

750018468

INITIATION IN: EALDOVVS

FIRST SECTION - AMENDED

SHEET No. 1 OF 2 SHEETS.

BAD MICROFILM

MCR

TA	CH	D
59	268.36	32.740
14	228.74	38.197
78	150.62	45.836
69	221.51	32.740
59	218.62	38.197
49	178.63	45.836
17	73.90	58.648
13	71.63	25.255
21	75.87	22.913
20	127.04	20.858
54	115.45	22.918

143 ACRES ±.

NUMBERED FROM 1 TO 16
7TH INCLUSIVE, FROM 103
3TH INCLUSIVE AND LOT 97 AND 98.
NUMBERS FOR LOTS.



750018468

FINAL APPR
PLAT COMM
WITHIN THE STATE OF ILLINOIS
DIVISION OF LAND SURVEYING
MAY 1954

13

PLANTATION MEADOWS

FIRST SECTION

SHEET No. 2 of 2 SHEETS

THE UNDERSIGNED, SHELBY SERVICE CORPORATION, AN INDIANA CORPORATION, OWNERS OF THE FOREGOING DESCRIBED REAL ESTATE KNOWN AS PLANTATION MEADOWS FIRST SECTION, HEREBY LAY OFF, PLAT, AND SUBDIVIDE THE SAME, IN ACCORDANCE WITH SAID PLAT AND CERTIFICATE.

SAID SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS PLANTATION MEADOWS FIRST SECTION.

THE STREETS, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED UTILITY STRIPS SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINAGE, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE FULL 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, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES, SHALL BE BUILT, CREATED OR MAINTAINED ON SAID UTILITY STRIPS. ON ALL LOTS THE AREA BETWEEN THE BUILDING LINE AND THE STREET RIGHT OF WAY LINE MAY BE USED FOR UNDERGROUND SEWERS.

THE LOTS IN THIS 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.

RESTRICTIONS AND COVENANTS

- FRONT BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE WITHIN PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE SEVERAL STREETS SHALL BE CREATED AND MAINTAINED NO PERMANENT OR OTHER STRUCTURES, OR PARTS THEREOF, EXCEPT FENCES AND SEWERS.
- ALL LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. FAMILY DWELLINGS NOT EXCEEDING TWO AND ONE-HALF (2 1/2) STORES OR THIRTY-FIVE (35) FEET IN HEIGHT WITH THE USUAL ACCESSORY BUILDINGS SHALL BE CREATED OR MAINTAINED ON ANY LOT IN THIS ADDITION.
- NO RESIDENCE SHALL BE CREATED OR MAINTAINED ON ANY LOT IN THIS ADDITION HAVING A GROUND FLOOR AREA OF LESS THAN 900 SQUARE FEET, IF A ONE STORY STRUCTURE, OR 600 SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.
- EVERY BUILDING OR PART THEREOF SHALL BE SO LOCATED AS TO PROVIDE A SIDE YARD ON EACH SIDE OF SAID BUILDING IN ACCORDANCE WITH MARION COUNTY ZONING ORDINANCE OF 1966, IN D-3 CLASSIFICATION, EXCEPT THAT IN THE CASE WHERE THE SAME PERSON OR PERSONS OWN TWO ADJOINING LOTS NOT SEPARATED BY A UTILITY STRIP AS SHOWN ON THE PLAT, THEN THIS RESTRICTION SHALL APPLY TO THE LOT LINES OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS.
- NO TRAILER, TENT, SHACK, BASEMENT, CANARD OR TEMPORARY STRUCTURE OF ANY KIND SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSES ON ANY OF THESE LOTS. NO OBNOXIOUS OR OFFENSIVE TRADES SHALL BE CARRIED ON UPON ANY LOT OR LOTS IN THIS ADDITION, NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR BECOME A NUISANCE TO THE NEIGHBORHOOD.
- NO FENCE, WALL, HEDGE OR OTHER PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE THE STREET 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 POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ALL LOTS WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES FROM SUCH INTERSECTIONS UNLESS THE FOLIAGE THERE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

