



DAVID BRENTON'S TEAM

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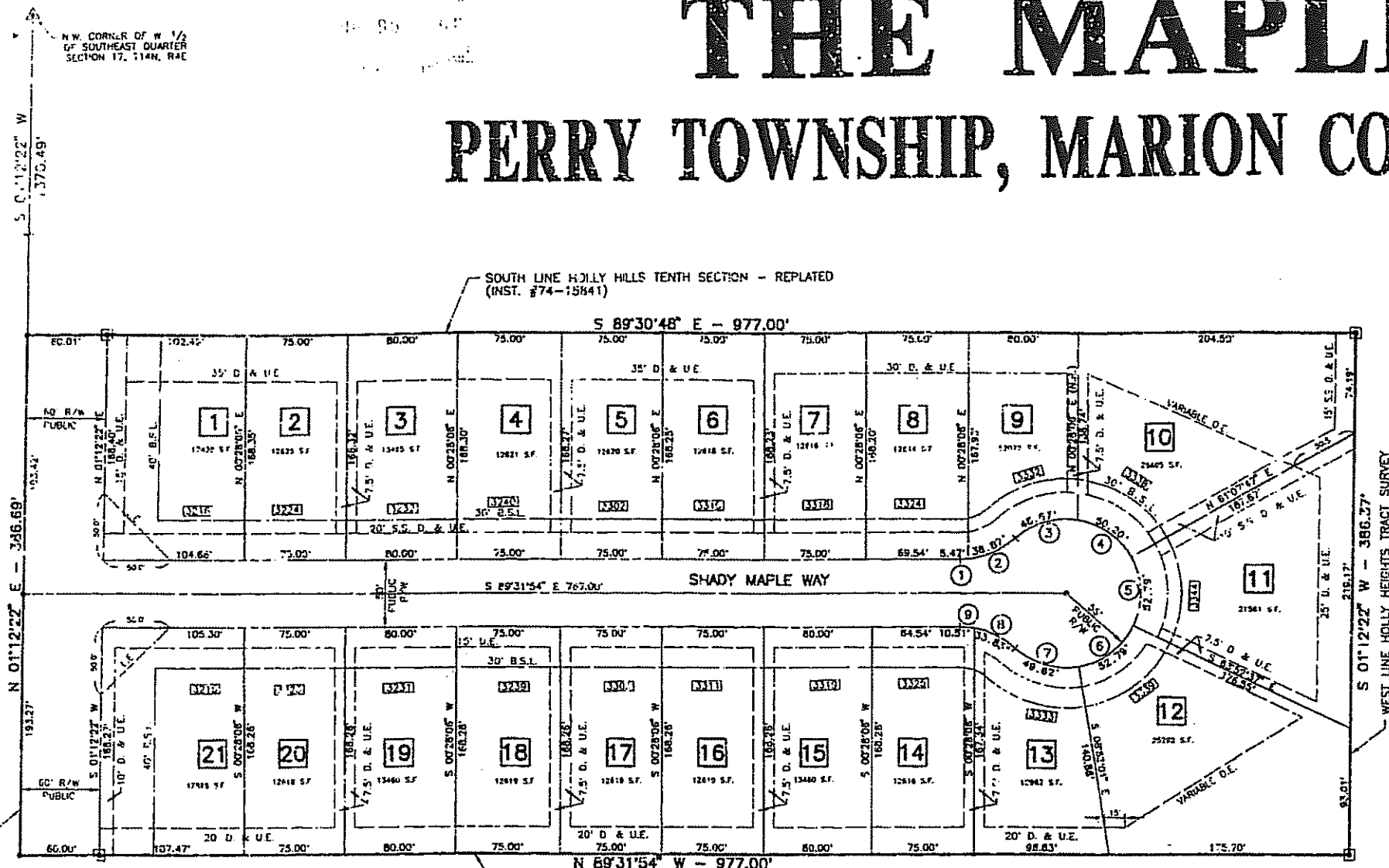
The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

The information is deemed reliable, but not guaranteed.

97001957.35

THE MAPLES

PERRY TOWNSHIP, MARION COUNTY, INDIANA



LEGEND:

- 10 LOT NUMBER
- 7201 SF LOT SQUARE FOOTAGE
- S.S., D. & U. E SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- D. & U. E DRAINAGE AND UTILITY EASEMENT
- L. E LANDSCAPE EASEMENT
- B.L. BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY
- ⑦ LOT CURVE DATA
- CURVE "B" CENTERLINE CURVE DATA
- CENTERLINE MONUMENT
- CONCRETE MONUMENT
- ▲ SECTION CORNER
- 13121 LOT ADDRESS
- N.R. NON-RADIAL



LOT CURVE DATA						
NUMBER	RADIUS	DELTA ANGLE	LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
1	60.00	05°13'15"	5.47	2.74	5.47	N 87°51'29" E
2	60.00	37°07'18"	38.87	20.15	38.20	N 66°41'12" E
3	55.00	50°42'22"	48.87	26.06	47.10	N 73°28'44" E
4	55.00	07°17'52"	50.20	27.00	48.48	S 59°01'09" E
5	55.00	54°38'36"	52.79	28.63	50.79	S 01°22'25" E
6	55.00	5°59'36"	52.79	28.63	50.79	S 53°37'11" W
7	55.00	51°41'41"	45.82	26.64	47.98	S 73°02'11" E
8	60.00	37°10'11"	33.83	17.38	33.33	N 83°20'26" W
9	60.00	10°02'22"	10.51	5.27	10.50	S 84°30'43" E

1. VOORHEES C. DALTON, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, AS IS PROVED BY MY LICENSE NO. 20188, ISSUED BY THE BOARD OF SURVEYORS OF THE STATE OF INDIANA, AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE FOLLOWING DESCRIBED REAL ESTATE INTO PLOTS AND LOTS AS SHOWN ON THE HEREIN DRAWN PLAT:

