



# **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.**

PLAT RESTRICTIONS

SOUTHERN LAKES ESTATES - SECTION I

RECEIVED  
RECORDS

SEP 12

The undersigned, BROWNSBURG DEVELOPMENT COMPANY, by Darell E. Zink, Jr., Assistant General Manager, owner of the real estate described in the plat of Southern Lakes Estates - Section I, does hereby lay off, plat and subdivide the same in accordance with the foregoing plat of Southern Lakes Estates - Section I. The following restrictions, limitations and covenants are hereby imposed upon and shall run with the land contained in such plat.

83 6

1. The foregoing plat shall be known and designated as Southern Lakes Estates - Section I.
2. All numbered lots in this subdivision are reserved for residential purposes only.
3. All residential homes will contain at least 1200 square feet of living space as required under the present D-2 residential district ordinance.
4. No mobile homes will be placed in said addition or be allowed to remain in said addition.
5. Each residential home will have at least a single car attached garage and no carports.
6. Driveways will be constructed to said residences and will be paved with a hard surface, such construction to be completed no later than one (1) year after the conveyance of any lot or parcel in this proposed addition, and no driveway will be constructed over storm water drain inlet.
7. No fences will be erected in front of the setback lines unless that policy is changed by proper amendment of the applicable zoning ordinance.
8. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points twenty-five (25) feet from the intersection of said 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 to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway pavement. No trees shall be permitted to remain within such distances of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of sight line.
9. All residents will be for single family use. No doubles, even on corner lots as otherwise permitted by the D-3 ordinance, shall be permitted.
10. The drainage easement inures to the benefit of everyone within the Feather Run watershed, not merely to individual property owners, and no fence, shrubbery, or planting structure will be placed or permitted to remain within the easement which will impede the flow of water.
11. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs and assigns. The Metropolitan Development Commission, their successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Such provisions shall be in full force until January 1, 2005 at which time said covenants shall terminate.

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12. No animals, livestock or poultry shall be raised, bred or kept on any lot except that dogs, cats and other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
13. There are strips of ground as shown on the plat marked drainage and/or utility easements which are reserved as 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 sewers, water mains, gas mains, utility poles, wires and other facilities and utilities necessary or incident to the common welfare and the use and occupancy of residential purposes of the houses to be erected in this addition. No buildings 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.
14. Streets as designated on the plat if not heretofore dedicated are hereby dedicated to the public.
15. Residential homes will not be constructed so as to use exterior concrete block as that building material is now known except for building foundation.
16. Lots 38 through 47 in Southern Lakes Estates Section I (hereinafter called "Lake Lots") include as a part of the lots a portion of a body of water (hereinafter called the "Lake") which serves as a retention pond or drainage outlet for areas located west, south, north and east of such Lake. An easement for the Lake as designated on the plat exists over and across a portion of the Lake Lots. The owners of the Lake Lots shall have the right to use the Lake for fishing; provided, however, no owner shall have the right to enter into the water to fish or for any other purpose. Swimming in the Lake is prohibited. Boating on the Lake is prohibited. The owner of lots within Southern Lakes Estates Section I, whose lots do not include a part of the Lake, shall have no right to



ALL STREETS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

LAND USE: ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING WITH ATTACHED ACCESSORY BUILDING AND NOT EXCEEDING 35 FEET IN HEIGHT.

DRAINAGE: IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DEVELOPMENT PLAN (GRADING PLAN) AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS, INDIANAPOLIS, INDIANA, AND THE REQUIREMENTS OF ALL DRAINAGE PERMITS ISSUED FOR ANY LOT OR PARCEL OF LAND WITHIN THIS PLAT.

