NO FENCES OR OTHER
 STRUCTURES OR DESIGNATED IN PARAGRAPH TWO (2) ABOVE, EXCEPTING THAT SHRUBBERY NOT EXCEEDING FOUR (4) FEET IN HEIGHT MAY BE PLANTED BETWEEN

THAT ARE HEREBY EXPRESSLY RESERVED IN, UNDER, OVER AND ACROSS THE LOTS, STREETS, HIGHWAYS AND ROADS IN SAID ADDITION, WHICH SAID EASEMENTS AND
 (AND/OR) SANITARY SEWER AND DRAINS AND PIPES, PIPE LINES, POLES, WIRING CONDUITS AND OTHER ATTACHMENTS AND EQUIPMENT AS MAY BE NECESSARY FOR THE
 OF THE GRADE, WHICH SAID EASEMENTS AND RIGHTS-OF-WAY ARE RESERVED FOR AND MAY BE USED BY THE UNDERSIGNED AND BY ANY MUNICIPAL, PUBLIC OR QUASI-

UNLESS CHANGED OR MODIFIED ONLY BY WRITTEN AGREEMENT OF THE OWNERS OF AT LEAST THREE-FOURTHS (3/4) OF THE TOTAL NUMBER LOTS WITHIN SAID ADDITION,
 THE FOREGOING RESTRICTIONS AND LIMITATIONS SHALL GIVE THE OWNER OF ANY PROPERTY LOCATED IN SAID ADDITION A CAUSE OF ACTION FOR DAMAGE AND/OR

REMEDY AGAINST THE LAND AND, BY REFERENCE HERETO, SHALL BE INCLUDED IN ANY AND ALL DEEDS AND CONTRACTS FOR ANY LOT OR LOTS AND THE PURCHASE
 OF ANY INTEREST THEREIN. SAID DEEDS SHALL THEREBY BE DEEMED TO AND SHALL CONSENT AND AGREE TO EACH OF THE AFORESAID RESTRICTIONS, CONDITIONS AND LIMITATIONS,
 AND OWNERS OF ANY AND ALL REAL ESTATE LOCATED IN SAID ADDITION. IF ANY OF THE ABOVE AND FOREGOING RESTRICTIONS, CONDITIONS AND LIMITATIONS WHICH