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, PERRY TOWNSHIP, MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID HALF QUARTER SECTION; THENCE ALONG THE WEST LINE THEREOF ON AN ASSUMED BEARING OF SOUTH 01 DEGREES 12 MINUTES 22 SECONDS WEST 1370.49 FEET TO THE SOUTHWEST CORNER OF HOLLY HILLS TENTH SECTION - REPLAT AS RECORDED AS INSTRUMENT NUMBER 74-15841 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE ALONG THE SOUTH LINE OF SAID HOLLY HILLS REPLAT SOUTH 89 DEGREES 30 MINUTES 48 SECONDS EAST 877.00 FEET TO THE NORTHWEST CORNER OF HOLLY HEIGHTS TRACT SURVEY AS RECORDED AS INSTRUMENT NUMBER 83-8889 IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE WEST LINE THEREOF SOUTH 01 DEGREES 12 MINUTES 22 SECONDS WEST 1370.49 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY; SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF THE SAID AMENDED PLAT OF HOLLY HEIGHTS AS RECORDED AS INSTRUMENT NUMBER 79-54139 IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 31 MINUTES 54 SECONDS WEST 877.00 FEET TO THE NORTHWEST CORNER OF SAID REPLAT; SAID POINT ALSO BEING A POINT ON THE WEST LINE OF SAID HALF QUARTER SECTION; THENCE ALONG THE WEST LINE THEREOF NORTH 01 DEGREES 12 MINUTES 22 SECONDS EAST 386.69 FEET TO THE POINT OF BEGINNING CONTAINING 8.889 ACRES, MORE OR LESS, SUBJECT TO LEASE RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

THIS SUBDIVISION CONTAINS TWENTY-ONE (21) LOTS NUMBERED ONE (1) THROUGH TWENTY-ONE (21) INCLUSIVE, TOGETHER WITH STREETS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT HEREOF.

ALL MONUMENTS SHOWN HEREON SHALL EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE FOOT IN TEN THOUSAND; AND THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE, THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES SHOWING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL THIS 25th DAY OF JUNE 1937

Voорhees C. Dalton
 VOORHEES C. DALTON
 REGISTERED
 No. 20188
 LAND SURVEYOR

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED, ALTERED, OR PLACED ON ANY LOT, OTHER THAN ONE (1) DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO (2) STORIES IN HEIGHT AND AN ATTACHED PRIVATE GARAGE FOR NOT LESS THAN TWO (2) CAR GARAGES WITH OPEN SEES SHALL NOT BE PERMITTED. ALL DRIVEWAYS AND VEHICLE PARKING AREAS SHALL BE HARD SURFACED WITH EITHER CONCRETE, ASPHALT OR BRICK. NO GRAVEL OR STONE DRIVEWAYS SHALL BE PERMITTED.

2. ALL DWELLINGS CONSTRUCTED UPON ANY LOT IN THIS DEVELOPMENT SHALL CONFORM TO THE FOLLOWING MINIMUM LIVING AREA REQUIREMENTS: TO-WIT: ALL THE GROUND FLOOR LIVING AREA OF ALL SINGLE STORY DWELLINGS SHALL CONTAIN NOT LESS THAN 1200 SQUARE FEET (EXCLUDING OF (1) STORY OPEN PORCHES AND GARAGES AND OTHER AREAS NOT CONSIDERED LIVING AREAS); AND TWO (2) STORY DWELLINGS SHALL CONTAIN NOT LESS THAN 800 SQUARE FEET OF LIVING AREA ON THE GROUND FLOOR AND ALL TWO (2) STORY DWELLING UNITS SHALL CONTAIN AT LEAST 1320 SQUARE FEET OF LIVING AREA TOTAL.

3. NOT WITHSTANDING COMPLIANCE WITH THE FOREGOING MINIMUM LIVING AREA REQUIREMENTS, THE DEPARTMENT OF METROPOLITAN DEVELOPMENT OF THE CITY OF INDIANAPOLIS, COUNTY OF MARION, IN INDIANA SHALL NOT ISSUE AN IMPROVEMENT LOCATION PERMIT FOR ANY DWELLING UPON ANY LOT IN THIS DEVELOPMENT, NOR SHALL ANY DWELLING BE CONSTRUCTED UNLESS THE BUILDING AND SITE PLANS PRESENTED BY THE LOT OWNER HAVE BEEN APPROVED BY AND BEAR THE STAMP OF APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, OR BE FULLY AUTHORIZED REPRESENTATIVE, WRITTEN APPROVAL, AND STAMP SHALL BE SUBSTANTIALLY THE FOLLOWING FORM, TO-WIT:

THIS SITE AND/OR BUILDING PLAN FOR LOT _____ IN THE MAPLES SUBDIVISION, HAS BEEN APPROVED FOR PERMITS AND CONSTRUCTION BY _____ AS THE BUILDING CONTRACTOR FOR THE LOT OWNER, AS REGARDED BY THE PLAT OF THE MAPLES SUBDIVISION.

THE MAPLES SUBDIVISION
 ARCHITECTURAL CONTROL COMMITTEE

NOT WITHSTANDING COMPLIANCE WITH ALL MINIMUM DEVELOPMENT STANDARDS AS REQUIRED BY APPLICABLE ORDINANCES AND THE COVENANTS AND RESTRICTIONS OF THIS PLAT, NO CONSTRUCTION SHALL COMMENCE UNLESS THE ARCHITECTURAL CONTROL COMMITTEE OR ITS DESIGNEE SHALL HAVE FIRST APPROVED BY WRITING THE BUILDING CONTRACTOR SELECTED BY THE LOT OWNER FOR THE CONSTRUCTION.

5. THE ARCHITECTURAL CONTROL COMMITTEE SHALL BE COMPOSED OF THE OWNER/DEVELOPER AND TWO APPROVED REPRESENTATIVES. 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 BOARD OF RECORDERS 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 THIS COVENANT.

6. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING BY THE CHAIRMAN OF THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVE, FAILS TO APPROVE OR DISAPPROVE WITHIN TEN (10) DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS COMMENCED WITHIN THE COMPLETED THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.

7. WITH APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, AND WHEREIN THE OPINION OF SAID COMMITTEE, THE LOCATION WILL NOT DETRIMENT MATERIALLY FROM THE APPEARANCE AND VALUE OF OTHER PROPERTIES, A DRIVEWAY MAY BE LOCATED NEARER TO A STREET THAN ABOVE PROVIDED, BUT NOT NEARER THAN 25 FEET TO ANY STREET RIGHT OF WAY LINE.

