

- WHISPERING TRAILS -

FOURTH SECTION

PART "C"

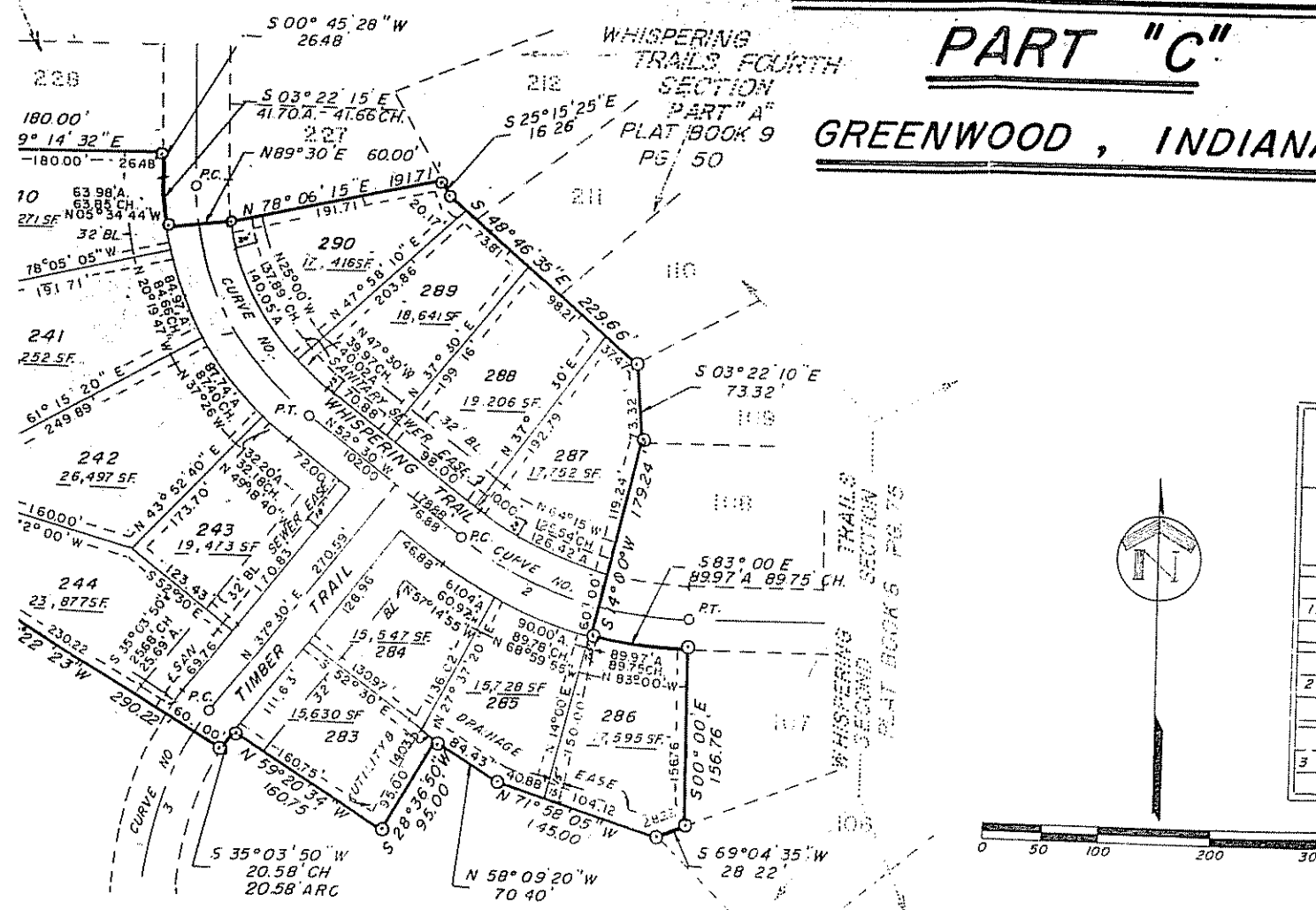
GREENWOOD, INDIANA

WHISPERING TRAILS FOURTH SECTION
PART "B"
PLAT BOOK 10-PG. 21

WHISPERING TRAILS FOURTH SECTION
PART "A"
PLAT BOOK 9
PG. 50

NOTE: TO ALL LOT OWNERS: SPECIAL A
RESPECT TO DRAINAGE AS STATE

THERE ARE SANITARY SEWER EAS
INDICATED ADJACENT AND PARAL
LINE WHERE INDICATED ON LOTS
289 AND 290.



CURVE DATA				
CURVE NO	DELTA	RADIUS	TANGENT	LENGTH
1	53° 15' 28"	IN 229.28'	114.96'	213.12'
C		259.28'	130.00'	241.00'
OUT		289.28'	145.04'	268.89'
2	37° 30' 00"	IN 308.24'	104.63'	201.74'
C		338.24'	114.82'	221.38'
OUT		368.24'	125.00'	241.01'
3	36° 44' 32"	IN 242.03'	80.38'	155.21'
C		272.03'	90.34'	174.45'
OUT		302.03'	100.30'	193.63'

