



DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

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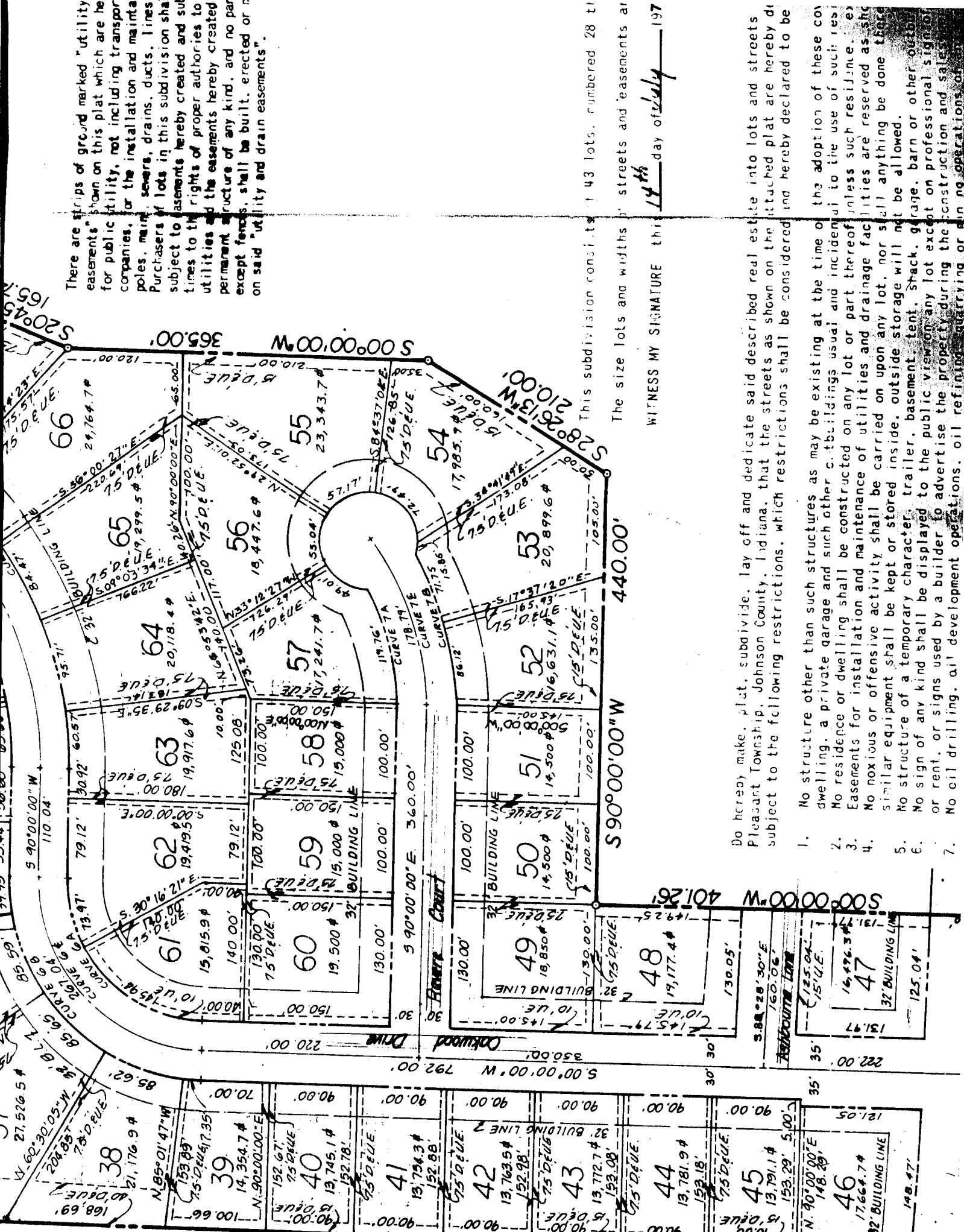
www.move2indy.com

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.

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EAST LINE-MCCARTY ADDITION



There are strips of ground marked "utility easements" shown on this plat which are her for public utility, not including transport companies, for the installation and maintai poles, main sewers, drains, ducts, lines Purchasers of lots in this subdivision shal subject to easements hereby created and sub times to the rights of proper authorities to utilities and the easements hereby created, permanent structure of any kind, and no par except fences, shall be built, erected or m on said "utility and drain easements".