8. NO NOISY 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.

9. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BURN OR OTHER PUT-BUILT SHALL BE PERMITTED TO REMAIN ON ANY LOT OR USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY. THE EXTERIOR SURFACE OF ALL BUILDINGS SHALL HAVE THE WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE.

14. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SHORT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE ROADWAYS SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET PROPERTY LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SHORT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE EXTENDED, WITH THE EDGE OF A DRIVEWAY PAVEMENT, NO TREE SHALL BE PERMITTED TO WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE TROUBLE LINE IS SUBMITTED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SHORT LINES. NO DRIVEWAY SHALL BE LOCATED WITHIN FORTY (40) FEET OF THE INTERSECTION OF TWO (2) STREET LINES, ALL SEAWALLS SHALL BE CONSTRUCTED BY LOT OWNERS IN ACCORDANCE WITH DCA STANDARDS AND SHALL BE COMPLETED AT SUCH TIME AS THE UNDERMINING OF THE LOT IS CONSTRUCTED, OR WITHIN TWELVE (12) MONTHS OF THE DATE SUCH LOT IS WORKING COMMENCED BY THE UNDERGRADER, WHICHEVER DATE SHALL FIRST OCCUR.

15. EACH LOT SHALL BE KEPT IN A NEAT AND PLEASING MANNER WITH THE GRASS MOWED WHEN NECESSARY TO MAINTAIN A GROWTH OF SIX (6) INCHES OR LESS AT ALL TIMES. CAMPERS, RECREATIONAL VEHICLES OR BOATS OF ANY KIND MAY NOT BE STORED OR PARKED ON ANY LOT OUTSIDE ANY DWELLING OR GARAGE. ALL BASKETBALL HOOPS AND ANY OTHER TOYS, GAMES, AND PLAY STRUCTURES SHALL BE LOCATED BEHIND THE FRONT FOUNDATION LINE OF THE MAIN STRUCTURE, AND WITHIN LOT SETBACK LINES, AND MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AND MARION COUNTY. THE ARCHITECTURAL CONTROL COMMITTEE SHALL BE RESPONSIBLE TO ASSURE THAT LOTS AND SUBDIVISIONS PRESENT A PARK-LIKE APPEARANCE.

16. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE AND MARION COUNTY, AND WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH RECORDING UNITS, STANDARDS, AND RECOMMENDATIONS OF THE INDIANA STATE BOARD OF HEALTH.

17. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED BY CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL COMPLY WITH THE INDIANA GARAGE CODE OF 1940, AND AMENDMENTS THEREOF.

21. ALL CONSTRUCTION COMMENCED OR DEVELOPMENT SHALL BE COMPLETED WITHIN (120) DAYS, UNLESS CIRCUMSTANCES BEYOND THE CONTROL OF THE HOLDER AND/OR OWNER UNDERSTANDING AND/OR ASSOCIATION SHALL AUTHORITY TO SEEK AN INJUNCTION OR ORDER ALL MATERIALS AND PARTIALLY COMPLETED STYL OF THIS COVENANT.

22. ALL COST OF LITIGATION AND ATTORNY FEES IN VIOLATION OF THESE COVENANTS SHALL BE RESPONSIBILITY OF THE LOT OWNER OR IN VIOLATION.

23. THESE RESTRICTIONS ARE HEREBY DECLARED RUNNING WITH THE LANDS AND SHALL BE BINDING ON ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE THESE COVENANTS WERE FIRST RECORDED. THESE COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, AFTER FIFTEEN (15) YEARS FOLLOWING THE END OF AN INSTRUMENT SIGNED BY A MAJORITY OF THE LOTS HAS BEEN RECORDED AGREEING TO CHASE WHOLE OR IN PART.

24. ENFORCEMENT SHALL BE BY PROCEEDING AGAINST THE PERSON OR PERSONS WHO VIOLATE ANY COVENANTS EITHER TO RESTORE OR REPAIR DAMAGES. WAIVER OF ANY ONE BY JUDGMENT OR COURT ORDER SHALL IN NO OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. FAILURE TO ENFORCE ANY SPECIFIC RESTRICTION SHALL NOT BE CONSIDERED AS A WAIVER OF ANY COVENANT HEREIN, THEREAFTER.

25. THE METROPOLITAN DEVELOPMENT SUCCESSIONS AND ASSOCIATES SHALL HAVE AUTHORITY TO ENFORCE ANY COVENANTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THESE COVENANTS, DEMANDING DAMAGES THAT EXPRESSLY RUN IN FAVOR OF FAILURE TO ENFORCE ANY SPECIFIC RESTRICTION SHALL NOT BE CONSIDERED AS A WAIVER OF ANY COVENANT HEREIN, THEREAFTER.

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HEREIN DRAWN PLAN

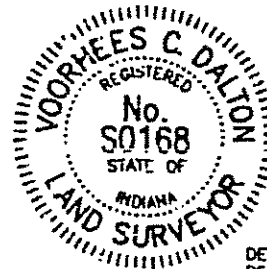
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WITNESS MY HAND AND SEAL THIS 25TH DAY OF JUNE, 1977.



Voorhees C. Dalton
REG. LAND SURVEYOR NO. S0168

DEVELOPMENT STANDARDS AND PLAT RESTRICTIONS AND COVENANTS FOR THE MAPLES SUBDIVISION

THE UNDERSIGNED ROBERT J. COOK AND RUDOLPH SCHWARZ, OWNER OF THE REAL ESTATE HEREIN DESCRIBED DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN SHOWN PLAT AND CERTIFICATE.

THIS SUBDIVISION SHALL BE KNOWN AS THE MAPLES SUBDIVISION.

THE STREETS, IF NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED "DRAINAGE UTILITY AND SANITARY SEWER EASEMENTS" (S.S.E. & U.E.) AND "DRAINAGE AND UTILITY EASEMENTS" (D & U.E.) SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT TO ALL RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO FENCE THEREON EXCEPT FENCES AND SIDING SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "EASEMENTS".