○ DENOTES 5/8" DIAMETER METAL PIN
B L " BUILDING LINE

- WHISPERING TRAILS -

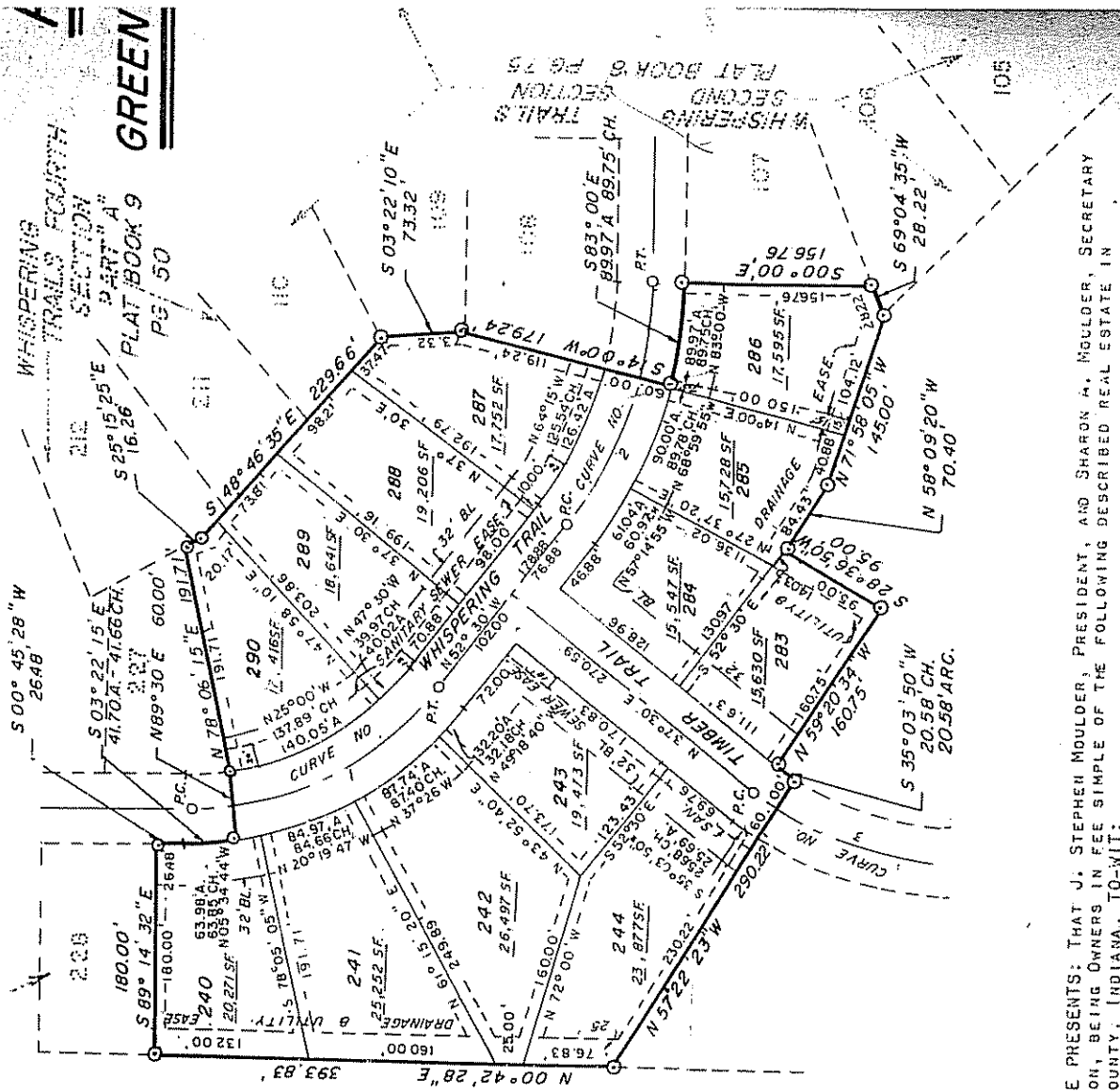
FOUR