STORM WATER DRAINAGE: IN THE EVENT STORM WATER DRAINAGE FROM ANY LOT OR LOTS FLOW ACROSS ANOTHER LOT, PROVISION SHALL BE MADE TO PERMIT SUCH DRAINAGE TO CONTINUE WITHOUT RESTRICTION OR REDUCTION (ARTIFICIAL AND/OR NATURAL) ACROSS THE DOWNSTREAM LOT AND INTO THE NATURAL DRAINAGE CHANNEL OR COURSE, EVEN THOUGH NO SPECIFIC DRAINAGE EASEMENT FOR SUCH FLOW OF WATER IS PROVIDED ON THE WITHIN PLAT.

SIGHT DISTANCE AT INTERSECTIONS: NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) FEET AND SIX (6) FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF SAID STREET LINES OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN TEN (10) FEET OF THE INTERSECTION OF A STREET RIGHT-OF-WAY LINE WITH THE EDGE OF A DRIVEWAY, PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTION UNLESS THE FOLIAGE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF THE SIGHT LINE.

BUILDING LOCATION: NO BUILDING OR STRUCTURE SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE (CORNER LOTS) THAN THE MINIMUM BUILDING SETBACK LINES AS SHOWN ON THE WITHIN PLAT.

ALL RESIDENCES WILL BE FOR SINGLE FAMILY USE. NO DOUBLES WILL BE PERMITTED EVEN ON CORNER LOTS AS OTHERWISE MIGHT BE PERMITTED BY THE D-3 ZONING ORDINANCE.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D. U. & S. E. (DRAINAGE, UTILITY AND SEWER EASEMENTS) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, BUT NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SEWERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS EXCEPT FOR FENCES, DRIVEWAYS AND

... OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENTS HEREIN GRANTED FOR INGRESS AND EGRESS  
IN, ALONG AND THROUGH THE STRIPS SO RESERVED.

**FENCES:** NO FENCE SHALL BE ERECTED IN THIS SUBDIVISION BETWEEN THE FRONT BUILDING LINE AND THE FRONT PROPERTY LINE (SIDE BUILDING LINE AND SIDE PROPERTY LINE FOR CORNER LOTS) OF THE STREETS AS SHOWN ON THE WITHIN PLAT.

**ANIMALS:** 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 KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

**ENFORCEMENT:** THE RIGHT TO ENFORCE THE WITHIN PROVISIONS, RESTRICTIONS AND COVENANTS BY INJUNCTION WITH THE RIGHT TO CAUSE REMOVAL BY DUE PROCESS OF LAW OF ANY SEPTIC TANK, ABSORPTION BED OR STRUCTURE ERECTED OR MAINTAINED IN VIOLATION THEREOF IS HEREBY DEDICATED AND RESERVED TO THE OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION, THEIR HEIRS AND ASSIGNS, AND WHO SHALL BE ENTITLED TO SUCH RELIEF WITHOUT BEING REQUIRED TO SHOW ANY DAMAGE OF ANY KIND TO ANY SUCH OWNER OR OWNERS BY OR THROUGH ANY SUCH VIOLATION OR ATTEMPTED VIOLATION.

**ENFORCEMENT:** THE METROPOLITAN DEVELOPMENT COMMISSION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT, POWER OR AUTHORITY, TO ENFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THIS PLAT OTHER THAN THOSE COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT EXPRESSLY RUN IN FAVOR OF THE METROPOLITAN DEVELOPMENT COMMISSION; PROVIDED FURTHER, THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE METROPOLITAN DEVELOPMENT COMMISSION FROM ENFORCING ANY PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE, 58-AO-3, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE.

ALL RESIDENTIAL HOMES WILL CONTAIN AT LEAST 1200 SQUARE FEET OF LIVING SPACE AS REQUIRED UNDER THE PRESENT D-2 RESIDENTIAL DISTRICT ORDINANCE.

**DRIVEWAYS:** DRIVEWAYS WILL BE CONSTRUCTED TO SAID RESIDENCES AND WILL BE PAVED WITH A HARD SURFACE, SUCH CONSTRUCTION TO BE COMPLETED NO LATER THAN ONE (1) YEAR AFTER THE CONVEYANCE OF ANY LOT OR PARCEL IN THIS PROPOSED ADDITION, AND NO DRIVEWAY WILL BE CONSTRUCTED OVER STORM WATER DRAIN INLETS.

