

PLAT RESTRICTIONS

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The undersigned, BROWNSBURG DEVELOPMENT COMPANY, by Darell E. Zink, Jr., Assistant General Manager, owner of the real estate described in the plat of Southern Lakes Estates - Section I, does hereby lay off, plat and subdivide the same in accordance with the foregoing plat of Southern Lakes Estates - Section I. The following restrictions, limitations and covenants are hereby imposed upon and shall run with the land contained in such plat.

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1. The foregoing plat shall be known and designated as Southern Lakes Estates - Section I.
2. All numbered lots in this subdivision are reserved for residential purposes only.
3. All residential homes will contain at least 1200 square feet of living space as required under the present D-2 residential district ordinance.
4. No mobile homes will be placed in said addition or be allowed to remain in said addition.
5. Each residential home will have at least a single car attached garage and no carports.
6. Driveways will be constructed to said residences and will be paved with a hard surface, such construction to be completed no later than one (1) year after the conveyance of any lot or parcel in this proposed addition, and no driveway will be constructed over storm water drain inlet.
7. No fences will be erected in front of the setback lines unless that policy is changed by proper amendment of the applicable zoning ordinance.
8. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (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 twenty-five (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 any lot within ten (10) feet from the intersection of a street line with the edge of a driveway pavement. No trees shall be permitted to remain within such distances of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of sight line.
9. All residents will be for single family use. No doubles, even on corner lots as otherwise permitted by the D-3 ordinance, shall be permitted.
10. The drainage easement inures to the benefit of everyone within the Feather Run watershed, not merely to


10. The drainage easement inures to the benefit of everyone within the Feather Run watershed, not merely to individual property owners, and no fence, shrubbery, or planting structure will be placed or permitted to remain within the easement which will impede the flow of water.
11. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs and assigns. The Metropolitan Development Commission, their successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Such provisions shall be in full force until January 1, 2005 at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the lots, it is agreed to change the covenants in whole or in part. Invalidation of any of the covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
12. No animals, livestock or poultry shall be raised, bred or kept on any lot except that dogs, cats and other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
13. There are strips of ground as shown on the plat marked drainage and/or utility easements which are reserved as easements for the use of the municipality in which this addition is located and public utility companies for the installation, maintenance, use, repair and removal of sewers, water mains, gas mains, utility poles, wires and other facilities and utilities necessary or incident to the common welfare and the use and occupancy of residential purposes of the houses to be erected in this addition. No buildings or other structure except walks or driveways shall be erected or maintained upon, over, under or across any such utility strip for any use except as set forth herein and owners in this addition shall take title to the land contained in such utility strips subject to the perpetual easements hereby reserved.
14. Streets as designated on the plat if not heretofore dedicated are hereby dedicated to the public.
15. Residential homes will not be constructed so as to use exterior concrete block as that building material is now known except for building foundation.
16. Lots 38 through 47 in Southern Lakes Estates Section I (hereinafter called "Lake Lots") include as a part of the lots a portion of a body of water (hereinafter called the "Lake") which serves as a retention pond or drainage outlet for areas located west, south, north and east of such Lake. An easement for the Lake as designated on the plat exists over and across a portion of the Lake Lots. The owners of the Lake Lots shall have the right to use the Lake for fishing; provided, however, no owner shall

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VISIONS	SOUTHERN LAKES ESTATES SECTION I			
	DESIGN BY	DRAWN BY	CHECKED	