7. NO BUILDING SHALL BE CREATED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLAT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION, AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND EXISTING GROUND ELEVATION BY ROBERT J. COOK AND RUSSELL WILSON, OR BY A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY THEM. IF SAID COMMITTEE SHALL FAIL TO ACT UPON ANY PLANS SUBMITTED FOR ITS APPROVAL WITHIN 30 DAYS, THEN THE OWNER SHALL PROCEED WITH THE BUILDING PLANS SUBMITTED PROVIDED SUCH PLANS ARE NOT CONTRARY TO THESE COVENANTS. NEITHER THE MEMBERS OF SAID COMMITTEE NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

8. THE RIGHT TO ENFORCE EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL OF ANY BUILDING CREATED OR ALTERED IN VIOLATION THEREOF BY ANY OTHER PERSON OR OTHER LEGAL PROCEEDINGS, IS HEREBY RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS SUBDIVISION, THEIR GRANTEES AND ASSIGNS, WHO SHALL BE ENTITLED TO SUCH INJUNCTIVE RELIEF WITHOUT BEING REQUIRED TO SHOW ANY DAMAGES, TOGETHER WITH REASONABLE ATTORNEY'S FEES.

THE METROPOLITAN PLAN COMMISSION OF MARION COUNTY, INDIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF THE FOREGOING COVENANTS.

9. THESE RESTRICTIONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 25 YEARS FROM DATE, PROVIDED THAT BY THE EXPIRATION OF SUCH TERM, THESE RESTRICTIONS SHALL BE AUTOMATICALLY RENEWED, THEREAFTER FOR PERIODS OF 25 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF EACH 25 YEAR PERIOD, THE OWNER OR OWNER OF A MAJORITY OF THE LOTS IN THIS ADDITION SHALL EXECUTE AND ACKNOWLEDGE A DECLARATION IN WRITING VALUING RENEWALS AND SAID WRITTEN DECLARATION SHALL BE RECORDED IN THE LAND RECORDS OF MARION COUNTY, INDIANA, IN WHICH EVENT THE PROVISIONS ABOVE SET FORTH FOR RENEWALS SHALL BE NULL AND VOID.

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

WITNESS OUR SIGNATURES THIS 16th DAY OF April 1976

SHELBY SERVICE CORPORATION

Thomas E. Ochs, President

CITY OF INDIANA: 188
COUNTY OF MARION:

BECOME ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE APPEARED

WITNESS MY HAND AND SEAL THIS 16th DAY OF April 1976

NOTARY PUBLIC: *Richard C. Ochs*
MY COMMISSION EXPIRES: *1978*

THIS INSTRUMENT PREPARED BY ALAN C. HEAD

75 / 18468

75-18-68

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PLANTATION MEADOWS

FIRST SECTION - AMENDED

SHEET No. 2 of 2 SHEETS

THE UNDERSIGNED, SHELBY SERVICE CORPORATION, AN INDIANA CORPORATION, OWNER OF THE PLANNING DESIGNATED REAL ESTATE KNOWN AS PLANTATION MEADOWS FIRST SECTION, HEREBY LAYS OFF, PLATS, AND SUBDIVIDES THE SAME AND RECORDS THIS WITH SAID PLAT AND CERTIFICATE.

SAID SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS PLANTATION MEADOWS FIRST SECTION.

THE STREETS, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED UTILITY STRIPS SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, LINES, SEWERS, DRAINS, CISTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION 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, AND NO TOWER OR STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID UTILITY STRIPS. ON ALL LOTS THE AREA BETWEEN THE BUILDING LINE AND THE STREET FRONT OR VAY LINE MAY BE USED FOR UNDERGROUND SEWERS.

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

RESTRICTIONS AND COVENANTS

1. THERE SHALL BE NO BUILDINGS OR STRUCTURES HEREIN ESTABLISHED AS SHOWN ON THE WITHIN PART, BETWEEN CURB LINES AND THE PROPERTY LINES OF THE SEVERAL STREETS SHALL BE ERECTED AND MAINTAINED BY PERMANENT OR OTHER STRUCTURES, ON PARTS THEREOF, EXCEPT FENCES AND SEWERS.

