



# **DAVID BRENTON'S TEAM**

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## **RE/MAX Select, REALTORS**

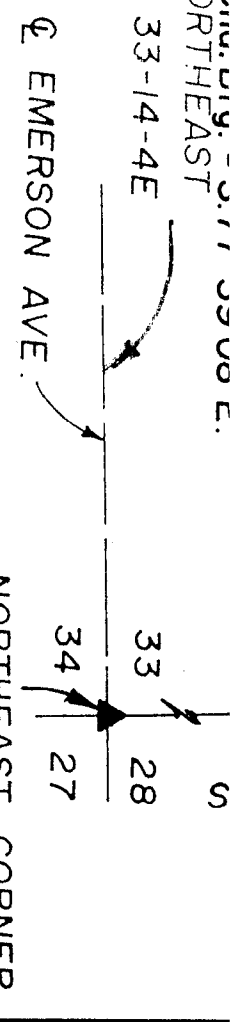
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The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated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

**The information is deemed reliable, but not guaranteed.**



NORTH-EAST CORNER  
NORTH-EAST QUARTER  
SECTION 33-14-4E

# COUNTRY ALLE

# SUBDIVISION

# SECTION TWO

# GREENWOOD, INDIANA

SHEET

1  
2

Chord Bearing  
S86°40'28"W  
S74°11'43"W  
S58°10'06"W  
R56°59'21"W  
N78°05'21"W  
S68°06'00"E  
S25°22'52"W  
S07°30'54"W  
S77°39'08"E  
N82°59'18"W  
N84°07'03"E  
N59°14'16"E  
N74°38'40"W  
N85°38'48"W

Chord Bearing  
N67°30'00"W  
N21°36'59"W  
S67°30'00"W  
N23°23'10"E  
N68°54'00"E  
N68°06'00"E  
N70°14'15"W  
N68°20'45"W  
N26°53'10"E  
N62°00'00"E  
N18°06'50"W





# JOHNSON COUNTY

## SUBDIVISION

### SECTION 33

# GREENWOOD

KNOW ALL MEN BY THESE PRESENTS: THAT JACK EARLY, PRESIDENT OF EARLYBIRD DEVELOPMENT, INC., BEING OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE, IN GREENWOOD, JOHNSON COUNTY, INDIANA, TO-WIT:

A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF GREENWOOD, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (PREVIOUS DEED BEARING) 673.05 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 31 IN COUNTRY AIRE SUBDIVISION, SECTION ONE, PER PLAT RECORDED IN PLAT BOOK 10, PAGE 72, IN THE OFFICE OF THE JOHNSON COUNTY RECORDER (ALL REFERENCES TO LOTS IN THIS DESCRIPTION ARE IN SAID SUBDIVISION); THENCE SOUTH 01 DEGREES 12 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 31 AND EXTENSION THEREOF, 185.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING MEADOW DRIVE (THE NEXT TWO COURSES BEING ON SAID RIGHT-OF-WAY LINE); THENCE NORTH 88 DEGREES 48 MINUTES 00 SECONDS EAST, 4.82 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 27 DEGREES 06 MINUTES 00 SECONDS, THE RADIUS POINT OF SAID CURVE BEARING SOUTH 01 DEGREES 12 MINUTES 00 SECONDS EAST, 50.00 FEET; THENCE 23.65 FEET ON AND ALONG SAID CURVE TO A NON-TANGENT POINT, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 25 DEGREES 53 MINUTES 45 SECONDS WEST, 50.00 FEET SAID POINT BEING THE NORTHWEST CORNER OF LOT 84; THENCE SOUTH 25 DEGREES 53 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF LAST SAID LOT, 134.25 FEET TO THE SOUTHWEST CORNER OF LAST SAID LOT, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LAKE PROPERTY PER SAID PLAT (THE NEXT 14 COURSES BEING ON THE NORTH, WEST AND SOUTH LINE OF SAID LAKE PROPERTY); THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST 273.44 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 56.32 FEET; THENCE SOUTH 18 DEGREES 12 MINUTES 03 SECONDS WEST, 67.43 FEET; THENCE SOUTH 01 DEGREES 46 MINUTES 20 SECONDS WEST, 310.00 FEET; THENCE SOUTH 79 DEGREES 37 MINUTES 59 SECONDS EAST, 83.69 FEET; THENCE SOUTH 55 DEGREES 49 MINUTES 30 SECONDS EAST, 156.52 FEET; THENCE SOUTH 02 DEGREES 41 MINUTES 42 SECONDS EAST, 156.52 FEET; THENCE SOUTH 50 DEGREES 26 MINUTES 06 SECONDS WEST, 156.52 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 00 SECONDS WEST 74.32 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 74.96 FEET; THENCE SOUTH 01 DEGREES 46 MINUTES 20 SECONDS WEST, 77.00 FEET; THENCE SOUTH 05 DEGREES 30 MINUTES 00 SECONDS EAST, 63.38 FEET; THENCE SOUTH 52 DEGREES 22 MINUTES 51 SECONDS EAST, 38.76 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 323.00 FEET TO A BREAK POINT ON LOT 112; THENCE SOUTH 65 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOTS 112 THROUGH 114, 193.80 FEET TO A BREAK POINT IN THE SOUTH LINE OF SAID LOT 114; THENCE SOUTH 71 DEGREES 00 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 114 AND LOT 115, 119.47 FEET TO THE COMMON SOUTH CORNER OF LOTS 115 AND 116; THENCE SOUTH 88 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 116, 15.00 FEET TO THE NORTHWEST CORNER OF LOT 51; THENCE SOUTH 01 DEGREES 47 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 51 AND EXTENSION THEREOF, 181.48 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTRY AIRE DRIVE PER SAID PLAT; THENCE NORTH 86 DEGREES 22 MINUTES 51 SECONDS WEST, 55.03 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH THE RADIUS POINT BEARS NORTH 01 DEGREES 47 MINUTES 00 SECONDS EAST, 260.00 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CURVE 171.27 FEET TO A POINT OF REVERSE CURVATURE FROM WHICH THE RADIUS POINT OF THE PREVIOUS CURVE BEARS NORTH 39 DEGREES 31 MINUTES 30 SECONDS EAST, 260.00 FEET AND THE RADIUS POINT OF THE FOLLOWING CURVE BEARS SOUTH 39 DEGREES 31 MINUTES 30 SECONDS WEST 237.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE 163.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 237.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES WEST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER 57.73 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES WEST, 130.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES WEST, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER, 560.00 FEET; THENCE NORTH 01 DEGREES 46 MINUTES 20 SECONDS EAST, 1622.97 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER SECTION; THENCE NORTH 88 DEGREES 48 MINUTES EAST ON AND ALONG SAID NORTH LINE 659.05 FEET TO THE PLACE OF BEGINNING, CONTAINING 19.36 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