ALL LOTS IN THIS SUBDIVISION AND ALL PRESENT AND FUTURE OWNERS OR OCCUPANTS HEREOF SHALL BE SUBJECT TO THE FOLLOWING DEVELOPMENT STANDARDS, CONDITION AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED, ALTERED, OR PLACED ON ANY LOT, OTHER THAN ONE (1) DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO (2) STORIES IN HEIGHT AND AN ATTACHED PRIVATE GARAGE FOR NOT LESS THAN TWO (2) CAR CARRIAGES WITH OPEN SIDES SHALL NOT BE PERMITTED. ALL DRIVEWAYS AND VEHICLE PARKING AREAS SHALL BE HARD SURFACED WITH EITHER CONCRETE, ASPHALT OR BRICK. NO GRAVEL OR STONE DRIVEWAYS SHALL BE PERMITTED.

2. ALL DWELLINGS CONSTRUCTED UPON ANY LOT IN THIS DEVELOPMENT SHALL CONFORM TO THE FOLLOWING MINIMUM LIVING AREA REQUIREMENTS, TO-WIT: A. (THE GROUND FLOOR LIVING AREA OF ALL SINGLE STORY DWELLING UNITS SHALL CONTAIN NOT LESS THAN 1200 SQUARE FEET (EXCLUSIVE OF (1) STORY OPEN PORCHES AND GARAGES AND OTHER AREAS NOT CONSIDERED LIVING AREAS). NO TWO (2) STORY DWELLINGS SHALL CONTAIN LESS THAN 800 SQUARE FEET OF LIVING AREA ON THE GROUND FLOOR AND ALL TWO (2) STORY DWELLING UNITS SHALL CONTAIN AT LEAST 1320 SQUARE FEET OF LIVING AREA TOTAL.

3. NOT WITHSTANDING COMPLIANCE WITH THE FOREGOING MINIMUM LIVING AREA REQUIREMENTS, THE DEPARTMENT OF METROPOLITAN DEVELOPMENT OF THE CITY OF INDIANAPOLIS, COUNTY OF MARION, IN INDIANA SHALL NOT ISSUE AN IMPROVEMENT LOCATION PERMIT FOR ANY DWELLING UPON ANY LOT IN THIS DEVELOPMENT, NOR SHALL ANY DWELLING BE CONSTRUCTED UNLESS THE BUILDING AND SITE PLANS PRESENTED BY THE LOT OWNER HAVE BEEN APPROVED BY AND BEAR THE STAMP OF APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, OR ITS DULY AUTHORIZED REPRESENTATIVE, WHICH APPROVAL AND STAMP SHALL BE SUBSTANTIALLY THE FOLLOWING FORM, TO-WIT:

THIS SITE AND/OR BUILDING PLAN FOR LOT _____ IN THE MAPLES SUBDIVISION, HAS BEEN APPROVED FOR PERMITS AND CONSTRUCTION BY _____ AS THE BUILDING CONTRACTOR FOR THE LOT OWNER, AS REQUIRED BY THE PLAT OF THE MAPLES SUBDIVISION

THE MAPLES SUBDIVISION
ARCHITECTURAL CONTROL COMMITTEE

BY _____

NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER THE SIDE STREET LINE THAN THE MINIMUM BUILDING SET-BACK AS SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 6 FEET TO A SIDE YARD LINE, AND THE TOTAL SIDE YARD SET-BACK (BOTH SIDES) MUST BE AT LEAST 16 FEET. NO BUILDING SHALL BE ERECTED CLOSER THAN 20 FEET TO THE REAR LOT LINE, UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE, AS TO USE, LOCATION AND HARMONIOUS DESIGN. NO GARAGE OR STORAGE BUILDING MAY BE CONSTRUCTED SEPARATE AND APART FROM THE MAIN DWELLING, NOT WITHSTANDING THE FOREGOING REAR YARD SET-BACK REQUIREMENT.

4. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE WITH ALL EXISTING TREES IDENTIFIED AND GROUND FLOOR ELEVATIONS SPECIFIED THEREON, HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATIONS AND EXISTING TREES AND FOLIAGE, OR ALTERED ON ANY LOT OR WITHIN THE DEVELOPMENT, UNLESS PREVIOUSLY APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE IN WRITING. APPROVALS SHALL BE AS PROVIDED IN PARAGRAPHS 2 AND 7 OF THESE COVENANTS. THE ARCHITECTURAL CONTROL COMMITTEE MUST ALSO APPROVE THE OWNER'S PLAN FOR PRESERVING EXISTING TREES AND FOLIAGE PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE PROPERTY. IT SHALL BE THE LOT OWNER'S RESPONSIBILITY TO COMPLY PRECISELY WITH ALL BUILDING AND SITE FINISH GROUND ELEVATIONS AS FINALLY REQUIRED AND APPROVED BY DCAM DRAINAGE SECTION'S EVIDENCED UPON THE FINAL CONSTRUCTION PLANS FOR THE DEVELOPMENT OF THE MAPLES SUBDIVISION.

NOT WITHSTANDING COMPLIANCE WITH ALL MINIMUM STANDARDS AS REQUIRED BY APPLICABLE CITY COVENANTS AND RESTRICTIONS OF THIS PLAT, I SHALL COMMENCE UPON ANY LOT IN THIS DEVELOPMENT ARCHITECTURAL CONTROL COMMITTEE OR ITS DESIGNATED REPRESENTATIVE IN WRITING THE BUILDING CONTRACT WITH THE LOT OWNER FOR THE CONSTRUCTION.

5. THE ARCHITECTURAL CONTROL COMMITTEE SHALL HAVE THE AUTHORITY TO REMOVE OR ALTER ANY WORK DONE BY THE OWNER/DEVELOPER AND HIS APPROVED REPRESENTATIVE IN THE EVENT THE COMMITTEE OR ITS REPRESENTATIVE FAILS TO APPROVE OR DISAPPROVE ANY WORK DONE AFTER PLANS AND SPECIFICATIONS HAVE BEEN APPROVED, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE WORK HAS BEEN OBTAINED FROM THE COURT OF COMMON PLEAS, THE COMMITTEE SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR, MEMBERS OF THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVE TO ANY COMPENSATION FOR SERVICES PREVIOUS TO THIS COVENANT.