WHISPERING TRAILS FOURTH SECTION
PART "B"

PLAT BOOK 10 - PG. 21

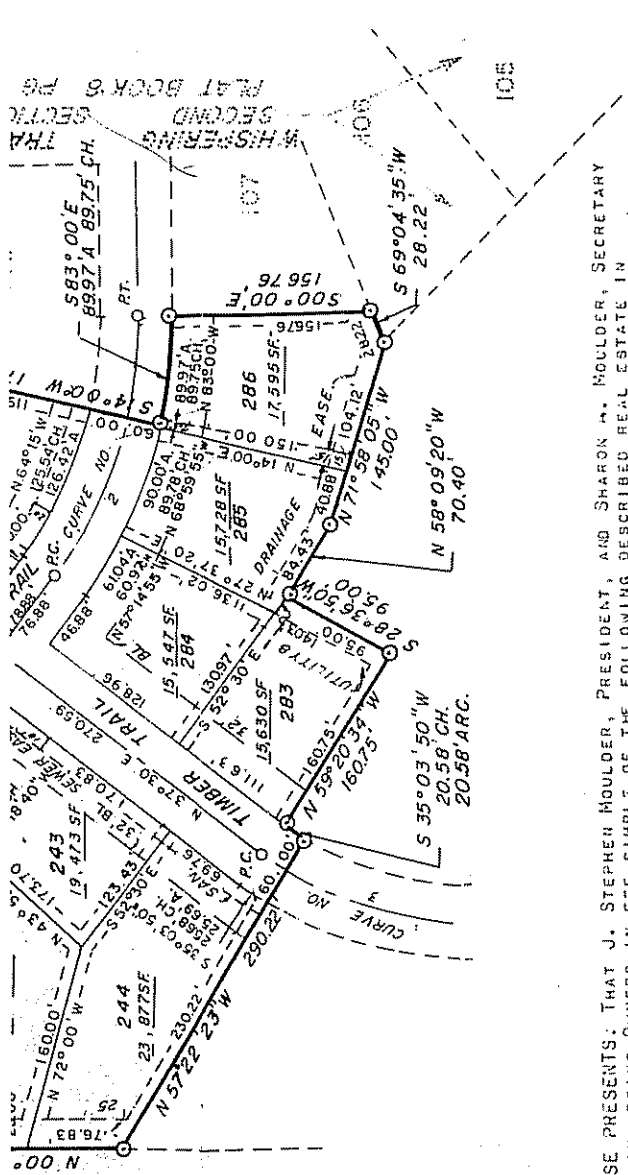
WHISPERING TRAILS FOURTH SECTION
PART "A"