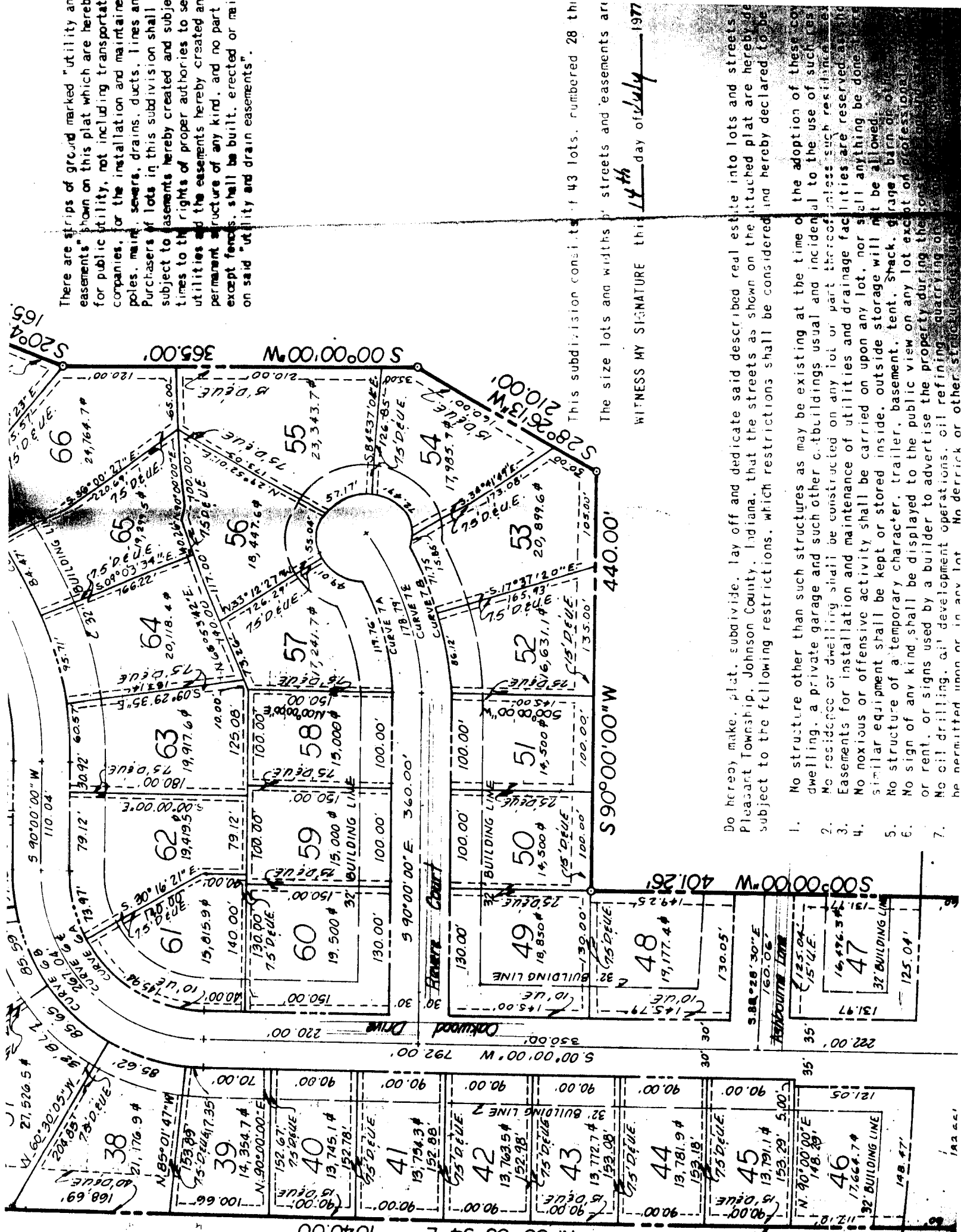
This subdivision consists of 143 lots, numbered 28 to 197
The size lots and widths of streets and easements ar
WITNESS MY SIGNATURE this 14th day of July 197

Do hereby make, plat, subdivide, lay off and dedicate said described real estate into lots and streets Pleasant Township, Johnson County, Indiana, that the streets as shown on the attached plat are hereby de subject to the following restrictions, which restrictions shall be considered