6. THE ARCHITECTURAL CONTROL COMMITTEE SHALL HAVE THE AUTHORITY TO REMOVE OR ALTER ANY WORK DONE BY THE OWNER/DEVELOPER AND HIS APPROVED REPRESENTATIVE IN THE EVENT THE COMMITTEE OR ITS REPRESENTATIVE FAILS TO APPROVE OR DISAPPROVE ANY WORK DONE AFTER PLANS AND SPECIFICATIONS HAVE BEEN APPROVED, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE WORK HAS BEEN OBTAINED FROM THE COURT OF COMMON PLEAS, THE COMMITTEE SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR, MEMBERS OF THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVE TO ANY COMPENSATION FOR SERVICES PREVIOUS TO THIS COVENANT.

7. WITH APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, WHEREIN THE OPINION OF SAID COMMITTEE, THE LOT OWNER DETRACTS MATERIALLY FROM THE APPEARANCE AND CHARACTER OF THE SUBDIVISION, A DWELLING MAY BE LOCATED NEARER THAN PROVIDED, BUT NOT NEARER THAN 25 FEET TO THE RIGHT OF WAY LINE.

8. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CONDUCTED ON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH BECOMES AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

9. NO STRUCTURE OF A TEMPORARY CHARACTER, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE PERMITTED TO REMAIN ON ANY LOT OR USED ON ANY LOT AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY, UNLESS APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE.

10. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC ON ANY LOT, EXCEPT SIGNS USED BY AN APPROVED DEVELOPER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION PERIOD. SIGNS SPECIFICALLY PROHIBITED.

11. NO OIL OR WATER DRILLINGS, OIL DEVELOPMENT, OIL REFINING, QUARRIES OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED ON ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR OIL, WATER OR NATURAL GAS SHALL BE ERECTED OR PERMITTED ON ANY LOT. ALL PROPANE TANKS MUST BE PROTECTED BY A CONCRETE PAD.

12. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND, BRED OR KEPT ON ANY LOT EXCEPT THOSE WHICH ARE HOUSEHOLD PETS MAY BE KEPT, PROVIDED THEY ARE KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

13. NO LOT SHALL BE USED OR MAINTAINED AS A TRASH OR RUBBISH DEPOSIT. TRASH OR GARBAGE, ANTENNAS, SATELLITE DISHES OF ANY KIND WILL NOT BE PERMITTED TO BE PLACED OUTSIDE ANY DWELLING, UNLESS FIRST APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE. NO TRASH OR RUBBISH MAY BE BURNED OR BURIED ON ANY LOT. DURING ANY CONSTRUCTION, DUMPSTERS SHALL BE KEPT ON EACH LOT DURING ANY CONSTRUCTION WITH ALL MATERIALS STORED THEREIN AND REMOVED DAILY.

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1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERRECTED, ALTERED, OR PLACED ON ANY LOT OTHER THAN ONE (1) DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO (2) STORIES IN HEIGHT AND AN ATTACHED PRIVATE GARAGE FOR NOT LESS THAN TWO (2) CAR CARPORTS WITH OPEN SIDES SHALL NOT BE PERMITTED. ALL DRIVEWAYS AND VEHICLE PARKING AREAS SHALL BE HARD SURFACED WITH EITHER CONCRETE, ASPHALT OR BRICK. NO GRAVEL OR STONE DRIVEWAYS SHALL BE PERMITTED.

2. ALL DWELLINGS CONSTRUCTED UPON ANY LOT IN THIS DEVELOPMENT SHALL CONFORM TO THE FOLLOWING MINIMUM LIVING AREA REQUIREMENTS, TO-WIT: A. (THE GROUND FLOOR LIVING AREA OF ALL SINGLE STORY DWELLING UNITS SHALL CONTAIN NOT LESS THAN 1200 SQUARE FEET (EXCLUSIVE OF (1) STORY OPEN PORCHES AND GARAGES AND OTHER AREAS NOT CONSIDERED LIVING AREAS). NO TWO (2) STORY DWELLINGS SHALL CONTAIN LESS THAN 800 SQUARE FEET OF LIVING AREA ON THE GROUND FLOOR AND ALL TWO (2) STORY DWELLING UNITS SHALL CONTAIN AT LEAST 1320 SQUARE FEET OF LIVING AREA TOTAL.

3. NOT WITHSTANDING COMPLIANCE WITH THE FOREGOING MINIMUM LIVING AREA REQUIREMENTS, THE DEPARTMENT OF METROPOLITAN DEVELOPMENT OF THE CITY OF INDIANAPOLIS, COUNTY OF MARION, IN INDIANA SHALL NOT ISSUE AN IMPROVEMENT LOCATION PERMIT FOR ANY DWELLING UPON ANY LOT IN THIS DEVELOPMENT, NOR SHALL ANY DWELLING BE CONSTRUCTED UNLESS THE BUILDING AND SITE PLANS PRESENTED BY THE LOT OWNER HAVE BEEN APPROVED BY AND BEAR THE STAMP OF APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, OR ITS DULY AUTHORIZED REPRESENTATIVE, WHICH APPROVAL AND STAMP SHALL BE SUBSTANTIALLY THE FOLLOWING FORM, TO-WIT:

THIS SITE AND/OR BUILDING PLAN FOR LOT _____ IN THE MAPLES SUBDIVISION, HAS BEEN APPROVED FOR PERMITS AND CONSTRUCTION BY _____ AS THE BUILDING CONTRACTOR FOR THE LOT OWNER, AS REQUIRED BY THE PLAT OF THE MAPLES SUBDIVISION

THE MAPLES SUBDIVISION
ARCHITECTURAL CONTROL COMMITTEE

BY _____

NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER THE SET STREET LINE THAN THE MINIMUM BUILDING SET-BACK AS SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 6 FEET TO A SIDE YARD LINE, AND THE TOTAL SIDE YARD SET-BACK (BOTH SIDES) MUST BE AT LEAST 18 FEET. NO BUILDING SHALL BE ERRECTED CLOSER THAN 20 FEET TO THE REAR LOT LINE, UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE. AS TO USE, LOCATION AND HARMONIOUS DESIGN, NO GARAGE OR STORAGE BUILDING MAY BE CONSTRUCTED SEPARATE AND APART FROM THE MAIN DWELLING, NOT WITHSTANDING THE FOREGOING REAR YARD SET-BACK REQUIREMENT.

4. NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE WITH ALL EXISTING TREES IDENTIFIED AND GROUND FLOOR ELEVATIONS SPECIFIED THEREON, HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATIONS AND EXISTING TREES AND FOLIAGE, OR ALTERED ON ANY LOT OR WITHIN THE DEVELOPMENT, UNLESS PREVIOUSLY APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE IN WRITING. APPROVALS SHALL BE AS PROVIDED IN PARAGRAPHS 2 AND 7 OF THESE COVENANTS. THE ARCHITECTURAL CONTROL COMMITTEE MUST ALSO APPROVE THE OWNER'S PLAN FOR PRESERVING EXISTING TREES AND FOLIAGE PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE PROPERTY. IT SHALL BE THE LOT OWNER'S RESPONSIBILITY TO COMPLY PRECISELY WITH ALL BUILDING AND SITE FINISH GROUND ELEVATIONS AS FINALLY REQUIRED AND APPROVED BY DCAM DRAINAGE SECTION 5 EVIDENCED UPON THE FINAL CONSTRUCTION PLANS FOR THE DEVELOPMENT OF THE MAPLES SUBDIVISION.

NOT WITHSTANDING COMPLIANCE WITH ALL MINIMUM DEVELOPMENT STANDARDS AS REQUIRED BY APPLICABLE ORDINANCES AND THE COVENANTS AND RESTRICTIONS OF THIS PLAT, NO CONSTRUCTION SHALL COMMENCE UPON ANY LOT IN THIS DEVELOPMENT UNLESS THE ARCHITECTURAL CONTROL COMMITTEE OR ITS DESIGNEE SHALL HAVE FIRST APPROVED IN WRITING THE BUILDING CONTRACTOR SELECTED BY THE LOT OWNER FOR THE CONSTRUCTION.

5. THE ARCHITECTURAL CONTROL COMMITTEE SHALL BE COMPOSED OF THE OWNER/DEVELOPER AND HIS APPROVED REPRESENTATIVES. 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 MEMBERS 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 THIS COVENANT.

6. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING. IN THE EVENT THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVE FAILS TO APPROVE OR DISAPPROVE WITHIN TEN (10) DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS COMMENCED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.

7. WITH APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, AND WHEREIN THE OPINION OF SAID COMMITTEE, THE LOCATION WILL NOT DETRACT MATERIALLY FROM THE APPEARANCE AND VALUE OF OTHER PROPERTIES, A DWELLING MAY BE LOCATED NEARER TO A STREET THAN ABOVE PROVIDED, BUT NOT NEARER THAN 25 FEET TO ANY STREET RIGHT OF WAY LINE.

8. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME ANY ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

9. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUT-BUILDING SHALL BE PERMITTED TO REMAIN ON ANY LOT OR USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY. THE EXTERIOR SURFACE OF ALL BUILDINGS SHALL HAVE THE WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE.

10. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT SIGNS USED BY AN APPROVED BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION PERIOD, AS APPROVED BY THE DEVELOPER. SIGNS ADVERTISING PROPERTY FOR SALE OR RENT ARE SPECIFICALLY PROHIBITED.

11. NO OIL OR WATER DRILLINGS, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRIES OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL, WATER OR NATURAL GAS SHALL BE ERRECTED, MAINTAINED OR PERMITTED ON ANY LOT. ALL PROPANE TANKS MUST BE CONCEALED.

12. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BREED OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BREED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

13. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE. ANTENNAS, MASTS, TOWERS OR SATELLITE DISHES OF ANY KIND WILL NOT BE PERMITTED ON ANY LOT OR OUTSIDE ANY DWELLING, UNLESS FIRST APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE. NO TRASH OR BUILDING MATERIALS MAY BE BURNED OR BURIED ON ANY LOT WITHIN DEVELOPMENT AND ALL LOTS SHALL BE KEPT CLEAN AT ALL TIMES DURING ANY CONSTRUCTION. DUMPSTERS SHALL BE USED AND LOCATED ON EACH LOT DURING ANY CONSTRUCTION WITH ALL TRASH AND EXCESS MATERIALS STORED THEREIN AND REMOVED DAILY.

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14. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE ROADWAYS 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 THEM AT POINTS TWENTY FIVE (25) FEET FROM THE INTERSECTION OF THE STREET PROPERTY LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE INTERSECTION OF A STREET PROPERTY LINES EXTENDED WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES. NO DRIVEWAY SHALL BE LOCATED WITHIN FORTY (40) FEET OF THE INTERSECTION OF TWO (2) STREET LINES. ALL SIDEWALKS SHALL BE CONSTRUCTED BY LOT OWNERS IN ACCORDANCE WITH DCAM STANDARDS AND SHALL BE COMPLETED AT SUCH TIME AS THE DRIVEWAY ON THE LOT IS CONSTRUCTED, OR WITHIN TWELVE (12) MONTHS OF THE DATE SUCH LOT IS INITIALLY CONVEYED BY THE UNDERSIGNED, WHICHEVER DATE SHALL FIRST OCCUR.

15. EACH LOT SHALL BE KEPT IN A NEAT AND PLEASING MANNER, WITH THE GRASS MOWED WHEN NECESSARY TO MAINTAIN A GROWTH OF SIX (6) INCHES OR LESS AT ALL TIMES. CAMPERS, RECREATIONAL VEHICLES OR BOATS OF ANY KIND MAY NOT BE STORED OR PARKED ON ANY LOT OUTSIDE ANY DWELLING OR GARAGE. ALL BASKETBALL BACKBOARDS AND ANY OTHER FIXED GAMES AND PLAY STRUCTURES SHALL BE LOCATED BEHIND THE FRONT FOUNDATION LINE OF THE MAIN STRUCTURE AND WITHIN LOT SETBACK LINES, AND MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO THE LOCATION ON THE PREMISES. IT IS THE INTENTION OF THIS RESTRICTION TO ASSURE THAT LOTS AND SURROUNDINGS PRESENT A PARK-LIKE APPEARANCE.

16. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE AND MARION COUNTY AND WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE INDIANA STATE BOARD OF HEALTH.

17. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCLOSED IN CONSTRUCTION OF ANY IMPROVEMENTS 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 1985, AND AMENDMENTS THERETO.

