



DAVID BRENTON'S TEAM

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

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.

HOLLY HILLS

SWAIN SECTION

THE UNDERSIGNED, YEAGER CONTRACTING CO., INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT E. YEAGER, PRESIDENT, AND VIRGINIA M. YEAGER, ASSISTANT SECRETARY AND TREASURER, OWNERS OF THE REAL ESTATE DESCRIBED IN THE PLAT OF HOLLY HILLS, SIXTH SECTION, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THE PLAT AND DESCRIPTION. THE FOLLOWING RESTRICTIONS, LIMITATIONS AND COVENANTS ARE HEREBY IMPOSED UPON AND SHALL RUN WITH THE LAND CONTAINED IN SUCH PLAT.

1. THE FOREGOING PLAT SHALL BE KNOWN AND DESIGNATED AS HOLLY HILLS, SIXTH SECTION.
2. STREETS IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.
3. ALL NUMBERED LOTS IN THIS ADDITION ARE RESERVED FOR RESIDENTIAL PURPOSES.
4. THERE ARE BUILDING LINES AS SHOWN ON THE PLAT AND NO STRUCTURE OR PART THEREOF SHALL BE ERRECTED OR MAINTAINED BETWEEN SUCH BUILDING LINES AND THE PROPERTY LINES OF ANY STREET.
5. FOR MORE THAN ONE BUILDING SHALL BE ERRECTED OR USED FOR RESIDENTIAL PURPOSES ON ANY LOT IN THIS ADDITION, NO FENCE, WALL, HEDGE OR SHrub PLANTING WHICH OBSTRUCTS LIGHT AS REGULATIONS BETWEEN 2 AND 6 FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING POINTS 20 FEET FROM THE INTERSECTION OF SAID STREET LINES. THE SAME RIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY. NO TREES SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LEAVES IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH LIGHT LINES.
6. NO TRAILER, BEACH, SHED, TENT OR TEMPORARY BUILDING SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENCE ON ANY LOT IN THIS ADDITION, AND ANY GARAGE, TOOL SHED, OR DETACHED PORCH OR BUILDING ERRECTED OR USED AS ACCESSORY TO A RESIDENCE IN THIS ADDITION, SHALL BE OF A PERMANENT TYPE OF CONSTRUCTION AND CONFORM TO THE GENERAL ARCHITECTURE AND APPEARANCE OF SUCH RESIDENCE.
7. THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "DRAINAGE AND/OR UTILITY EASEMENTS" WHICH ARE RESERVED IN EASEMENTS FOR THE USE OF THE MUNICIPALITY IN WHICH THIS ADDITION IS LOCATED, AND PUBLIC UTILITY COMPANIES, FOR THE INSTALLATION, MAINTENANCE, USE, REPAIR, AND REMOVAL OF SEWER, WATER, GAS MAINS, UTILITY POLES, WIRES AND OTHER FACILITIES AND UTILITIES NECESSARY OR INCIDENT TO THE COMMON WELFARE AND THE OCCUPANCE OF RESIDENTIAL PURPOSES OF THE LOTS IN THIS ADDITION. NO BUTTING OR OTHER STRUCTURE, EXCEPT DRIVEWAYS SHALL BE ERRECTED OR MAINTAINED UPON, OVER, UNDER OR ACROSS ANY SUCH UTILITY STRIP FOR ANY USE EXCEPT THAT HEREIN AND OWNERS IN THIS ADDITION SHALL HAVE THE RIGHTS CONTAINED IN SUCH UTILITY STRIPS SUBJECT TO THE PROVISIONS AND RIGHTS HEREBY RESERVED.
8. NO RESIDENCE SHALL BE CONSTRUCTED FEARED TO BE MORE THAN FIFTY FEET FROM THE MINIMUM REQUIRED BY THE MARION COUNTY. NO RESIDENCE SHALL BE ERRECTED ON LOTS 300 THROUGH 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000. PROVIDED THAT A DWELLING OTHER THAN A TWO STORY, SEPARATE LEVELS, SHALL HAVE NO LESS THAN A TOTAL FLOOR AREA, EXCLUSIVE OF OPEN PORCHES AND GARAGES, THE SAME TOTAL OF 1000 SQUARE FEET SHALL ALSO APPLY TO A TWO STORY RESIDENCE. NO RESIDENCE SHALL BE ERRECTED ON LOTS 249 AND ON LOTS 298 AND 299 HAVING A GROUND FLOOR AREA OF LESS THAN 1200 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, PROVIDED THAT A DWELLING OTHER THAN A TWO STORY STRUCTURE, PROVIDED SEPARATE LEVELS, SHALL HAVE NO LESS THAN A TOTAL OF 1200 SQUARE FEET SHALL ALSO APPLY TO A TWO (2) STORY RESIDENCE.