**GARAGES:** EACH RESIDENTIAL HOME WILL HAVE AT LEAST A TWO CAR ATTACHED GARAGE AND NO CARPORTS.

NO MOBILE HOMES WILL BE PLACED IN SAID ADDITION OR BE ALLOWED TO REMAIN IN SAID ADDITION.

OF TEN (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE THE COVENANTS IN WHOLE OR IN PART. ANY CHANGE OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND

THE UNDERSIGNED, HAVE HEREUNTO CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS 29<sup>TH</sup> DAY OF JULY

LUXHART CORPORATION

BY: *F. David Lux*  
F. DAVID LUX, PRESIDENT



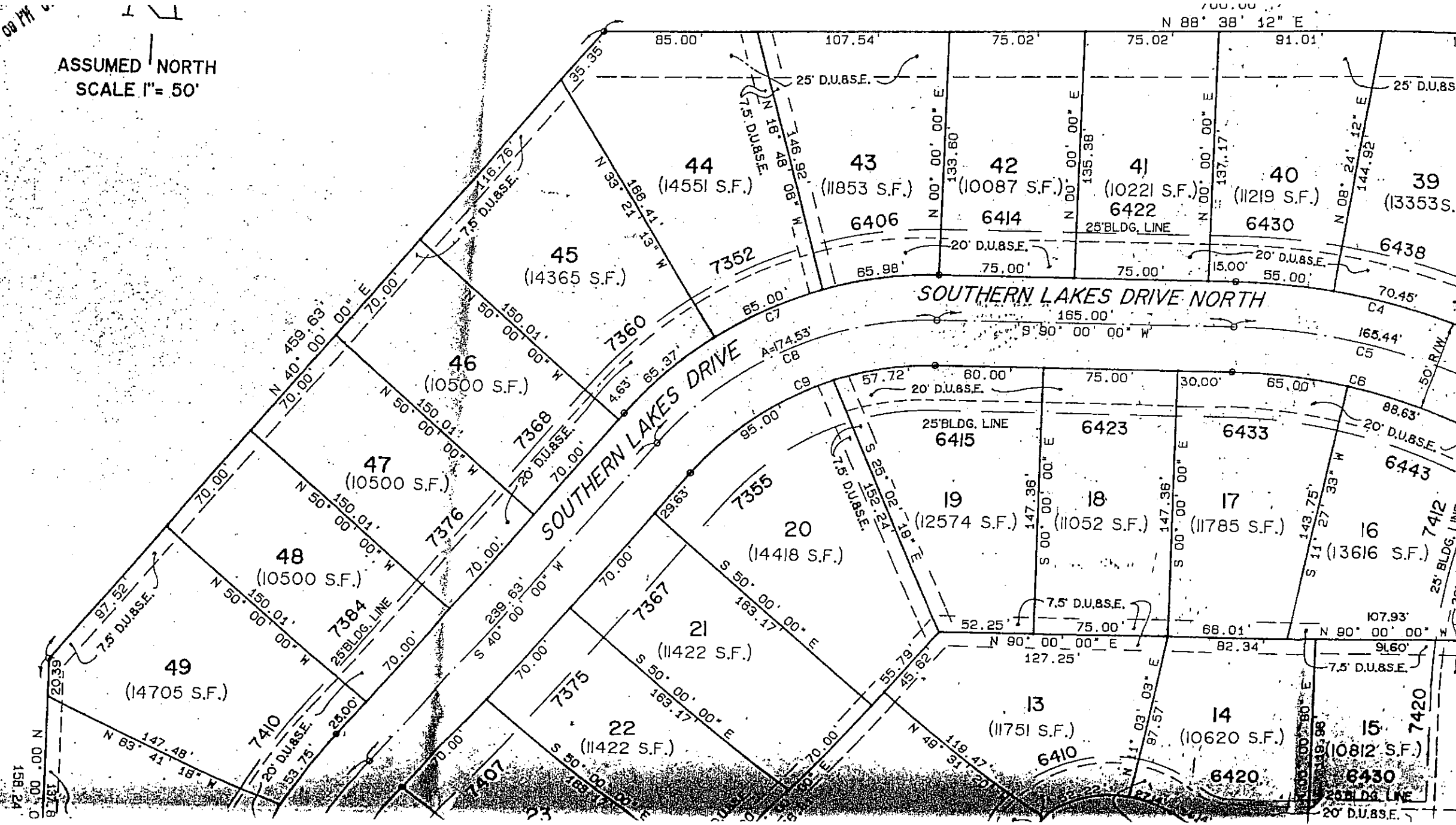
IN PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED LUXHART CORPORATION, F. DAVID LUX, PRESIDENT, WHO HAS ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS ITS VOLUNTARY ACT AND DEED AND AFFIXED THEIR SIGNATURE THERETO.

