

RESTRICTIVE COVENANTS SPRINGHILL SOUTH FIRST WHITELAND, INDIANA

PRESENTS: ALBERT D. STOUT AND CAROL ANN STOUT, HUSBAND AND WIFE, THE DECORAY AND ALICE E. DECORAY, HUSBAND AND WIFE, THE TWO OF THE FOLLOWING DESCRIBED REAL ESTATE IN THE TOWN OF TOWNSHIP, JOHNSON COUNTY, INDIANA.

DESCRIPTION

East Quarter of Section 27, Township 13 North, Range 4 East, Johnson County, Indiana described as follows:

Southwest Corner of Lot No. 74 in Springhill, Second Section of Springhill, Third Section recorded in Plat Book 7, Page 64, Johnson County, Indiana, containing 6.93 Acres, more or less, as shown on the plat hereunto attached, and the same shall be subject to the following restrictions:

RIGHTS-OF-WAY, EASEMENT AND RESTRICTIONS.

THESE RESTRICTIVE COVENANTS SHALL BE IN WRITING. IN THE EVENT THE COMMITTEE OR ITS DESIGNATED REPRESENTATIVES, FAILS TO APPROVE OR DISAPPROVE WITHIN 30 DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS COMMENCED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE PROFESSIONAL SIGN NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

NO OIL DRILLING, OIL DEVELOPMENT OPERATION, 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 ERRECTED, MAINTAINED OR PERMITTED ON ANY LOT. ALL GAS AND OIL TANKS MUST BE CONCEALED.

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 IF THEY ARE CONFINED IN A FENCED ENCLOSURE OR WITHIN THE PRINCIPAL BUILDING. AND PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

NO LOT SHALL BE USED OR MAINTAINED AS DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE. WASTE MATTER OR MATERIAL 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. DURING THE CONSTRUCTION OF A RESIDENCE ALL CONSTRUCTION REFUSE AND WASTE SHALL BE KEPT IN AN ENCLOSURE ON THE SUBJECT LOT AND NOT PERMITTED TO BE STREWN ABOUT AND ALL MATERIAL NOT DISPOSED OF ON THE SUBJECT LOT SHALL BE TRANSPORTED OUT OF SPRINGHILL SOUTH SUBDIVISION.

NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINE AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE ROADWAYS 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 THEM AT POINTS 25 FEET FROM THE CORNER OF THE LOT. THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THESE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH A DRIVEWAY OR SIDEWALK PAVEMENT.

ALL POWER AND TELEPHONE LINES ARE TO BE PLACED ABOVE THE STREET RIGHT-OF-WAY, AND SHRUBS ARE NOT TO BE PLANTED OR MAINTAINED WITHIN THE RIGHT-OF-WAY, NOR ARE THEY PERMITTED TO BE PLANTED OR MAINTAINED WITHIN A FIVE FOOT WIDE STRIP BETWEEN THE RIGHT-OF-WAY AND THE INTERSECTION OF A STREET PROPERTY LINE WITH A DRIVEWAY OR SIDEWALK PAVEMENT.

NO INDIVIDUAL WATER SUPPLY SYSTEM SHALL BE PERMITTED ON ANY LOT.

ANY MOTOR VEHICLE WHICH IS INOPERABLE FOR NORMAL TRANSPORTATION SHALL NOT BE KEPT OR MAINTAINED WITHIN THE ATTACHED GARAGE.

WITNESS MY HAND AND SEAL THIS 18 day of March 1922
ALBERT D. STOUT
CAROL ANN STOUT
STATE OF INDIANA) SS:
COUNTY OF JOHNSON)

I, Tamara J. Lewis, a Notary Public in and for the State of Indiana, do hereby certify that Albert D. Stout and Carol Ann Stout, Harry E. Decourcy and Alice E. Decourcy, husband and wife, the same persons whose names are subscribed to the certificate before me this day in person and acknowledge the same as their own voluntary act and deed for the purposes herein set forth.

MY COMMISSION EXPIRES: _____
TAMARA J. LEWIS
RESIDENT OF COON

I, ROBERT E. ETTER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND CORRECTLY REPRESENTS THE DESCRIBED REAL ESTATE.