GREEN



KNOW ALL MEN BY THESE PRESENTS: THAT J. STEPHEN MOULDER, PRESIDENT, AND SHARON M. MOULDER, SECRETARY OF MOULDER CORPORATION, BEING OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN GREENWOOD, JOHNSON COUNTY, INDIANA, TO-WIT:

A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 69 DEGREES 44 MINUTES 20 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION 755.42 FEET TO A NORTHEASTERLY CORNER OF WHISPERING TRAILS FOURTH SECTION, PART "B", GREENWOOD, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 10, PAGE 21 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER; (THE NEXT SIX (6) COURSES AND DISTANCES ARE ON AND ALONG THE NORTHERLY AND WESTERLY SIDES AND EXTEND FROM CORNER TO CORNER OF SAID WHISPERING TRAILS FOURTH SECTION PART "B"); (1) THENCE CONTINUING SOUTH 89 DEGREES 44 MINUTES 20 SECONDS WEST ON AND ALONG SAID NORTH LINE OF SAID SOUTHWEST QUARTER SECTION 145.00 FEET; (2) THENCE SOUTH 00 DEGREES 22 MINUTES 50 SECONDS EAST 235.00 FEET; (3) THENCE SOUTH 89 DEGREES 44 MINUTES 20 SECONDS WEST 230.00 FEET; (4) THENCE SOUTH 00 DEGREES 22 MINUTES 50 SECONDS EAST 237.66 FEET; (5) THENCE SOUTH 88 DEGREES 49 MINUTES 54 SECONDS WEST 154.95 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER SECTION; (6) THENCE SOUTH 00 DEGREES 45 MINUTES 20 SECONDS WEST ON AND ALONG THE SAID WEST LINE OF SAID EAST HALF QUARTER SECTION 675.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF LOT NO. 228 IN SAID WHISPERING TRAILS FOURTH SECTION PART "B", AND BEING THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; (THE NEXT FIVE (5) COURSES AND DISTANCES ARE ON AND ALONG THE SOUTHERLY AND WESTERLY SIDES AND EXTEND FROM CORNER TO CORNER OF SAID WHISPERING TRAILS FOURTH SECTION PART "B"); (1) THENCE SOUTH 69 DEGREES 14 MINUTES 32 SECONDS EAST ON AND ALONG THE SOUTH LINE OF SAID LOT NO. 228 A DISTANCE OF 180.00 FEET TO THE SOUTHEAST CORNER THEREOF; (2) THENCE SOUTH 00 DEGREES 45 MINUTES 20 SECONDS WEST ON AND ALONG THE WEST RIGHT-OF-WAY LINE OF WHISPERING TRAIL 26.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 289.26 FEET, A TANGENT DISTANCE OF 145.04 FEET, AND A TOTAL LENGTH OF 268.89 FEET; (3) THENCE SOUTHEASTERLY ON AND ALONG THE ARC OF SAID CURVE 41.70 FEET, SAID ARC HAVING A CHORD DISTANCE OF 166.56 FEET AND A CHORD BEARING OF SOUTH 03 DEGREES 22 MINUTES 15 SECONDS EAST; (4) THENCE NORTH 69 DEGREES 50 MINUTES EAST 60.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF LOT NO. 227; (5) THENCE NORTH 78 DEGREES 06 MINUTES 15 SECONDS EAST ON AND ALONG THE SOUTHERLY LINE OF SAID LOT NO. 227 A DISTANCE OF 191.71 FEET TO THE SOUTHEAST CORNER