BE AND NOTARIAL SEAL THIS 29<sup>TH</sup> DAY OF JULY, 1987.

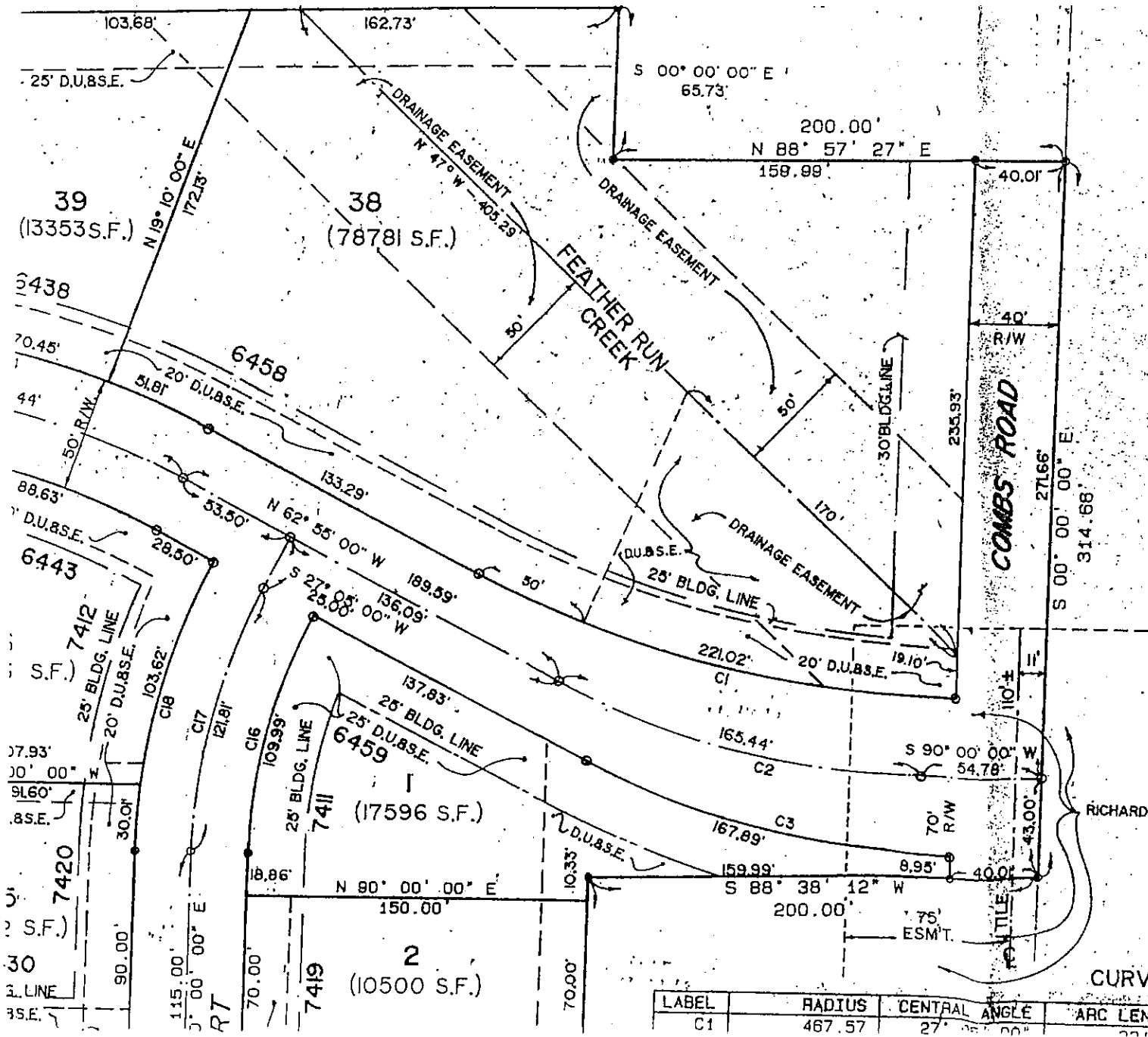
*A. Sahn*

JUL 30 2 00 PM '00

ASSUMED NORTH  
SCALE 1" = 50'