ALL MONUMENTS SHOWN HEREON WILL EXIST, AND THAT THEIR MATERIAL ARE ACCURATELY SHOWN; AND THAT THE COMPUTED BOUNDARY SURVEY IS NOT MORE THAN ONE FOOT IN TEN THOUSAND FEET AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURE DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE THIS 10th DAY OF March 1922
ROBERT E. ETTER
REGISTERED LAND SURVEYOR

THIS PLAN IS RECOMMENDED FOR APPROVAL BY THE TOWN BOARD OF WHITELAND, INDIANA, THIS 11th DAY OF March 1922.

Fred Brinkman
FRED BRINKMAN, PRESIDENT

Norman Casbhart
NORMAN CASBHART, MEMBER

DAVID A. KELSAY
DAVID A. KELSAY, CHAIRMAN

C-528 B

SPRINGHILL

KNOW ALL MEN BY THESE PRESENTS: ALBERT D. STOUT AND CAROL ANN STOUT, HUSBAND AND WIFE AND HARRY E. DECOURCY AND ALICE E. DECOURCY, HUSBAND AND WIFE, THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN THE TOWN OF WHITELAND, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA.

DESCRIPTION

A part of the Northwest Quarter of Section 27, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana described as follows:

Commencing at the Southwest Corner of Lot No. 74 in Springhill, Second Section recorded in Plat Book 7, Page 44 in the records of the Recorder of Johnson County, Indiana; thence North 89 degrees 51 minutes 12 seconds East (assumed bearing) along the South line of last said Springhill Addition 28.90 feet to the POINT OF BEGINNING of this described tract; thence continuing North 89 degrees 51 minutes 12 seconds East along the South line of said Springhill, Second Section and Springhill, Third Section recorded in Plat Book 7, Page 64 920.00 feet; thence South 00 degrees 08 minutes 48 seconds East 330.00 feet; thence South 89 degrees 51 minutes 12 seconds West 910.00 feet; thence North 00 degrees 08 minutes 48 seconds West 129.44 feet; thence North 11 degrees 37 minutes 06 seconds West 50.28 feet; thence North 00 degrees 08 minutes 48 seconds West 151.28 feet to the Point of Beginning, containing 6.93 Acres, more or less.

Subject to all legal rights-of-way, easement and restrictions.

THIS SUBDIVISION CONTAINS TWENTY LOTS NUMBERED ONE (1) THROUGH TEN (10); BASEMENTS AS SHOWN ON THE PLAT HEREWITH.

HEREBY SUBDIVIDE SAID REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAN HEREON, SAID SUBDIVISION TO BE KNOWN AS "SPRINGHILL SOUTH, FIRST SECTION," IN THE TOWN OF WHITELAND, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA. THE SIZE OF THE LOTS AND THE WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF. ALL STREETS AS SHOWN ON THIS PLAN AND HERETOFORE NOT DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED "DRAINAGE AND UTILITY EASEMENT" SHOWN ON THIS PLAN WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, 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, ERRECTED OR MAINTAINED ON SAID "DRAINAGE AND UTILITY EASEMENT".

THE LOTS IN THE 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.

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERRECTED, ALTERED OR PLACED OR PERMITTED ON ANY LOT OTHER THAN THE ONE ATTACHED GARAGE CAPABLE OF STORING A MINIMUM OF TWO AUTOMOBILES IS MANDATORY. A STORAGE BUILDING NOT TO EXCEED ONE STORY IN HEIGHT (12 FEET MAXIMUM) AND 160 SQUARE FEET OF FLOOR AREA IS PERMITTED, SAID STORAGE BUILDING SHALL NOT HAVE METAL SURFACED EXTERIORS OR ROOFS.

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 1100 SQUARE FEET FOR A ONE STORY DWELLING. NO DWELLING OF MORE THAN ONE STORY SHALL BE PERMITTED ON ANY LOT UNLESS THE GROUND FLOOR LIVING AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1200 SQUARE FEET OF LIVING AREA.

