

GENERAL CRITERIA

"We the undersigned Racoe T. & Myrl Prover, husband and wife, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Prosser Addition, Section Two and addition to the town of Edinburg. All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground 6 feet in width as shown on this plat and marked "Easement," reserved for the use of public utilities for the installation of water, and sewer mains, poles, ducts, lines and wires, 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 of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

RESTRICTIVE COVENANTS

1. No lot shall be used except for residential purposes and no building shall be erected, altered, or placed on any lot, other than one detached single-family dwelling not to exceed one and one-half stories in height and a private garage for not more than two cars.
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 400 square feet for one story dwelling nor less than 720 square feet for a dwelling of more than one story.
3. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done upon any lot which may be or may become an annoyance or nuisance to the neighborhood.
4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence, either temporarily or permanently.
5. No downspout shall be connected to or caused to discharge rain water into any sanitary sewer.
6. 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 builder to advertise the property during the construction and sales period.
7. No oil drilling, oil development operations, oil refining, quarrying or mining operations of

LOT
R.P.
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or placed on any lot, other than one detached single-family dwelling not to exceed one and one-half stories in height and a private garage for not more than two cars.

2. No dwelling shall be permitted on any lot, unless the ground floor area of the main structure, exclusive of one story open porch and garage, shall be not less than 200 square feet for one story dwelling nor less than 750 square feet for a dwelling of more than one story.

3. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done upon any lot which may be or may become an annoyance or nuisance to the neighborhood.

4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence, either temporarily or permanently.

5. No downspout shall be connected to or caused to discharge rain water into any sanitary sewer.

6. 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 builder to advertise the property during the construction and sales period.

7. No oil drilling, oil development operations, oil refining, quarrying 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 other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot.

8. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

9. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage, waste matter or materials shall be kept only in sanitary containers, and all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

10. No screen planting or hedge more than 36 inches high, nor any fence, shall be permitted on side lot lines between the front lot line and the building set-back line.

The foregoing covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1987 at which time said covenants, shall be automatically extended for successive periods of ten (10) years unless changed by vote of a majority of the then owners of the building or any one of the foregoing covenants or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right of child occupancy shall remain with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns."

WITNESS our hands and seals this _____ day of _____, 1967.

W. J. Prosser
KOSCOE I. PROSSER
NOTARY CERTIFICATE

State of Indiana)
County of Johnson) SS:

Before me the undersigned Notary Public, in and for the County and State, personally appeared Koscoe

LEGAL DESCRIPTION

Part of the South Indiana more particularly

beginning at

recorded in Plat Book 1503, 36 feet north of East 450.00 feet on the 306.50 foot waterline East 150.00 feet parallel East 150.00 feet parallel line; thence East 25.00 feet west line; thence said Prosser Addition, of beginning, contain lands conveyed to Koscoe I. Prosser, County Recorder's Office

LAND SURVEYOR'S CERTIFICATE

I, Jeremiah J. T. compliance with the supervision; that the and shown in the first County Recorder's Office and maintained for any commercial purpose.

NOTES

1. The symbol O indicates points are to be compared.

2. All lot lines indicated by lines are shown.

Received for record at _____

Received for taxation at _____