1. No structure other than such structures as may be existing at the time of the adoption of these c dwelling, a private garage and such other buildings usual and incident to the use of such resi
2. No residence or dwelling shall be constructed on any lot or part thereof unless such residence, e
3. Easements for installation and maintenance of utilities and drainage facilities are reserved as sh
4. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there similar equipment shall be kept or stored inside, outside storage will not be allowed.
5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbu
6. No sign of any kind shall be displayed to the public view on any lot except on professional sign
7. No oil drilling, oil development operations, oil refining, quarrying or mining operations of

522

EAST LINE-MCCARTY ADDITION



There are strips of ground marked "utility and easements" shown on this plat which are hereby for public utility, not including transportation companies, for the installation and maintenance of poles, main sewers, drains, ducts, lines and subject to easements hereby created and subject to the rights of proper authorities to set utilities and the easements hereby created are permanent structure of any kind, and no part except fences, shall be built, erected or maintained on said "utility and drain easements".

This subdivision consists of 43 lots, numbered 28 through 70.

The size lots and widths of streets and easements are as shown on this plat.

WITNESS MY SIGNATURE this 14th day of July 1977

Do hereby make, plat, subdivide, lay off and dedicate said described real estate into lots and streets Pleasant Township, Johnson County, Indiana, that the streets as shown on the attached plat are hereby dedicated to the following restrictions, which restrictions shall be considered as a part of the plat.

1. No structure other than such structures as may be existing at the time of the adoption of these covenants shall be erected on any lot except on professional engineering plan or plat.
2. No dwelling, a private garage and such other buildings usual and incidental to the use of such lots shall be constructed on any lot or part thereof unless such restrictions are shown on the plat.
3. Easements for installation and maintenance of utilities and drainage facilities are reserved on all lots.
4. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done similar equipment shall be kept or stored inside, outside storage will not be allowed.
5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other building shall be erected on any lot except on professional engineering plan or plat.
6. No sign of any kind shall be displayed to the public view on any lot except on professional engineering plan or plat.
7. No oil drilling, oil development operations, oil refining, quarrying or other operations shall be conducted on any lot.

Do hereby make, plat, subdivide, lay off and dedicate said described real estate into lots and streets in accordance with the plat hereto attached, which addition shall be known as "The Oaks, Second Section, in Pleasant Township, Johnson County, Indiana, that the streets as shown on the attached plat are hereby dedicated to public use and that all of the lots contained in the above plat or any portion thereof shall be subject to the following restrictions, which restrictions shall be considered and hereby declared to be covenants running with the land, which said restrictive covenants are as follows, to-wit:

1. No structure other than such structures as may be existing at the time of the adoption of these covenants, shall be erected, altered, placed, or permitted to remain on any lot other than one single-family dwelling, a private garage and such other outbuildings usual and incidental to the use of such residential lot.
2. No residence or dwelling shall be constructed on any lot or part thereof unless such residence, exclusive of open porches, attached garages and basements, shall have a floor area of 1400 square feet.
3. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
4. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, trailers, boats, campers, and similar equipment shall be kept or stored inside, outside storage will not be allowed.
5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.
6. No sign of any kind shall be displayed to the public view on any lot except on professional 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.
7. No oil drilling, oil development operations, oil refining, quarrying 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 or in 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 purpose.
8. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. 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 a clean and sanitary condition by the street property line, and a line connecting them at points 25 feet extended. The same sight line limitations shall apply on any lot within All swales, for drainage of lots, that are located on side lot lines and on rear lot lines shall be preserved and not obstructed with a general drainage plan on file with the City of Greenwood.
9. Any field tile or underground drain which is encountered in construction of any improvement 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 1975, and all amendments thereto. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change them in whole or in part.
10. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
11. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

By the undersigned partners of Oakmont Development Company, an Indiana Partnership, for and in behalf of such partnership, the 19th day of July 1975.

TRAUB EQUITIES INC., PARTNER
By: *William I. Yeagy*
WILLIAM I. YEAGY,
Authorized Signature

By: *Robert W. Stephens*
ROBERT W. STEPHENS, PARTNER

My Commission expires 5/13/79

By: *W. Van Valer*
W. Van Valer
Johnson County, Indiana, as follows:
a meeting held September 27, 1975.
Harold M. Nathan



JOHN V. SCHREIDER
Reg. Land Surveyor - Indiana «S0115»

John V. Schreider

This instrument was given approval by the Board of Works of the City of Greenwood, Johnson County, Indiana at a meeting held on 10/1/74.