3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET THAN THE MINIMUM BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 12 FEET TO A SIDE YARD LINE, AND THE TOTAL SIDE YARD SET-BACK (BOTH SIDES) MUST BE AT LEAST 27 FEET. A 7.5 FOOT SIDE YARD SET-BACK SHALL BE REQUIRED FOR AN ACCESSORY BUILDING NOT EXCEEDING 12 FEET IN HEIGHT, AND IF DETACHED FROM THE PRINCIPAL BUILDING IT SHALL BE LOCATED AT LEAST AS FAR BACK AS FAR BACK AS THE REAR OF THE PRINCIPAL BUILDING. NO BUILDING SHALL BE ERRECTED CLOSER THAN TWENTY-FIVE (25) FEET TO THE REAR LOT LINE.

4. THE EXTERIOR FACING OF DWELLINGS PLACED ON TWENTY (20) LOTS IN THIS SUBDIVISION SHALL BE COMPRISED OF TWENTY-FIVE PERCENT (25%) MASONRY. THE AREA IN SQUARE FEET OF SAID DWELLING THAT IS TO BE COVERED BY MASONRY WILL BE DETERMINED BY MULTIPLYING EIGHT (8) TIMES TWENTY-FIVE PERCENT (25%) TIMES THE TOTAL PERIMETER LENGTH OF THE DWELLING FOUNDATION.

5. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

6. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF TWO MEMBERS APPOINTED BY THE DEVELOPER. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT FOR IT. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE, THE REMAINING MEMBER SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR. NEITHER THE MEMBERS OF THE COMMITTEE NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT. AT ANY TIME, THE THEN RECORDED OWNERS OF A MAJORITY OF LOTS SHALL HAVE THE POWER THROUGH A DULY RECORDED WRITTEN INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO WITHDRAW FROM THE COMMITTEE OR RESTORE TO IT ANY OF ITS POWER AND DUTIES.

RESTRICTIVE COVENANTS SOUTH FIR WHITELAND, INDIANA

THE FOLLOWING DESCRIBED REAL ESTATE IN THE TOWN OF
ALBERT D. STOUT AND CAROL ANN STOUT, HUSBAND
AND WIFE, DECORRY, HUSBAND AND WIFE, THE
JOHNSON COUNTY, INDIANA.

DESCRIPTION

Corner of Lot No. 74 in Springhill, Second Section
Page 44 in the records of the Recorder of Johnson
County, Indiana. Addition 28.90 feet to
line of last said Springhill Addition North 89
degrees 51 minutes 12 seconds East (assumed
this described tract; thence continuing North 89
degrees East along the south line of said Springhill,
111. Third Section recorded in plat book 7, Page 66
00 degrees 08 minutes 48 seconds East 330.00 feet;
12 minutes 17 seconds West 910.00 feet; thence North
50.28 feet; thence North 00 degrees 08 minutes 48
to the point of beginning containing 6.93 Acres.

15-of-way, assessment and restrictions.

25 TWENTY FIVE (25) TOGETHER WITH STREETS, RIGHTS-OF-WAY AND
PLAT HEREWITH.

TO ESTABLISH LOTS AND STREETS IN ACCORDANCE WITH THE
PLANNED SUBDIVISION OF JOHNSON COUNTY, INDIANA.

THE WIDTHS OF THE STREETS SHOWN IN FIGURES DE
PLANNED SUBDIVISION OF JOHNSON COUNTY, INDIANA.
ALL RIGHTS RESERVED BY SHOWN ON THIS PLAT
AND HEREBY DEDICATED TO THE PUBLIC USE.

7. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING. IN THE EVENT THE COMMITTEE OR ITS DESIGNATED REPRESENTATIVES FAILS TO APPROVE OR DISAPPROVE WITHIN 30 DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS COMMENCED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.
8. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE PROFESSIONAL SIGN NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OR NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
9. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
10. NO OIL DRILLING, OIL DEVELOPMENT OPERATION, 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, NOR DRACK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL AND OIL TANKS MUST BE CONCEALED.
11. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BREED OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT IF THEY ARE CONFINED IN A FENCED ENCLOSURE OR WITHIN THE PRINCIPAL BUILDING, AND PROVIDED THAT THEY ARE NOT KEPT, BREED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
12. NO LOT SHALL BE USED OR MAINTAINED AS DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE. WASTE MATTER OR MATERIAL 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. DURING THE CONSTRUCTION OF A RESIDENCE ALL CONSTRUCTION REFUSE AND WASTE SHALL BE KEPT IN AN ENCLOSURE ON THE SUBJECT LOT AND NOT PERMITTED TO BE STREWN ABOUT AND ALL MATERIAL NOT DISPOSED OF ON THE SUBJECT LOT SHALL BE TRANSPORTED OUT OF SPRINGHILL SOUTH SUBDIVISION.
13. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINE AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE ROADWAYS 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 THEM 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 LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT.
14. ALL POWER AND TELEPHONE LINES ARE TO BE UNDERGROUND.
15. FENCES, TREES, AND SHRUBS ARE NOT PERMITTED WITHIN THE LIMITS OF THE STREET RIGHT-OF-WAY, NOR ARE THEY PERMITTED WITHIN FOUR (4) FEET IN ANY DIRECTION OF A FIRE HYDRANT OR BETWEEN THE HYDRANT AND THE RIGHT-OF-WAY LINE.
16. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.
17. ANY MOTOR VEHICLE WHICH IS INOPERATIVE OR UNLICENSED, AND NOT BEING USED FOR NORMAL TRANSPORTATION SHALL NOT BE PERMITTED TO REMAIN ON ANY LOT OTHER THAN WITHIN THE ATTACHED GARAGE.
18. TRAILERS, BOATS, RECREATIONAL VEHICLES, AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE AREA BETWEEN THE RIGHT-OF-WAY LINE AND THE FRONT BUILDING LINE.
19. ALL DRIVES SHALL BE CONCRETE OR BITUMINOUS PAVED AND NOT LESS THAN SIXTEEN (16) FEET IN WIDTH.
20. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENT WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965, AND ALL AMENDMENTS THERETO.
21. SWALES, DRAINAGE DITCHES, AND REAR OR SIDE YARD SWALES SHALL NOT BE OBSTRUCTED BY VEGETATION, SHRUBS, OR FILL WHICH OBSTRUCTS SURFACE WATER FLOW.
22. THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THIS LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, AT ANY TIME FOLLOWING RECORDED, AND IN-STRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
23. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANTS EITHER TO RESTRAIN VIOLATIONS OR TO RECOVER DAMAGES. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
24. THESE COVENANTS MAY BE ENFORCED BY LOT OWNERS OR OFFICIALS OF THE GOVERNMENTAL UNIT OF WHICH THE SUBDIVISION IS A PART.

SHALL BE EXERCISED
ED AT LEAST AS FAR
LET IN HEIGHT, AND
YARD SET-BACK SHALL
AL SIDE YARD SET-B
BUILDING SHALL BE
LET THAN THE MINIM
BE LOCATED ON ANY
THE OR

SQUARE FEET OF LVI
ESS THAN 725 SQUA
N STRUCTURE, EXCE
FLOOR
SHALL BE PERMITTED
SQUARE FEET FOR
EXCLUSIVE OF ONE
SHALL
BE PERMITTED ON AN
S OR ROOFS
SUA IS PERMITTED
TO EXCEED ONE STOR
E OF STORING A MIN
ING, NOT TO EXCEED
ED OR PLACED ON
USED EXCEPT FOR
S, WHICH SHALL NOT
NS OR OCCUPANCY
SION AND THE

SHALL BE EXERCISED
ED AT LEAST AS FAR
LET IN HEIGHT, AND
YARD SET-BACK SHALL
AL SIDE YARD SET-B
BUILDING SHALL BE
LET THAN THE MINIM
BE LOCATED ON ANY
THE OR

SQUARE FEET OF LVI
ESS THAN 725 SQUA
N STRUCTURE, EXCE
FLOOR
SHALL BE PERMITTED
SQUARE FEET FOR
EXCLUSIVE OF ONE
SHALL
BE PERMITTED ON AN
S OR ROOFS
SUA IS PERMITTED
TO EXCEED ONE STOR
E OF STORING A MIN
ING, NOT TO EXCEED
ED OR PLACED ON
USED EXCEPT FOR
S, WHICH SHALL NOT
NS OR OCCUPANCY
SION AND THE