9. THE RIGHT TO ENFORCE THE FOREGOING PROVISIONS, RESTRICTIONS AND COVENANTS BOTH TO PREVENT THE VIOLATION THEREOF AND TO RECOVER DAMAGES, IS HEREBY DEDICATED AND RESERVED TO THE OWNERS OF LOTS IN THIS ADDITION, THEIR HEIRS OR ASSIGNS, AND SHALL BE AND CONTINUE IN FULL FORCE AND EFFECT FOR A PERIOD OF 32 YEARS FROM THE DATE HEREOF AND MAY BE CONTINUED FOR SUCCESSIVE PERIODS OF 10 YEARS EACH BY A VOTE OF THE OWNERS OF A 2/3 MAJORITY OF THE TOTAL AREA OF THIS ADDITION. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. THE METROPOLITAN DEVELOPMENT COMMISSION SHALL HAVE THE RIGHT OF ENFORCEMENT OF THE FOREGOING COVENANTS.
10. THE RESTRICTIONS, LIMITATIONS AND COVENANTS HEREIN CONTAINED CONSTITUTE ALL SUCH RESTRICTIONS, LIMITATIONS AND COVENANTS IMPOSED UPON THE LAND BY THE METROPOLITAN DEVELOPMENT COMMISSION AND SUPERCEDE, REPLACE AND VOID ANY SUCH RESTRICTIONS, LIMITATIONS AND COVENANTS, WRITTEN OR UNWRITTEN, WHICH MAY HAVE BEEN IMPOSED OR ENFORCED BY THE UNDERSIGNED OR ITS AGENTS.
11. THE EXTERIOR OF ANY HOME BUILT IN THIS SUBDIVISION, SHALL BE 7/8" BRICK OR STONE IN A TWO STORY STRUCTURE. IF A SINGLE STRUCTURE, IT SHALL BE BRICK OR STONE TO THE SECOND FLOOR.

WITNESS OUR SIGNATURES AND CORPORATE SEAL THIS 14 DAY OF Dec 1971

YEAGER CONTRACTING COMPANY, INC.
ROBERT E. YEAGER, PRESIDENT
VIRGINIA M. YEAGER, ASSISTANT SECRETARY



STATE OF INDIANA
COUNTY OF MARION
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED YEAGER CONTRACTING CO., INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT E. YEAGER, PRESIDENT, AND VIRGINIA M. YEAGER, ASSISTANT SECRETARY AND TREASURER, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED, AND AFFIXED THEIR SIGNATURES THERETO.

WITNESS MY HAND AND FEEL THIS 14 DAY OF Dec 1971
NOTARY PUBLIC
BY COMMISSION EXPIRES Dec 18, 1972

FINAL APPROVAL
PLAT COMMITTEE
METROPOLITAN DEVELOPMENT COMMISSION
DIVISION OF PLANNING & ZONING
MARION COUNTY, INDIANA

THIS ADDITION. NO BUILDING OR OTHER STRUCTURE EXCEPT WALKS OR DRIVEWAYS SHALL BE ERECTED OR MAINTAINED UPON, OVER, UNDER OR ACROSS ANY SUCH UTILITY STRIP FOR ANY USE EXCEPT AS SET FORTH HEREIN AND OWNERS IN THIS ADDITION SHALL TAKE TITLE TO THE LAND CONTAINED IN SUCH UTILITY STRIPS SUBJECT TO THE PERPETUAL EASEMENTS HEREBY RESERVED.

3. NO RESIDENCE SHALL BE CONSTRUCTED NEARER TO ANY SIDE PROPERTY LINE THAN THE MINIMUM REQUIRED BY THE MARION COUNTY ZONING ORDINANCES. NO RESIDENCE SHALL BE ERECTED ON LOTS 300 THROUGH 408 HAVING A GROUND FLOOR AREA OF LESS THAN 1000 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, OR 700 SQUARE FEET IN THE CASE OF A TWO STORY STRUCTURE, PROVIDED THAT A DWELLING OTHER THAN A TWO STORY, CONSISTING OF SEPARATE LEVELS, SHALL HAVE NO LESS THAN A TOTAL OF 1000 SQUARE FEET FLOOR AREA, EXCLUSIVE OF OPEN PORCHES AND GARAGES, IN ALL CASES. THE SAME TOTAL OF 1000 SQUARE FEET SHALL ALSO APPLY TO A TWO (2) STORY RESIDENCE. NO RESIDENCE SHALL BE ERECTED ON LOTS 258 THROUGH 289 AND ON LOTS 298 AND 299 HAVING A GROUND FLOOR AREA OF LESS THAN 1200 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, OR 800 FEET IN THE CASE OF A TWO STORY STRUCTURE, PROVIDED HOWEVER THAT A DWELLING OTHER THAN A TWO STORY STRUCTURE, CONSISTING OF SEPARATE LEVELS, SHALL HAVE NO LESS THAN A TOTAL OF 1200 SQUARE FEET EXCLUSIVE OF OPEN PORCHES AND GARAGES IN ALL CASES. THE SAME TOTAL OF 1200 SQUARE FEET SHALL ALSO APPLY TO A TWO (2) STORY RESIDENCE.

APPROVED THIS 24th DAY OF March 1971
 AUDITOR OF MARION COUNTY
Robert Schlichter TREASURER

22631
FILED
 REC'D 01971
 MAR 24 1971
 MARION COUNTY, INDIANA

WITNESSEY HAND AND SEAL THIS _____ DAY OF _____ 1971
 NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

FINAL APPROVAL
 PLAT COMMITTEE
 INDIANA STATE GEOLOGICAL SURVEY
 DEPT. OF PLANNING & ZONING
 INDIANAPOLIS, INDIANA
March 15 1971
 FILED PUBLIC NOTICE OF THE
 PLAT HAS BEEN PUBLISHED
Robert Schlichter
 SECRETARY, PLAT COMMITTEE

VOICES UNLESS RECORDED
 BEFORE APRIL 7, 1973



RECEIVED FOR RECORD
 MAR 20 1971
 MARION COUNTY, INDIANA