



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.

MERIDIAN ACRES RESTRICTIONS

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All lots in this Subdivision shall be known and designated as residential lots.

The streets shown herein and not heretofore dedicated are hereby dedicated to the Public for its use.

There are strips of ground, marked "Utility Strips", shown herein are hereby reserved for Public Utilities for the installation and maintenance of poles, lines, wires, mains, ducts and sewers, subject at all times to the proper authority and to the easement herein reserved. No permanent or other structure shall be erected or maintained upon said strips and such owners shall take titles subject to the rights of the utilities and to the rights of the other owners in this addition.

No residential structure shall be erected or placed on any building plot which has an area of less than 15,000 square feet and a width of less than 78.93 feet at the front building set back line.

Front and side building lines are hereby established as shown herein and between such lines and the street property lines, there shall be erected and maintained no structure other than a one-story open porch.

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 builder to advertise the property during the construction and sales period.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste 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 clean and sanitary condition.

The ground floor area of any dwelling, exclusive of open porches and garages, shall be not less than 900 square feet in the case of a one-story structure, nor less than 700 square feet in the case of a one and one half, two or two and one-half story structure. All lots in this addition shall be restricted to single family residences only.

No fence shall be erected or placed between the street property lines and the building set back line.

No building shall be erected or placed on any lot nearer than 15 feet to any side lot line of interior lots. This restriction shall not apply to a garage located on the rear 1/4 of an interior lot. In the case of a structure occupying more than one lot, this restriction shall apply to the extreme side property lines of said parcel.

No trailer, tent, shack, garage, barn or other out building, erected in this addition shall be at any time used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

No farm animals or domestic fowl shall be permitted on any lot or lots in this addition and no pets, domestic animals or kennels for commercial purposes shall be kept thereon.

MERIDIAN ACRES RESTRICTIONS (continued)

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Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

If the parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property in said addition to prosecute any proceeding at law or in equity against those violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

The se covenants are to run with the land and shall be binding on all parties and all persons claiming under them until March 1st, 1972, at which time said covenants shall be automatically extended for successive periods of 10 years unless by a vote of a majority of the then owners of Real property, it is agreed to change said covenants in whole or in part.