18. ANY MOTOR VEHICLE WHICH IS INOPERATIVE OR UNLICENSED AND NOT BEING USED FOR NORMAL TRANSPORTATION SHALL NOT BE PERMITTED TO REMAIN ON ANY LOT ABOVE THE GROUND SWIMMING POOLS SHALL NOT BE PERMITTED OR CONSTRUCTED ON ANY LOT

19. THE FINISHED YARD ELEVATIONS AT THE HOUSE SITE ON LOTS IN THIS SUBDIVISION SHALL BE NOT LOWER THAN THE ELEVATIONS SHOWN ON THE GENERAL DEVELOPMENT PLAN, AND SHALL BE APPROVED IN WRITING BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION. THE LOT OWNER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING ALL FINISHED GRADE ELEVATIONS IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS AND SHALL BEAR THE COST OF ALL GRADING OR IMPROVEMENTS NECESSARY TO BRING THE LOT INTO COMPLIANCE WITH THESE COVENANTS.

20. DRAINAGE SWALES (DITCHES) OR DRAINAGE RETENTION AREAS ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF-WAY, OR ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, FILED, OR OTHERWISE CHANGED WITHOUT THE WRITTEN PERMISSION OF THE INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS AND THE ARCHITECTURAL CONTROL COMMITTEE. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SOODED GRASS AREAS 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 APPROPRIATELY SIZED CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS. ANY PROPERTY OWNER ALTERING, CHANGING, OR DAMAGING SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 (10) DAYS NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE AFTER WHICH TIME, IF NO ACTION IS TAKEN, THE INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS WILL CALL FOR SAID REPAIRS TO BE ACCOMPLISHED AND THE STATEMENT FOR THE COST OF THE SAID REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT.

COPYING OF THE PLAT AND/OR UNDERSIGNED AND/OR ASSOCIATION AUTHORITY TO SEEK AN INJUNCTION OR ALL MATERIALS AND PARTIALLY COMPLETE OF THIS COVENANT.

22. ALL COST OF LITIGATION AND FROM VIOLATION OF THESE COVENANTS RESPONSIBILITY OF THE LOT OWNER VIOLATION.

23. THESE RESTRICTIONS ARE HEREIN RUNNING WITH THE LAND AND SHALL BE ALL PERSONS CLAIMING UNDER THEM (25) YEARS FROM THE DATE THESE COVENANTS SHALL BE SUCCESSIVE PERIODS OF TEN (10) AFTER FIFTEEN (15) YEARS FOLLOWING AN INSTRUMENT SIGNED BY A MAJORITY OF LOTS HAS BEEN RECORDED AGREEING WHOLE OR IN PART.

24. ENFORCEMENT SHALL BE BY PRO AGAINST THE PERSON OR PERSONS VIOLATE ANY COVENANTS EITHER TO RECOVER DAMAGES, REVALIDATION OF BY JUDGMENT OR COURT ORDER SHALL OTHER PROVISIONS WHICH SHALL REMAIN FAILURE TO ENFORCE ANY SPECIFIC RESTRICTIONS SHALL NOT BE CONSIDERED AS A WAIVER OF ANY COVENANT HEREIN, THEREAFTER.

25. THE METROPOLITAN DEVELOPMENT AND ASSIGNS, SHALL AUTHORITY TO ENFORCE ANY RESTRICTIONS OR OTHER LIMITATIONS OTHER THAN THOSE COVENANTS, COVENANTS THAT EXPRESSLY RUN WITH THE DEVELOPMENT COMMISSION; PROVIDED THAT SHALL BE CONSTRUCTED TO PREVENT THE COMMISSION FROM ENFORCING ANY OF CONTROL ORDINANCE, SE-40-3, AS ATTACHED TO APPROVAL OF THIS PLAT BY

WITNES, YOUR SIGNATURE THIS 7TH DAY
BY Robert J. Cook and Rudolph Schwarz
RUDDOLPH SCHWARZ

STATE OF INDIANA)
COUNTY OF MARION)

BEFORE ME, THE UNDERSIGNED A I APPEARED ROBERT J. COOK AND RUDOLPH RECORD OF THE REAL ESTATE CONTAINED ACKNOWLEDGED THE EXECUTION OF THE PLAT

IN WITNESS WHEREOF, I HAVE HEREON AFFIXED MY NOTARIAL SEAL
JULY 1997

Linda K. Fox
LINDA K. FOX, NOTARY PUBLIC
RESIDENT OF MARION COUNTY
MY COMMISSION EXPIRES



MINIMUM DEVELOPMENT ORDINANCES AND THE "LAT, NO CONSTRUCTION DEVELOPMENT UNLESS THE S DESIGNER SHALL HAVE CONTRACTOR SELECTED BY

SHALL BE COMPOSED OF VED REPRESENTATIVES. A TE A REPRESENTATIVE TO OR RESIGNATION OF ANY NG MEMBERS SHALL HAVE . NEITHER THE MEMBERS REPRESENTATIVE SHALL BE IS PERFORMED PURSUANT

COMMITTEE APPROVAL OR ENANTS SHALL BE IN OR ITS DESIGNATED PROVE WITHIN TEN (10) VE BEEN SUBMITTED TO IN THE CONSTRUCTION HEREFOR, APPROVAL WILL ITS SHALL BE DEEMED TO

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R, TRAILER, BASEMENT, OUT-BUILT SHALL BE I ANY LOT AT ANY TIME PERMANENTLY, THE L HAVE THE WRITTEN ROL COMMITTEE.

TO THE PUBLIC VIEW APPROVED BUILDER TO STRUCTION PERIOD, AS STRISING PROPERTY FOR

MENT OPERATIONS, OF ANY KIND SHALL I ON WELLS, TANKS, PERMITTED UPON ANY D FOR USE IN BORING CTED, MAINTAINED OR T BE CONCEALED.

ANY KIND SHALL BE THAT DOGS, CATS, OR ED THAT THEY ARE NOT PURPOSE.