2. ALL LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL. LOTS FOR FAMILY DWELLINGS NOT EXCEEDING TWO AND ONE-HALF (2 1/2) STORES OR THIRTY-FIVE (35) FEET IN HEIGHT WITH THE USUAL ACCESSORY BUILDINGS SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION.

3. NO BUILDINGS SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION HAVING A SQUARE FOOTAGE OF LESS THAN 500 SQUARE FEET, IF A 500 FOOT STRIP OF 20 FEET WIDE FEET IN THE BACK OF A NEIGHBOR STRUCTURE.

4. EVERY LOT IN THIS SUBDIVISION SHALL BE LOCATED AS TO PROVIDE A SUFFICIENT AREA AND OF SUFFICIENT DIMENSIONS TO ACCOMMODATE WITH MAIN COURSE DRIVEWAY OR DRIVEWAY TO BE CONSTRUCTED WITHIN THE LOT. EXCEPT THAT IN THE CASE WHERE THE DRIVE STRIP OR DRIVEWAY OVER TWO ADJOINING LOTS IS LOCATED BY A DRIVE STRIP AS SHOWN ON THE PLAT, THEN THIS RESTRICTION SHALL APPLY TO THE LOT SIDES OF THE EXTREME BOUNDARIES OF THE ADJOINING LOTS.

5. NO TRAILERS, MOBILE HOMES, SEWERS, GARAGE OR TEMPORARY STRUCTURE OR ANY KIND SHALL BE BUILT OR MAINTAINED ON ANY RESIDENTIAL LOT IN ANY OF THESE LOTS. NO BUSINESS OR PROFESSIONAL TRAFFIC SHALL BE CARRIED ON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH WOULD BE A NUISANCE TO THE NEIGHBORHOOD.

6. NO SIGN, MARK, MESSAGE OR OTHER DEVICE WHICH OBSTRUCTS RIGHT OF WAY OR INTERFERES WITH THE VIEW 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 POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME RESTRICTIONS SHALL APPLY TO ALL LOTS WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A CRACKED PAVEMENT OR ALLEY LINE. NO TREE SHALL BE CUT OR REMOVED WITHIN SUCH DISTANCES OR FROM INTERSECTIONS UNLESS THE TREE IS A HAZARD AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SIGHT LINES.

7. NO BUILDINGS SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDINGS HAVE BEEN APPROVED IN WRITING AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION, AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATION BY THOMAS E. OCHOA, ROBERT WILSON, OR BY A REPRESENTATIVE OR REPRESENTATIVES DESIGNATED BY THEM. IF SAID COMMITTEE SHALL FAIL TO ACT UPON ANY PLANS SUBMITTED FOR ITS APPROVAL WITHIN 30 DAYS, THEN THE OWNER MAY PROCEED WITH THE BUILDING PLANS SUBMITTED, PROVIDED SUCH PLANS ARE NOT CONTRARY TO THIS COVENANT. NEITHER THE MEMBERS OF SUCH COMMITTEE NOR THE ACCOMMODATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

8. THE RIGHT TO ENFORCE EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL OF ANY BUILDING ERECTED OR ALTERED IN VIOLATION THEREOF BY INJUNCTION OR OTHER LEGAL PROCESS IS HEREBY RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, WHO SHALL BE ENTITLED TO ENJOINATIVE RELIEF WITHOUT BEING REQUIRED TO SHOW ANY DAMAGES, TOGETHER WITH REASONABLE ATTORNEY'S FEES.

THE METROPOLITAN PLANNING COMMISSION OF MARION COUNTY, INDIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF THE FOREGOING COVENANTS.