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 "COUNTRY AIRE-SECTION TWO" IN THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA. THE STREETS AND PUBLIC RIGHT-OF-WAYS SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO THE PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION.

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, NOT TO EXCEED TWO (2) STORIES IN HEIGHT AND AN ATTACHED GARAGE FOR NOT MORE THAN THREE (3) CARS.
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 GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY PORCHES AND GARAGES SHALL BE NOT LESS THAN 1200 SQUARE FEET FROM A ONE STORY DWELLING, NOT LESS THAN 900 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.
4. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAT THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 25 FEET TO THE FRONT LOT LINE, OR NEARER THAN 25 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 7 FEET TO ANY 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 ON A LOT TO ENCRACH 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 OR 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", ON FILE WITH THE GREENWOOD PLAN COMMISSION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE PRESERVATION OF

EASEMENTS AND RESTRICTIONS OF RECORD.  
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 "COUNTRY AIRE-SECTION TWO" IN THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA. THE STREETS AND PUBLIC RIGHT-OF-WAYS SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO THE PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION.

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3. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY PORCHES AND GARAGES SHALL BE NOT LESS THAN 1200 SQUARE FEET FROM A ONE STORY DWELLING, NOT LESS THAT 900 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.
4. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAT THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 25 FEET TO THE FRONT LOT LINE, OR NEARER THAN 25 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAT 7 FEET TO ANY 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 ON A LOT TO ENCR OACH 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 OR 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", ON FILE WITH WITH THE GREENWOOD PLAN 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 EXCAVATION 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 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 SHALL BE PERMITTED ON ANY LOT.
12. 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 THE COVENANT. AT ANY TIME THE THEN RECORDED OWNERS OF A MAJORITY OF LOTS SHALL HAVE THE POWER THROUGH A DULY RECORDED WRITTEN INSTRUMENT TO CHANG THE MEMBERSHIP OF THE COMMITTEE OR TO WITHDRAW FROM THE COMMITTEE TO 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.
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 "DRAINAGE AND UTILITY EASEMENT" SHOWN ON THIS PLAT 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 TO 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 NOT PART THEREOF, INCLUDING FENCES, SHALL BE BUILT, ERRECTED OR MAINTAINED ON SAID "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 OF SUCH INTERSECTIONS UNLESS THE FOILAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTIONS OF SUCH SIGHT LINES AND ALL EXISTING FARM FENCES BORDERING ON 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 JUDGMENT OR COURT ORDER SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