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 COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION, THENCE SOUTH 89 DEGREES 44 MINUTES 20 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION 755.42 FEET TO A NORTHEASTERLY CORNER OF WHISPERING TRAILS FOURTH SECTION, PART "B", GREENWOOD, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 10, PAGE 21 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER; (THE NEXT SIX (6) COURSES AND DISTANCES ARE ON AND ALONG THE NORTHERLY AND WESTERLY SIDES AND EXTEND FROM CORNER TO CORNER OF SAID WHISPERING TRAILS FOURTH SECTION PART "B"); (1) THENCE CONTINUING SOUTH 89 DEGREES 44 MINUTES 20 SECONDS WEST ON AND ALONG SAID NORTH LINE OF SAID SOUTHWEST QUARTER SECTION 145.00 FEET; (2) THENCE SOUTH 00 DEGREES 22 MINUTES 50 SECONDS EAST 235.00 FEET; (3) THENCE SOUTH 69 DEGREES 44 MINUTES 20 SECONDS WEST 250.00 FEET; (4) THENCE SOUTH 00 DEGREES 22 MINUTES 50 SECONDS WEST ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER SECTION; (5) THENCE SOUTH 88 DEGREES 49 MINUTES 04 SECONDS WEST 154.95 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER SECTION; (6) THENCE SOUTH 00 DEGREES 45 MINUTES 22 SECONDS WEST ON AND ALONG THE SAID WEST LINE OF SAID EAST HALF QUARTER SECTION 679.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF LOT NO. 228 IN SAID WHISPERING TRAILS FOURTH SECTION PART "B", AND BEING THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; (THE NEXT FIVE (5) COURSES AND DISTANCES ARE ON AND ALONG THE SOUTHERLY AND WESTERLY SIDES AND EXTEND FROM CORNER TO CORNER OF SAID WHISPERING TRAILS FOURTH SECTION PART "B"); (1) THENCE SOUTH 89 DEGREES 14 MINUTES 32 SECONDS EAST ON AND ALONG THE SOUTH LINE OF SAID LOT NO. 228, A DISTANCE OF 160.00 FEET TO THE SOUTHEAST CORNER THEREOF; (2) THENCE SOUTH 00 DEGREES 45 MINUTES 28 SECONDS WEST ON AND ALONG THE WEST RIGHT-OF-WAY LINE OF WHISPERING TRAIL 26.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 269.28 FEET, A TANGENT DISTANCE OF 145.04 FEET, AND A TOTAL LENGTH OF 268.89 FEET; (3) THENCE SOUTHEASTERLY ON AND ALONG THE ARC OF SAID CURVE 41.70 FEET, SAID ARC HAVING A CHORD DISTANCE OF 41.66 FEET AND A CHORD BEARING OF SOUTH 03 DEGREES 22 MINUTES 15 SECONDS EAST; (4) THENCE NORTH 19 DEGREES 30 MINUTES EAST 160.