9. THESE RESTRICTIONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 25 YEARS FROM DATE, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM, THE SAID RESTRICTIONS SHALL BE AUTOMATICALLY REVEALED THEREAFTER FOR PERIODS OF 25 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF EACH 25 YEAR PERIOD, THE OWNER OR OWNERS OF A MAJORITY OF THE LOTS IN THIS ADDITION SHALL EXECUTE AND ACKNOWLEDGE A DECLARATION IN WRITING WAIVING RENEWALS AND SAID WRITTEN DECLARATION SHALL BE RECORDED IN LAND RECORDS OF MARION COUNTY, INDIANA, IN WHICH EVENT THE PROVISIONS ABOVE SET FORTH FOR RENEWALS SHALL BE NULL AND VOID.

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

WITNESS OUR SIGNATURES THIS 16th DAY OF April

SHELBY SERVICE CORPORATION

THOMAS E. OCHOA, Notary Public

STATE OF INDIANA: 153
COUNTY OF MARION:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED

WITHE S BY HAND AND SEAL THIS 16th DAY OF April

NOTARY PUBLIC: *Thomas E. Ochoa*
MY COMMISSION EXPIRES August 27, 1976

THIS INSTRUMENT PREPARED BY JAMES K. VINTON JR.

BAD MICROFILM

MCR

75 64897

PLANTATION MEADOWS

FIRST SECTION - AMENDED

SHEET No. 2 of 2 SHEETS

THE UNDERSIGNED, SHELBY SERVICE CORPORATION, AN INDIANA CORPORATION, SUCCESSOR OF THE FOREGOING UNDEVELOPED REAL ESTATE KNOWN AS PLANTATION MEADOWS FIRST SECTION, HEREBY LAY OFF, PLAT, AND SUBDIVIDE THE SAME FOR ACCORDANCE WITH SAID PLAT AND CERTIFICATE.

SAID SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS PLANTATION MEADOWS FIRST SECTION AMENDED.

THE STREETS, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED UTILITY STRIPS SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION CONVEHICLES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION 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, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES, SHALL BE BUILT, CREATED OR MAINTAINED ON SAID UTILITY STRIPS. ON ALL LOTS THE AREA BETWEEN THE BUILDING LINE AND THE STREET FRONT OF ANY LOT MAY BE USED FOR UNDERGROUND SEWERS.

THE LOTS IN THIS 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.

RESTRICTIONS AND COVENANTS

1. THERE SHALL BE STRIPS OF GROUND HEREBY ESTABLISHED AS SHOWN ON THE WITHIN PLAT, BETWEEN DRIVE LINES AND THE PROPERTY LINES OF THE SEVERAL STREETS SHALL BE CREATED AND MAINTAINED BY PERMANENT OR OTHER STRUCTURES, OR PARTS THEREOF, EXCEPT FENCES AND GATES.

2. ALL LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL. NO FAMILY SWIMMING POOL OR GYMNASIUM FOR TWO AND ONE-HALF (2 1/2) STORIES OR THIRTY-FIVE (35) FEET IN HEIGHT WITH THE USUAL ACCESSORY BUILDINGS SHALL BE CREATED ON ANY LOT IN THIS SUBDIVISION.

3. NO STRUCTURES SHALL BE BUILT OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION HAVING A FRONT OR SIDE YARD OF LESS THAN 500 SQUARE FEET, IF A SIDE YARD EXISTING, OF LESS THAN 10 FEET IN THE CASE OF A HIGHER STRUCTURE.

4. EXCEPT AS NOTED ON SAID PLAT, ALL UTILITIES SHALL BE LOCATED AS TO PROVIDE A FREE ZONE OF EIGHT FEET OR MORE BETWEEN THE UTILITIES WITH MAINS, COUPLERS, SERVICE CONNECTIONS, ETC. OF ALL CLASSIFICATIONS. EXCEPT THAT IN THE EVENT WHERE THE SAME PERSON OR PERSONS OWN TWO ADJOINING LOTS BUT SEPARATED BY A UTILITY STRIP OR STRIPS ON THE PLAT, THEN THESE RESTRICTIONS SHALL APPLY TO THE LOT LINES OF THE EXTREME BOUNDARIES OF THE SAID LOTS.