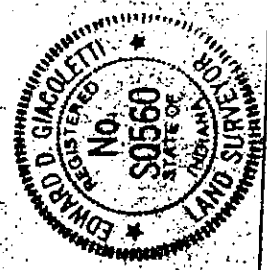


3020 NORTH PULASKI ROAD  
 INDIANAPOLIS, INDIANA 46226  
 TELEPHONE - (317) 898-8282



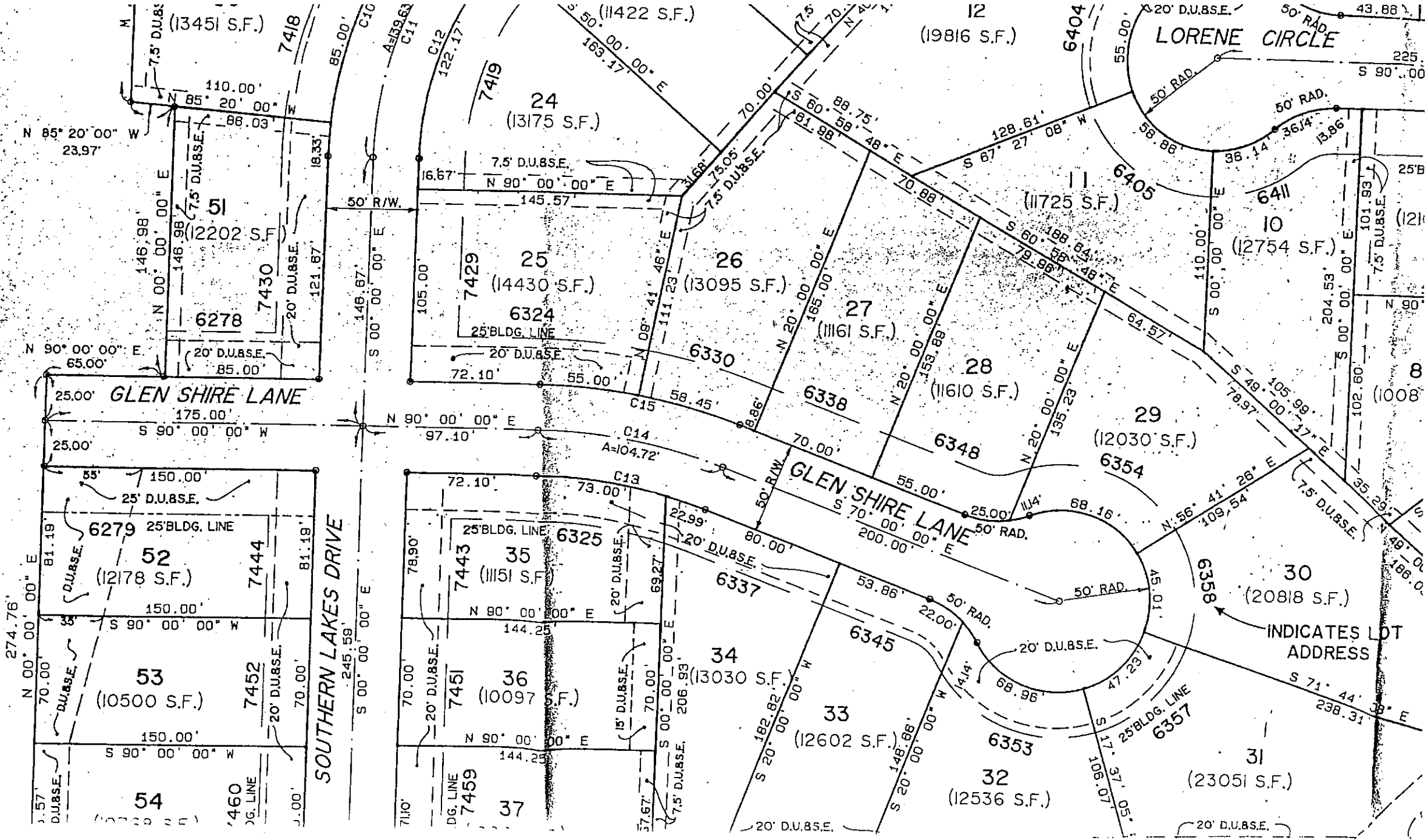
CURVE DATA

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	-CHORD BEARING	TAN. LENGTH
C1	467.57	27° 35' 00"	221.02	165.44	S 27° 05' 00" W	136.09
C2			167.89	109.39	S 27° 05' 00" W	136.09
C3			167.89	109.39	S 27° 05' 00" W	136.09



DRAWN	
BY	

*Ed Giacchetti*



12 (19816 S.F.)

24 (13175 S.F.)

51 (2202 S.F.)

25 (14430 S.F.)

26 (13095 S.F.)

6405 (11725 S.F.)

6411 (12754 S.F.)

GLEN SHIRE LANE

GLEN SHIRE LANE

LORENE CIRCLE

52 (12178 S.F.)

35 (11151 S.F.)

29 (12030 S.F.)

30 (20818 S.F.)

53 (10500 S.F.)

36 (10097 S.F.)

34 (13030 S.F.)

33 (12602 S.F.)

31 (23051 S.F.)

54

37

32 (12536 S.F.)

INDICATES LOT ADDRESS

274.76'

SOUTHERN LAKES DRIVE

N 85° 20' 00" W  
23.97'

N 90° 00' 00" E  
65.00'

N 00° 00' 00" E  
81.19'

S 90° 00' 00" W  
150.00'

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146.67'