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF LOT NO. 227; (5) THENCE NORTH 78 DEGREES 06 MINUTES 15 SECONDS EAST ON AND ALONG THE SOUTHERLY LINE OF SAID LOT NO. 227, A DISTANCE OF 191.71 FEET TO THE SOUTHEAST CORNER THEREOF SAID POINT ALSO BEING LOCATED ON THE WESTERLY LINE OF LOT NO. 212 IN WHISPERING TRAILS FOURTH SECTION PART "A", GREENWOOD, INDIANA, PER PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 50 OF THE SAID RECORDER'S RECORDS (THE NEXT TWO (2) COURSES AND DISTANCES ARE ON AND ALONG THE WESTERLY AND SOUTHERLY SIDES OF SAID WHISPERING TRAILS FOURTH SECTION PART "A"); (1) THENCE SOUTH 25 DEGREES 15 MINUTES 25 SECONDS EAST 16.26 FEET; (2) THENCE SOUTH 48 DEGREES 46 MINUTES 35 SECONDS EAST 140.51 FEET TO A SOUTHERLY CORNER OF LOT NO. 211 IN SAID WHISPERING TRAILS FOURTH SECTION PART "A", AND BEING A NORTHWESTERLY CORNER OF LOT NO. 110 IN WHISPERING TRAILS SECOND SECTION, GREENWOOD, INDIANA, PER PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 21 OF THE SAID RECORDER'S RECORDS; (1) THENCE SOUTH 78 DEGREES 26 MINUTES 35 SECONDS EAST 62.15 FEET; (2) THENCE SOUTH 03 DEGREES 12 MINUTES 10 SECONDS EAST 75.32 FEET; (3) THENCE SOUTH 14 DEGREES 00 MINUTES WEST 179.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WHISPERING TRAIL, SAID POINT ALSO BEING LOCATED ON A CURVE, SAID CURVE HAVING A RADIUS OF 366.24 FEET, A TANGENT DISTANCE OF 125.00 FEET, AND A TOTAL LENGTH OF 241.01 FEET; THENCE SOUTHEASTERLY ON AN ARC OF A CURVE TO THE LEFT 69.97 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A LENGTH OF 69.75 FEET AND A CHORD BEARING OF SOUTH 83 DEGREES 00 MINUTES EAST; (5) THENCE SOUTH 00 DEGREES 00 MINUTES EAST 156.76 FEET; (6) THENCE SOUTH 69 DEGREES 04 MINUTES 35 SECONDS WEST 28.22 FEET TO A NORTHWESTERLY CORNER OF LOT NO. 106 IN SAID WHISPERING TRAILS SECOND SECTION; THENCE NORTH 71 DEGREES 58 MINUTES 05 SECONDS WEST 145.00 FEET; THENCE NORTH 58 DEGREES 09 MINUTES 20 SECONDS WEST 70.40 FEET; THENCE SOUTH 28 DEGREES 36 MINUTES 50 SECONDS WEST 95.00 FEET; THENCE NORTH 59 DEGREES 20 MINUTES 34 SECONDS WEST 160.75 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE, SAID CURVE HAVING A RADIUS OF 242.03 FEET, A TANGENT DISTANCE OF 60.38 FEET, AND A TOTAL LENGTH OF 155.21 FEET; THENCE SOUTHWESTERLY ON AND ALONG AN ARC OF SAID CURVE TO THE LEFT, SAID ARC BEING SUBTENDED BY A CHORD HAVING A DISTANCE OF 20.56 FEET AND A CHORD BEARING OF SOUTH 35 DEGREES 50 MINUTES WEST; THENCE NORTH 57 DEGREES 22 MINUTES 23 SECONDS WEST 290.22 FEET TO A POINT ON THE SAID WEST LINE OF SAID EAST HALF QUARTER SECTION; THENCE NORTH 00 DEGREES 42 MINUTES 26 SECONDS EAST ON AND ALONG SAID EAST HALF QUARTER SECTION LINE 393.83 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.8718 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