5. NO STRUCTURES, INCLUDING GARAGES, PORCHES OR TEMPORARY STRUCTURE OF ANY KIND SHALL BE BUILT OR MAINTAINED ON ANY RESIDENTIAL PURPOSE OR ANY OF THESE LOTS, OR NEIGHBORHOOD OR EFFICIENT TRADES SHALL BE CARRIED ON ANY LOT OR LOTS IN THIS SECTION, NOR SHALL ANYTHING BE DONE THEREON WITHIN THREE (3) FEET OF A MESSAGE TO THE NEIGHBORHOOD.

6. NO SIGN, SIGNAGE, SIGN OR SIGNAGE PLACING WHICH OBSTRUCTS RIGHT LINES BY ELEVATING SIGNAGE MORE THAN TWO FEET ABOVE THE STREET SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES ON EACH SIDE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME RIGHT LINE LIMITATIONS SHALL APPLY TO ALL LOTS WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A CRUISEWAY PAVED OR UNPAVED LANE. NO TREE SHALL BE CUTTED TO REMAIN WITHIN SUCH DISTANCES TO SUCH INTERSECTIONS UNLESS THE TREE LIES TO MAINTAIN AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH RIGHT LINES.

7. NO BUILDINGS SHALL BE CREATED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING AS TO THE FITNESS AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION, AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATION BY ROBERT J. COOK AND ROBERT W. WILSON, OR BY ANY REGISTERED OR REPRESENTATIVE DESIGNATED BY THEM. IF SAID COMMITTEE SHALL FAIL TO ACT UPON ANY PLANS SUBMITTED FOR ITS APPROVAL WITHIN 30 DAYS, THEN THE OWNER MAY PROCEED WITH THE BUILDING PLANS SUBMITTED, PROVIDED SUCH PLANS ARE NOT CONTRARY TO THIS COVENANT. NEITHER THE MEMBER OF SAID COMMITTEE NOR ANY DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES RENDERED PURSUANT TO THIS COVENANT.

8. THE RIGHT TO ENFORCE EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL OF ANY BUILDING ERRECTED OR AL ERED IN VIOLATION THEREOF BY INJUNCTION OR OTHER LEGAL PROCESS IS HEREBY RESERVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS SUBDIVISION, THEIR GRANTEES AND ASSIGNS, WHO SHALL BE ENTITLED TO ENJOY INJUNCTIVE RELIEF WITHOUT BEING REQUIRED TO SHOW ANY DAMAGES, TOGETHER WITH REASONABLE ATTORNEY'S FEES.

THE METROPOLITAN PLAT COMMISSION OF MARION COUNTY, INDIANA, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF THE FOREGOING COVENANTS.

9. THESE RESTRICTIONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN EFFECT FOR A PERIOD OF 25 YEARS FROM DATE, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM, THE RESTRICTIONS SHALL BE AUTOMATICALLY REVIVED THEREAFTER FOR PERIODS OF 25 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF EACH 25 YEAR PERIOD, THE OWNER OR OWNERS OF A MAJORITY OF THE LOTS IN THIS ADDITION SHALL EXECUTE AND ACKNOWLEDGE A DECLARATION IN WRITING WAIVING RENEWALS AND SAID WRITTEN DECLARATION SHALL BE RECORDED IN LAND RECORDS OF MARION COUNTY, INDIANA, IN WHICH EVENT THE PROVISIONS ABOVE SET FORTH FOR RENEWALS SHALL BE NULL AND VOID.

10. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT SHALL NOT IN ANY WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR SIGNATURES THIS 16th DAY OF April

SHELBY SERVICE CORPORATION

THOMAS E. O'CONNOR


STATE OF INDIANA
 COUNTY OF MARION

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED

WITNE D BY HAND AND SEAL THIS 16th DAY OF April

NOTARY PUBLIC: *James D. Phipps*
 My Commission Expires: ~~August 17, 1976~~

August 17, 1976

THIS INSTRUMENT PREPARED BY JAMES K. VINTON JR.

BAD MICROFILM
 MCR

