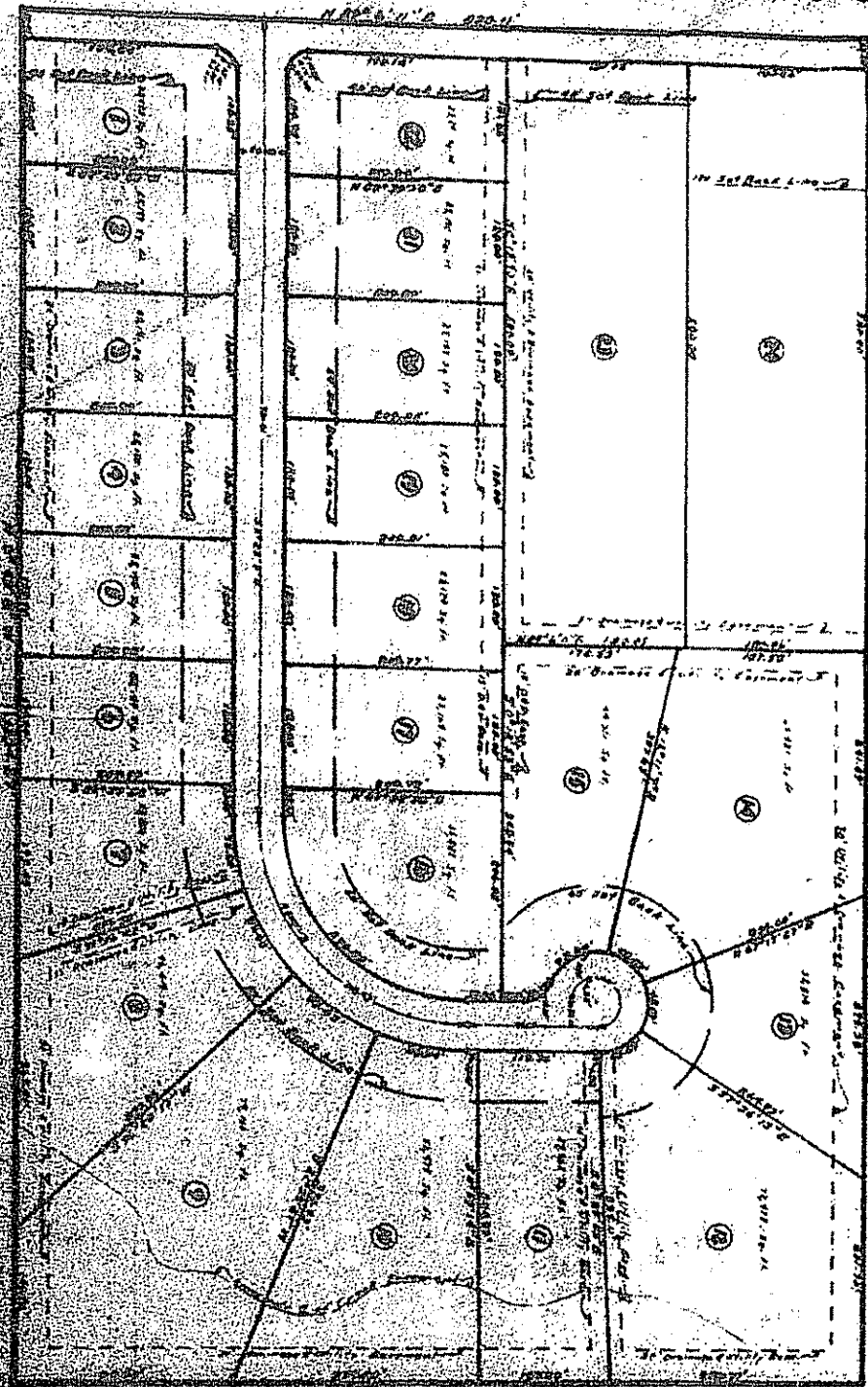


TIMBERBROOK SUB-DIVISION



NE corner of SW 1/4 of
Sec. 21-T2N-R18

TIMBERBROOK SUB-DIVISION PROJECT COVENANTS HENDRICKS COUNTY

1. **LAND USE AND BUILDING TYPE.** No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling, not to exceed two and one-half stories in height and a private garage for not more than 3 cars; all garages to be attached to dwellings. Lots 23 and 24 may have a barn for horses. Barns to be no larger than 1000 square feet; and said barns to be located no closer than 200 feet to any dwelling. Barns to be kept in nice appearance at all times.
2. **DWELLING QUALITY AND SIZE.** The ground floor area of the main structure, exclusive of one-story open porches and garages shall be not less than 1500 square feet for a one-story dwelling nor less than 2000 square feet for a dwelling of more than one story. All homes more than one-story to have a minimum of 2,000 square feet of living area.
3. **BUILDING LOCATION.** No building shall be located on any lot nearer to the front lot line, or nearer to the side street line than the set-back line shown on the recorded plat. No building shall be located nearer than 10 feet to an interior lot line. For the purposes of this covenant, eaves, porches and open porches shall not be considered a part of the building; provided however, that this shall not be construed to permit any portion of any building on any lot to encroach upon any other lot.
4. **LOT AREA AND WIDTH.** Dwellings may be erected on such lot as platted. Lots may not be subdivided into building plots in such manner that more than one house per lot would be constructed. In the event that any lot is enlarged as a building site by the addition thereto of adjoining lots or parts of adjoining lots, the side lot lines heretofore referred to shall be defined as the new side lines of such lot, as enlarged.
5. **DRAINAGE AND UTILITY EASEMENTS.** There are strips of ground shown on the plat as "Utility Easements". Said easements are hereby reserved for public utilities, for the installation and maintenance of poles and lines, for telephone and electric power, for underground cables, for sewers, for drains, for water mains, all serving the lots in said addition. Said easements are likewise reserved for the use of the public for surface water drainage and are to be maintained by the property owner, as such. Under no circumstances shall said easement be blocked, in any manner, by the construction of any improvement, nor shall any grading restrict, in any manner the water flow. Said areas are subject to construction, or reconstruction, to any extent necessary to obtain adequate drainage at any time by any proper authority, or by the developer of the subdivision. Said easements are for the mutual use and benefits of the owners of all lots in the addition and the purchaser of lots shall take title subject to the easements created; and subject, at all times, to the additional right of the proper authorities to serve, replace and recondition utilities therein, or to install new utilities therein.
6. **NUISANCES.** 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.
7. **TEMPORARY STRUCTURES.** 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 permanently or temporarily.
8. **SIGNS.** No sign of any kind shall be displayed to the public view on any lot except 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 a builder to advertise the property during the construction and sales period. However, any sign required by law may be displayed during the construction period.
9. **LIVESTOCK.** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that up to 2 horses or ponies may be kept on Lots #23 and #24; and except that dogs, cats or other household pets may be kept on any lot, provided that they are not kept, bred or maintained for any commercial purpose.
10. **GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other wastes shall not be kept except in sanitary containers. All equipment for the storage of such materials shall be kept in a clean and sanitary condition. No incinerators or trash burning shall be allowed.
11. **WATER SUPPLY.** No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State Board of Health and the Hendricks County Board of Health. Approval of such system, as installed, shall be obtained from such authorities.
12. **SEWAGE SYSTEMS.** No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements of all laws.