DO HEREBY MAKE, PLAT, SUBDIVIDE, LAY OFF AND DEDICATE SAID DESCRIBED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HERETO ATTACHED, WHICH ADDITION SHALL BE KNOWN AS 'WHISPERING TRAILS-FOURTH SECTION, PART "C"', IN GREENWOOD, JOHNSON COUNTY, INDIANA. THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE AND THAT ALL OF THE LOTS CONTAINED IN THE ABOVE PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS:

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERRECTED OR PLACED OR PERMITTED ON ANY LOT OTHER THAN THE SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE FOR NOT LESS THAN 2 CARS OR MORE THAN 3 CARS.
2. NO BUILDING SHALL BE ERRECTED OR PLACED ON ANY LOT UNTIL THE BUILDER'S CONSTRUCTION PLAN, SPECIFICATIONS AND WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND QUALITY OF TOPOGRAPHY AND FINISH GRADE ELEVATION. NO FENCE OR WALL SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE UNLESS SIMILARLY APPROVED. APPROVAL SHALL BE AS PROVIDED IN COVENANT NO. 13.

3. NO DWELLING SHALL BE PERMITTED TO BE ERRECTED OR PLACED ON ANY LOT OTHER THAN THE SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE FOR NOT LESS THAN 2 CARS OR MORE THAN 3 CARS.

CORNER OF LOT NO. 106 IN SAID WHISPERING TRAILS SECOND SECTION; THENCE NORTH 71 DEGREES 06 MINUTES 00 SECONDS WEST 145.00 FEET; THENCE NORTH 52 DEGREES 09 MINUTES 20 SECONDS WEST 70.40 FEET; THENCE SOUTH 26 DEGREES 36 MINUTES 50 SECONDS WEST 95.00 FEET; THENCE NORTH 59 DEGREES 20 MINUTES 34 SECONDS WEST 160.75 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE, SAID CURVE HAVING A RADIUS OF 242.03 FEET, A TANGENT DISTANCE OF 80.38 FEET, AND A TOTAL LENGTH OF 155.21 FEET; THENCE SOUTHWESTERLY ON AND ALONG AN ARC OF SAID CURVE TO THE LEFT, SAID ARC BEING SUBTENDED BY A CHORD HAVING A DISTANCE OF 20.58 FEET AND A CHORD BEARING OF SOUTH 35 DEGREES 03 MINUTES 50 SECONDS WEST; THENCE NORTH 57 DEGREES 22 MINUTES 23 SECONDS WEST 290.22 FEET TO A POINT ON THE SAID WEST LINE OF SAID EAST HALF QUARTER SECTION; THENCE NORTH 00 DEGREES 42 MINUTES 26 SECONDS EAST ON AND ALONG SAID EAST HALF QUARTER SECTION LINE 393.83 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.8718 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

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2. NO BUILDING SHALL BE ERRECTED OR PLACED ON ANY LOT UNTIL THE BUILDER'S CONSTRUCTION PLAN, SPECIFICATIONS AND PLOT PLAN HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO THE ACCEPTABILITY AND QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATION. NO FENCE OR WALL SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE UNLESS SIMILARLY APPROVED. APPROVAL SHALL BE AS PROVIDED IN COVENANT NO. 13.

3. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE TOTAL LIVING AREA OF THE STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, CONTAINS 1800 SQUARE FEET. FOR A MULTI-LEVEL DWELLING THE GROUND FLOOR LEVEL LIVING AREA SHALL BE NOT LESS THAN 1000 SQUARE FEET. ALL DWELLINGS AND STRUCTURES ARE SUBJECT TO THE FOLLOWING CONSTRUCTION SPECIFICATIONS:

A. ALL WINDOW FRAMES SHALL BE CONSTRUCTED OF WOOD.

B. THE USE OF ALUMINUM SIDING SHALL NOT BE PERMITTED BELOW THE SECOND FLOOR LINE.

4. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 32 FEET TO THE FRONT LOT LINE, OR NEARER THAN 32 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 12 FEET TO AN INTERIOR LOT LINE, FOR THE PURPOSES OF THIS COVENANT, EAVES, STEPS, AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDED HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING, OR A LOT TO ENCROACH UPON ANOTHER LOT.

5. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BOAT, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENT, NOR SHALL A PARTIALLY COMPLETED DWELLING BE PERMITTED. NO TEMPORARY BUILDING OF ANY KIND SHALL BE PERMITTED ON ANY LOT.

6. OBSTRUCTIONS SHALL NOT BE PLACED IN, NOR BE PERMITTED TO REMAIN IN AREAS DESIGNATED ON THIS PLAT AS DRAINAGE AND UTILITY EASEMENT. THESE AREAS SHALL BE PRESERVED AND MAINTAINED BY THE LOT OWNERS AS PERMANENT DRAINAGE FEATURES, AS SHOWN ON "AS BUILT GENERAL DEVELOPMENT PLAN", OR FILE WITH THE GREENWOOD PLAT COMMISSION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE PRESERVATION OF POSITIVE DRAINAGE OF ALL OVERLAND DRAIN FEATURES AS SHOWN ON THE "AS BUILT DRAINAGE PLAN".