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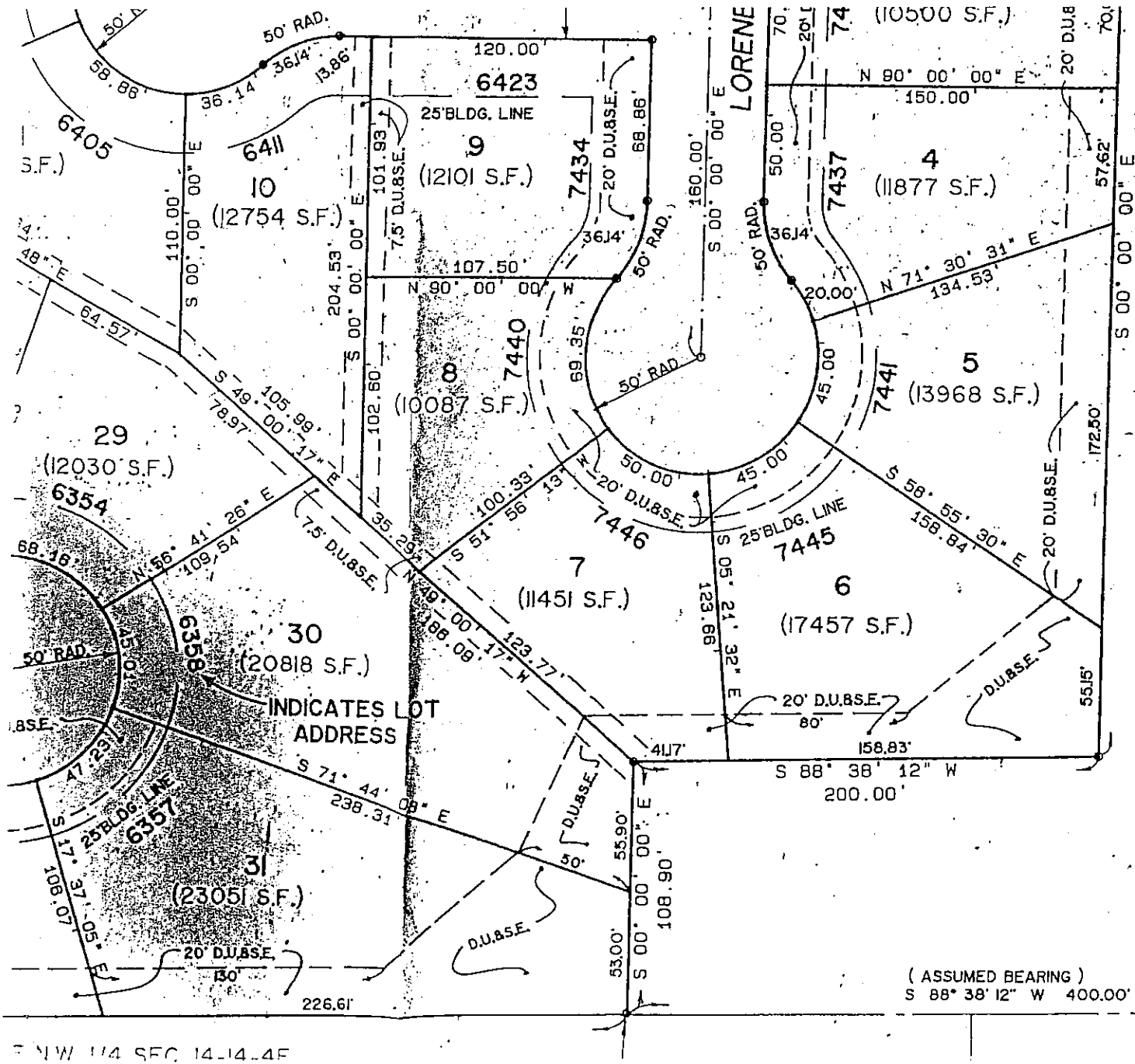
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S 00° 00' 00" E  
206.93'



C7	225.00	50° 00' 00"	198.35	190.18	S 86°
C8	200.00	50° 00' 00"	174.53	169.08	S 85°
C9	175.00	50° 00' 00"	152.72	147.82	S 85°
C10	225.00	40° 00' 00"	157.08	153.91	S 20°
C11	200.00	40° 00' 00"	139.53	136.81	S 20°
C12	175.00	40° 00' 00"	122.17	118.74	S 20°
C13	275.00	20° 00' 00"	95.89	88.51	S 80°
C14	300.00	20° 00' 00"	104.72	104.18	S 80°
C15	325.00	20° 00' 00"	173.45	172.87	S 80°
C16	232.69	27° 05' 00"	109.88	108.97	N 13°
C17	257.89	27° 05' 00"	121.81	120.88	N 13°
C18	282.89	27° 05' 00"	133.83	132.88	N 13°

EAST LINE N.W. 1/4 SEC. 14-14-4E

S.E. COR. N.W. 1/4 SECTION 14-14-4E

APPROVED THIS 7 July  
*Paul S. [Signature]*

FIN  
 PL  
 METROPOLITAN  
 DIVISION  
 MARK

PROPERTY  
 HEARING

*[Signature]*

VOID UNLESS  
 BEFORE

N.W. 1/4 SEC. 14-14-4E