AS A DUMPING GROUND S MASTS, TOWERS OR MITTED ON ANY LOT APPROVED BY THE TRASH OR BUILDING ON ANY LOT WITHIN T CLEAN AT ALL TIMES BE USED AND LOCATED L TRASH AND EXCESS

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PROJECTS PLUS, 2555 FAIRMEN PLACE SUITE A GREENWOOD, INDIANA 46142

14. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE ROADWAYS 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 THEM AT POINTS TWENTY FIVE (25) FEET FROM THE INTERSECTION OF THE STREET PROPERTY LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE INTERSECTION OF A STREET PROPERTY LINES EXTENDED. WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES. NO DRIVEWAY SHALL BE LOCATED WITHIN FORTY (40) FEET OF THE INTERSECTION OF TWO (2) STREET LINES. ALL SIDEWALKS SHALL BE CONSTRUCTED BY LOT OWNERS IN ACCORDANCE WITH DCIM STANDARDS AND SHALL BE COMPLETED AT SUCH TIME AS THE DRIVEWAY ON THE LOT IS CONSTRUCTED, OR WITHIN TWELVE (12) MONTHS OF THE DATE SUCH LOT IS INITIALLY CONVEYED BY THE UNDERSIGNED, WHICHEVER DATE SHALL FIRST OCCUR.

15. EACH LOT SHALL BE KEPT IN A NEAT AND PLEASING MANNER, WITH THE GRASS MOWED WHEN NECESSARY TO MAINTAIN A GROWTH OF SIX (6) INCHES OR LESS AT ALL TIMES, CAMPER, RECREATIONAL VEHICLES OR BOATS OF ANY KIND MAY NOT BE STORED OR PARKED ON ANY LOT OUTSIDE ANY DWELLING OR GARAGE. ALL BASKETBALL BACKBOARDS AND ANY OTHER FIXED GAMES AND PLAY STRUCTURES SHALL BE LOCATED BEHIND THE FRONT FOUNDATION LINE OF THE MAIN STRUCTURE AND WITHIN LOT SETBACK LINES, AND MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO THE LOCATION ON THE PREMISES. IT IS THE INTENTION OF THIS RESTRICTION TO ASSURE THAT LOTS AND SURROUNDINGS PRESENT A PARK-LIKE APPEARANCE.

16. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE AND MARION COUNTY AND WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE INDIANA STATE BOARD OF HEALTH.

17. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL COMPLY WITH THE INDIANA DAMAGE CODE OF 1985, AND AMENDMENTS THERETO.

18. ANY MOTOR VEHICLE WHICH IS INOPERATIVE OR UNLICENSED AND NOT BEING USED FOR NORMAL TRANSPORTATION SHALL NOT BE PERMITTED TO REMAIN ON ANY LOT. ABOVE THE GROUND SWIMMING POOLS SHALL NOT BE PERMITTED OR CONSTRUCTED ON ANY LOT

19. THE FINISHED YARD ELEVATIONS AT THE HOUSE SITE ON LOTS IN THIS SUBDIVISION SHALL BE NOT LOWER THAN THE ELEVATIONS SHOWN ON THE GENERAL DEVELOPMENT PLAN, AND SHALL BE APPROVED IN WRITING BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION. THE LOT OWNER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING ALL FINISHED GRADE ELEVATIONS IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS AND SHALL BEAR THE COST OF ALL GRADING OR IMPROVEMENTS NECESSARY TO BRING THE LOT INTO COMPLIANCE WITH THESE COVENANTS.

20. DRAINAGE SWALES (DITCHES) OR DRAINAGE RETENTION AREAS ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF-WAY, OR ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, FLEED, OR OTHERWISE CHANGED WITHOUT THE WRITTEN PERMISSION OF THE INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS AND THE ARCHITECTURAL CONTROL COMMITTEE. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SOODED GRASS AREAS 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 APPROPRIATELY SIZED CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS. ANY PROPERTY OWNER ALTERING, CHANGING, OR DAMAGING SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN TO (7) NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE AFTER WHICH TIME, IF NO ACTION IS TAKEN, THE INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS WILL CALL FOR SAID REPAIRS TO BE ACCOMPLISHED AND THE STATEMENT FOR THE COST OF THE SAID REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT.

UNDERSIGNED AND/OR ASSOCIATION SHALL HAVE STANDING AND AUTHORITY TO SEEK AN INJUNCTION OR ORDER FOR THE APPROVAL OF ALL MATERIALS AND PARTIALLY COMPLETED STRUCTURES IN VIOLATION OF THIS COVENANT.

22. ALL COST OF LITIGATION AND ATTORNEY'S FEES RESULTING FROM VIOLATION OF THESE COVENANTS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LOT OWNER OR OWNERS FOUND TO BE IN VIOLATION.

23. THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE 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 AFTER FIFTEEN (15) YEARS FOLLOWING THE DATE OF RECORDATION, AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

24. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANTS EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES. 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. FAILURE TO ENFORCE ANY SPECIFIC REQUIREMENT OF THE COVENANTS SHALL NOT BE CONSIDERED AS A WAIVER OF THE RIGHT TO ENFORCE ANY COVENANT HEREIN, THEREAFTER.

25. 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 CONSTRUCTED TO PREVENT THE METROPOLITAN DEVELOPMENT COMMISSION FROM ENFORCING ANY PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE SE-AO-3, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE.

WITNES YOUR SIGNATURE THIS 17th DAY OF July 1997
BY *Rudolph Schwarz* RUDOLPH SCHWARZ BY *Robert J. Cook* ROBERT J. COOK

STATE OF INDIANA)
COUNTY OF MARION)
BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT J. COOK AND RUDOLPH SCHWARZ, THE OWNERS OF RECORD OF THE REAL ESTATE CONTAINED WITHIN THIS SUBMISSION WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CONSENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTARIAL SEAL THIS 17th DAY OF July 1997



Linda K. Fox
LINDA K. FOX, NOTARY PUBLIC
RESIDENT OF MARION COUNTY
MY COMMISSION EXPIRES 3/12/2001

APPROVED THIS 14th DAY OF July 19 97
PELHLY TOWNSHIP ASSESSOR
John R. Coogan DRAFTSMAN

9706105738

PROJECTS plus
GREENWOOD SURVEYING COMPANY

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - CONSTRUCTION MANAGEMENT

420 South Emerson Ave. - Greenwood, Indiana 47143
(317) - 882-5005

PEF

SEAL

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MARCH 29, 1996