7. 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 BIDDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

8. 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 HOLES FOR OIL OR NATURAL GAS SHALL BE ERRECTED, MAINTAINED OR PERMITTED UPON ANY LOT.

9. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. TRAILERS, BOATS, AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR SIDE YARD.

10. AT NO TIME SHALL ANY UNLICENSED, UNOPERATIVE AUTOMOBILE OR TRUCK BE PERMITTED ON ANY LOT.

11. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.

12. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF TWO MEMBERS APPOINTED BY THE DEVELOPER. 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 POWERS AND DUTIES.

13. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE INDICATED ON THE PLANS SUBMITTED TO THE GREENWOOD CITY PLANNER. 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 BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.

IN					
2	IN	308.24'	104.63'	201.74'	
	Σ	338.24'	114.82'	221.38'	
	OUT	368.24'	125.00'	241.01'	
	IN	242.03'	80.38'	155.21'	
3	Σ	272.03'	90.34'	174.45'	
	OUT	302.03'	100.30'	193.63'	



- DENOTES 5/8" DIAMETER METAL PIN
- B.L. " BUILDING LINE
- A " ARC DISTANCE
- CH. " CHORD DISTANCE
- * 21,278 SF LOT AREA IN SQUARE FEET

NOTE:
 * THERE ARE 75' DRAINAGE AND UTILITY EASEMENTS
 EACH SIDE OF EACH SIDELINE AND REAR LOT LINES
 EXCEPT WHERE NOTED OTHERWISE X

14. 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, AND FURTHER, THAT PORTION OF NATURAL WATERWAYS THROUGH A LOT SHALL BE MAINTAINED BY THE OWNER THEREOF.
15. THERE ARE STRIPS OF GROUND MARKED "UTILITY AND DRAINAGE 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, INCLUDING FENCES, SHALL BE BUILT, CREATED OR MAINTAINED ON SAID "UTILITY AND DRAINAGE EASEMENT", STRIPS MARKED "DRAINAGE EASEMENT" ARE FOR SURFACE WATER DRAINAGE ONLY. POSITIVE DRAINAGE ON EACH LOT IN THIS SUBDIVISION SHALL BE PERPETUATED AND/OR MAINTAINED BY THE LOT OWNER, AND SHALL BE COORDINATED WITH THE OVERALL DRAINAGE PLAN FOR THE BLOCK. LIABILITY FOR FAILURE TO PROVIDE SUCH DRAINAGE SHALL REST UPON THE OWNER OF THE LOT.
16. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2' AND 6' FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET-PROPERTY LINE AND A LINE CONNECTING THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE 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 ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTIONS OF SUCH SIGHT LINES AND ALL EXISTING FARM FENCES BORDERING OR LOTS SHALL BE MAINTAINED BY THE LOT OWNERS IN A CONDITION TO CONTAIN LIVESTOCK USING CONTIGUOUS LANDS.
17. 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 BRED, KEPT OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
18. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE. OTHER WASTES SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
19. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OF COURT ORDER SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
20. 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 (10) YEARS UNLESS, AT ANY TIME FOLLOWING RECORDED, AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

WITNESS MY HAND AND SEAL THIS 31st DAY OF May, 1964.

BY J. Stephen Moulder
 J. STEPHEN MOULDER, PRESIDENT
 SHARON A. MOULDER, SECRETARY

STATE OF INDIANA) SS:
 COUNTY OF JOHNSON)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED J. STEPHEN MOULDER, PRESIDENT, AND SHARON A. MOULDER, SECRETARY, OF MOULDER CORPORATION, WHO ACKNOWLEDGED THE EXECUTION OF THE FOLLOWING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 1964.

MY COMMISSION EXPIRES: _____
 _____ NOTARY PUBLIC