



# **DAVID BRENTON'S TEAM**

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

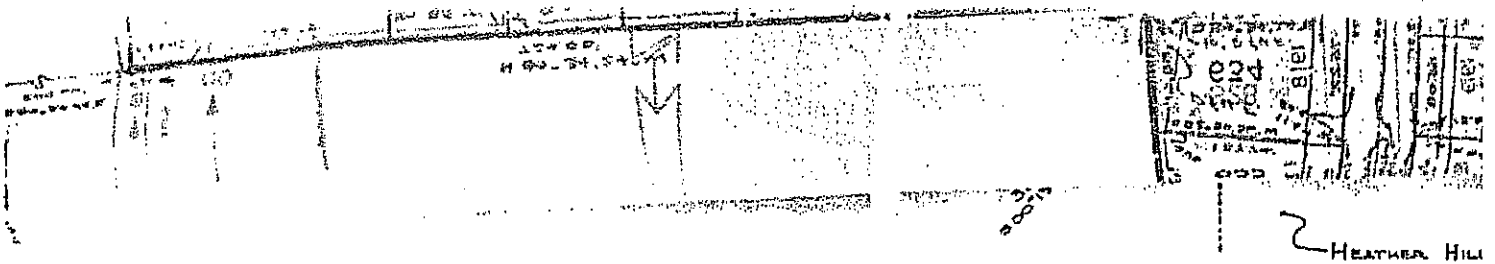
**48 N Emerson Ave Suite 600 Greenwood, IN 46143-8895**

**(317) 882-7210 Office • (317) 888-7201 Fax**

**[www.move2indy.com](http://www.move2indy.com)**

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.**



# HEATHER HILLS

## SEVENTEENTH SECTION

The undersigned, The Top Construction Corp. by John Copenhaver, President, being the owner of the within plat.

The within plat shall be known and designated as "Heather Hills - Seventeenth Section", an Addition

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this Addition shall be designated as residential lots. Only one single family
- C. Front and side building lines are established as shown on this plat between which lines and the property which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or connecting points 25 feet from the intersection of said street lines, or in the case of a rounded point to any lot within 10 feet from the intersection of a street line with the edge of a driveway, pavement foliage line is maintained at sufficient height to prevent obstruction of the sight line.
- D. No one story house shall be erected on any lot in this Addition having a ground floor area of less exclusive of open porches, garages or basement.
- E. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be
- F. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything
- G. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not pre
- H. There are strips of ground as shown on the within plat marked "Drainage Easements" and/or "Utility companies for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains reserved. No permanent or other structures shall be erected or maintained on said strips. The owner and to those of the owners of said lots in this Addition to said Easement herein granted for ingress
- I. The right to enforce the within provisions, restrictions, and covenants by injunction, together with maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots shall be entitled to such relief without being required to show any damage of any kind to any such and effect until June 1, 1994, at which time said covenants shall be automatically extended for such the covenants in whole or in part. Invalidity of any one of the covenants by judgement or court
- J. The within covenants, limitations, and restrictions are to run with the land and shall be binding

IN WITNESS WHEREOF, The Top Construction Corp., by John Copenhaver, President, have hereunto caused...

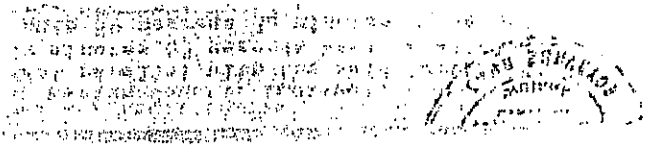
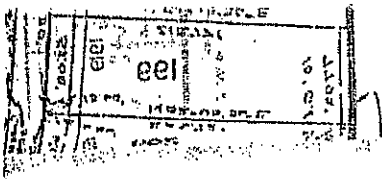
STATE OF INDIANA )  
 ) ss  
 COUNTY OF HAMILTON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Copenhaver, President, and acknowledged the execution of the above and foregoing certificate as in for the use and purposes herein expressed.

My Commission Expires November 5, 1973

Donald L. Dunk  
 Notary Public





THE HILLS - NINTH SECTION

of the above described real estate. do hereby lay off, plat and subdivide the same into lots and streets in  
 Addition in Marion County, Indiana.

family dwelling with accessory building and not exceeding two stories in height may be erected or maintained  
 the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or s  
 aced or permitted to remain on any corner lot within the triangular area formed by the street property lin  
 rounded property corner, from the intersection of the street lines extended. The same sightline limitations  
 pavement, or alley line. No tree shall be permitted to remain within such distances of such intersectio  
 of less than 900 square feet and no one and one-half story house having a ground floor area of less than 66

shall be used for temporary or permanent residential purposes on any lot in this Addition.  
 anything be done thereon which shall be or become a nuisance to the neighborhood.  
 not prohibit a resident from keeping a usual pet animal or bird.  
 Utility Easements" which are hereby reserved for the use of public utility companies, not including transport  
 and drains, subject at all times to the authority of Marion County, Indiana, and the the easements remain  
 The owners of such lots in this Addition, however, shall take their title subject to the rights of the pub  
 ingress or egress in, along and through the strips of ground so reserved.  
 ther with the right to cause the removal by due process of law of any septic tank, absorption bed or struct  
 ral lots in this subdivision, their heirs or assigns, The Metropolitan Plan Commission, their successors  
 ay such owner or owners by or through any such violation or attempted violation. Such provisions shall be  
 for successive periods of 10 years unless by vote of the majority of the then owners of the lots it is ag  
 r court order shall in no wise affect any of the other provisions which shall remain in full force and eff  
 inding on all parties and persons claiming under them.

used...its and their names to be subscribed this 20<sup>th</sup> day of Jan. , 1970.

THE TOP CONSTRUCTION

*John Copenhaver*  
 John Copenhaver, Inc.

State, this 20<sup>th</sup> day of Jan. , 1970, The Top Construction Corp., by  
 its and their voluntary act and deed