



DAVID BRENTON'S TEAM

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The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

The information is deemed reliable, but not guaranteed.

NO BUILDING SHALL BE ERECTED ON ANY LOT UNTIL THE DESIGN AND LOCATION THEREOF HAVE BEEN APPROVED IN WRITING BY A COMMITTEE APPOINTED BY THE SUBDIVIDER OR ELECTED BY A MAJORITY OF THE OWNERS OF LOTS IN SAID SUBDIVISION. HOWEVER IN THE EVENT THAT SUCH A COMMITTEE IS NOT IN EXISTENCE OR FAILS TO APPROVE OR DISAPPROVE SUCH DESIGN OR LOCATION WITHIN 30 DAYS, THEN SUCH APPROVAL WILL NOT BE REQUIRED PROVIDED THE DESIGN AND LOCATION ON THE LOT CONFORM TO AND ARE IN HARMONY WITH EXISTING STRUCTURES IN THE TRACT. IN ANY CASE EITHER WITH OR WITHOUT THE APPROVAL OF THE COMMITTEE, NO DWELLING COSTING LESS THAN \$3500 SHALL BE PERMITTED ON ANY LOT IN THE TRACT, AND THE GROUND FLOOR SQUARE FEET AREA THEREOF SHALL BE LESS THAN 700 SQUARE FEET IN THE CASE OF A ONE-STORY STRUCTURE NOR LESS THAN 550 SQUARE FEET IN THE CASE OF A ONE-AND-ONE-HALF OR TWO-STORY STRUCTURE.

THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES ^{AND} ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1965, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL TERMINATE.

IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS HEREIN BEFORE JANUARY 1, 1965, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY OTHER LOTS IN SAID DEVELOPMENT OR ^{OR PERSONS} SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON ^{OR PERSONS} VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT OR RESTRICTION AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

INVALIDATION OF ANY ONE OF THESE ^{COVENANTS} BY JUDGMENT OR COURT ORDER SHALL IN NO WISE EFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL AND EFFECT.

STREETS SHOWN ON THIS PLAT NOT HERETOFORE DEDICATED TO THE PUBLIC ARE HEREBY DEDICATED TO THE PUBLIC. THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY PROCESS OF LAW OF ANY STRUCTURE ERECTED IN VIOLATION HEREOF IS HEREBY DEDICATED TO THE PUBLIC AND IS AND RESERVED BY SEVERAL OWNERS OF THE SEVERAL LOTS OF THIS ADDITION AND THEIR ASSIGNS.

WITNESS OUR SIGNATURES THIS 7th DAY OF APRIL 1939

Edna L. Thompson
STATE OF INDIANA } S.S.
COUNTY OF MARION }
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, EDNA L. THOMPSON AND EDNA L. THOMPSON, HIS WIFE, AND JOHN E. BAUER AND VERA L. BAUER, HIS WIFE AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE ABOVE AND FOREGOING CERTIFICATE, AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED. — WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF APRIL 1939.
MY COMMISSION EXPIRES NOTARY PUBLIC

APR 12 1939
NOTARY PUBLIC

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THE UNDERSIGNED, HEREBY CERTIFY THAT THE WITHIN PLAT OF COLONIAL MANOR, WAS SURVEYED BY ME, IS TRUE AND
IS A PART OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 16
RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID HALF QUARTER AND RUNN-
ING WITH THE EAST LINE OF SAID HALF QUARTER 1342.50 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF
SAID HALF QUARTER, THENCE WEST WITH THE NORTH LINE OF THE SOUTH HALF OF SAID HALF QUARTER 711 FEET, THENCE
PARALLEL TO THE EAST LINE OF SAID HALF QUARTER 1343.30 FEET TO THE SOUTH LINE OF SAID HALF QUARTER, THENCE
111 FEET TO THE BEGINNING, CONTAINING 21.92 ACRES.

THE SUBDIVISION CONSISTS OF 100 LOTS, NUMBERED FROM 1 TO 100, BOTH INCLUSIVE. THE DIMENSIONS OF THE LOTS AND
THE STREETS ARE IN FEET AND DECIMAL PARTS THEREOF.
IN WITNESS MY SIGNATURE THIS 25TH DAY OF MAY, 1939

ARTHUR F. HAUFLE,
CIVIL ENGINEER & SURVEYOR.

By Arthur F. Haufle #1446

THE UNDERSIGNED OWNERS ALBERT E. THOMPSON AND EDNA L. THOMPSON, HIS WIFE, AND JOHN E. BAUER AND VERA
HIS WIFE, CERTIFY THAT THEY DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE INTO LOTS AND STREETS IN ACCORD-
ANCE WITH THIS PLAT. THE REAL ESTATE MENTIONED IN THE FOREGOING CERTIFICATE, TO BE KNOWN AND DESIGNATED AS
COLONIAL MANOR, AN ADDITION TO THE CITY OF INDIANAPOLIS, INDIANA.

THESE ARE STRIPS OF GROUND, 5 FEET IN WIDTH, AS SHOWN ON THIS PLAT, RESERVED FOR THE USE OF PUBLIC UTILITIES
(INCLUDING STREET CAR OR TRANSPORTATION COMPANIES), SUCH AS WATER, GAS, TELEPHONE, TELEGRAPH, AND
ELECTRIC LIGHT COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF MAINS, POLES, DUCTS, AND WIRES, SUBJECT
TO THE EASEMENT HEREIN RESERVED. NO PERMANENT NOR OTHER STRUCTURES ARE TO BE ERECTED OR
MAINTAINED UPON SAID STRIPS BY OWNERS OF SUCH LOT OR LOTS, BUT SUCH OWNERS SHALL TAKE THEIR TITLES
TO THE RIGHT OF PUBLIC UTILITY COMPANIES, AND TO THE RIGHT OF THE OWNERS OF THE OTHER LOTS IN SAID
MANOR, ON AND TO THE EASEMENT HEREIN GRANTED FOR INGRESS AND EGRESS, IN, ALONG, ACROSS, AND THROUGH
SEVERAL STRIPS OF GROUND HEREIN DESCRIBED.

NO BUILDING SHALL BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT^{PLAT} NEARER THAN 25 FEET TO NOR FARTHER THAN 30 FEET
FROM THE FRONT LOT LINE. THE SIDE LINE RESTRICTION SHALL NOT APPLY TO A GARAGE LOCATED ON THE REAR ONE-QUARTER
LOT, EXCEPT THAT ON CORNER LOTS NO STRUCTURE SHALL BE PERMITTED NEARER THAN 15 FEET TO THE SIDE STREET LINE.

ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS, AND NO STRUCTURE SHALL BE ERECTED
ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN
HEIGHT AND A ONE OR TWO CAR GARAGE.

NO RESIDENTIAL LOT SHALL BE RESUBDIVIDED INTO BUILDING PLOTS HAVING LESS THAN 6000 SQUARE FEET OF AREA OR
LESS THAN 50 FEET EACH, NOR SHALL ANY BUILDING BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT HAVING AN AREA
OF LESS THAN 6000 SQUARE FEET OR A FRONTAGE OF LESS THAN 50 FEET.

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

NO LOT OR PART OF LOT IN THIS ADDITION SHALL BE OWNED, USED OR OCCUPIED BY ANY PERSON OR PERSONS EXCEPT
OF THE PURE CAUCASIAN RACE, DOMESTIC SERVANTS EXCEPTED.

NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUT-BUILDING ERECTED IN TRACT SHALL AT ANY
TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY NOR SHALL ANY RESIDENCE OF A TEMPORARY