20. THESE RESTRICTIONS ARE THEREBY 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 RECORDATION, AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
21. OWNERS, OCCUPANTS, LEASEES OR TENANTS OF LOTS 55 THROUGH 83, ALL INCLUSIVE, IN THIS SUBDIVISION SHALL HAVE MEMBERSHIP IN THE EARLYBIRD LOT OWNERS ASSOCIATION OR ITS SUCCESSOR ORGANIZATION OR ASSOCIATION AND TAKE THEIR TITLE SUBJECT TO THE RULES, BY-LAWS, COVENANTS, PROVISIONS AND RESTRICTIONS, PROMULGATED AND ADOPTED BY SUCH ASSOCIATION, AND THE USE AND OCCUPANCY OF SUCH LOTS SHALL BE SUBJECT TO SUCH ASSOCIATION OR ORGANIZATION IN AUTHORITY.
22. THE EARLYBIRD LOT OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION VOLUME OF THE LAKE AS DETERMINED BY THE APPROVE DEVELOPMENT PLANS FOR COUNTRY AIRE. A COPY OF SAID PLANS AND AS-BUILTS ARE ON FILE WITH THE CITY OF GREENWOOD'S PLAN COMMISSION.
23. THERE ARE AREAS DENOTED AS ACCESS AND MAINTENANCE EASEMENTS SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR USE BY THE EARLYBIRD LOT OWNERS ASSOCIATION OR ITS SUCCESSOR ORGANIZATION OR ASSOCIATION. ITS USE IS LIMITED FOR MAINTENANCE OF THE LAKE BY THE ASSOCIATION AND/OR ITS ASSIGNS.
24. DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF-WAY, OR ON DEDICATED EASEMENTS, ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED OR OTHERWISE CHANGED WITHOUT THE WRITTEN PERMISSION OF THE GREENWOOD BOARD OF PUBLIC WORKS & SAFETY. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASSWAYS, OR OTHER NON ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MAY BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZED CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE B.P.W. & S.
25. ANY PROPERTY OWNER ALTERING, CHANGING, DAMAGING, OR FAILING TO MAINTAIN THESE DRAINAGE SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE, AFTER WHICH TIME, IF NO ACTION IS TAKEN, THE B.P.W. & S. WILL CAUSE SAID REPAIRS TO BE ACCOMPLISHED AND THE BILL FOR SAID REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.
26. IT IS UNDERSTOOD THAT THE LOTS IN COUNTRY AIRE-SECTION TWO ARE IN CLOSE PROXIMITY TO AN OPERATING AIRPORT AND THAT THE OPERATION OF THE AIRPORT AND THE LANDING AND TAKE-OFF OF AIRCRAFT MAY GENERATE HIGH NOISE LEVELS. IN CONSIDERATION OF THE ISSUANCE BY THE INDIANA DEPARTMENT OF TRANSPORTATION OF A PERMIT PURSUANT TO INDIANA CODE 8-21-10-2-B TO CONSTRUCT A RESIDENTIAL BUILDING OR OTHER BUILDING DESIGNED FOR NOISE SENSITIVE USES ON SAID REAL PROPERTY IN ACCORDANCE WITH THE TERMS, OWNERS OF LOTS IN COUNTRY AIRE-SECTION TWO HEREBY COVENANT THAT THEY SHALL NOT INITIATE OR SUPPORT ACTION IN ANY COURT OR BEFORE ANY GOVERNMENTAL AGENCY IF THE PURPOSE OF THE ACTION IS TO INTERFERE WITH, RESTRICT, OR REDUCE THE OPERATION OF THE AIRPORT OR THE USE OF THE AIRPORT BY ANY AIRCRAFT. LOT OWNERS FURTHER COVENANT THAT THEY SHALL NOT PROTEST OR OBJECT TO THE OPERATION OF THE AIRPORT OF THE LANDING OR TAKE-OFF OF AIRCRAFT BEFORE ANY COURT OR AGENCY OF GOVERNMENT.
27. THE FOREGOING COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2010, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE TEN YEAR PERIODS, UNLESS BY A MAJORITY VOTE OF THE THEN CURRENT OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SUCH COVENANTS AND RESTRICTIONS IN WHOLE OR IN PART.

Jack Early  
 JACK EARLY, PRESIDENT

ELIZABETH MELVIN  
 NOTARY PUBLIC STATE OF INDIANA  
 JOHNSON COUNTY  
 MY COMMISSION EXPIRES 06/21/1989  
 ISSUED 06/21/1984

STATE OF INDIANA )  
 COUNTY OF JOHNSON )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED JACK EARLY, PRESIDENT OF EARLYBIRD DEVELOPMENT, INC., AND ACKNOWLEDGED THE EXECUTION OF THE FOLLOWING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED AND AFFIXED HIS SIGNATURE THERETO.

WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF March, 1986.

MY COMMISSION EXPIRES:  
6-21-89

Elizabeth Melvin  
 ELIZABETH MELVIN, NOTARY PUBLIC  
 RESIDENT OF COUNTY OF

I, STEPHEN E. BOURQUEIN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT IS TRUE AND CORRECT.

Stephen E. Bourquein  
 STEPHEN E. BOURQUEIN  
 REGISTERED LAND SURVEYOR NO. 50441

THIS PLAT IS HEREBY GIVEN SECONDARY APPROVAL BY THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, TO-WIT:  
 SECONDARY APPROVAL IS HEREBY GRANTED BY THE GREENWOOD ADVISORY PLAN COMMISSION ON THE 28th DAY OF October, 1985.

Floyd E. Estes  
 FLOYD E. ESTES, PRESIDENT

Clinton E. Ferguson  
 CLINTON E. FERGUSON, SECRETARY

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 3rd DAY OF March, 1986.

Jeanette L. Surina  
 JEANETTE L. SURINA, MAYOR

Ronald J. Dhondt  
 RONALD J. DHONDT, MEMBER

Richard E. Heiney  
 RICHARD HEINEY, MEMBER