



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.

WASHINGTON

MEADOWS

RESTRICTED

The undersigned, RYAN HOMES INC. BY RICHARD N. KLEISLEY, VICE PRESIDENT

being the owners of the described real estate do here lay off, plat and subdivide the same into
designated as WASHINGTON MEADOWS SECTION FOUR
an Addition in Marion County, Indiana

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.
2. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling shall be erected or maintained on said lots.
3. Front building lines are established as shown on this plat between which lines and the rear wall, hedge or shrub planting which obstructs sight lines at elevations two (2) and six (6) feet above the triangular area formed by the street property lines and a line connecting points two (2) feet from the intersection of the street lines extended. The same sightline limitations shall apply to the edge of a driveway pavement or alley line. No tree shall be permitted to remain with sufficient height to prevent obstruction of such sight lines.
4. No one story residence shall be erected on any lot in this Addition having a main floor area shall have a main floor area of less than 600 square feet nor less than 720 square feet.
5. No trailer, boat, camper, motorcycle, truck or other vehicle not related to residential use shall be used for temporary or permanent storage.
6. No tent, shack, barn or other outbuilding or temporary structure be used for temporary or permanent storage.
7. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall any business be conducted.
8. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not apply to the within plat marked Drainage Easements and shall not include transportation companies for the installation and maintenance of mains, drains and utility lines of Cumberland, Indiana and to the easements herein reserved. No permanent or other structures shall be erected on any lot in this Addition, however, shall take their title subject to the rights of the public utilities.
9. The right to enforce the within provisions, restrictions and covenants by injunction together with the removal of any obstruction bed or structure erected or maintained in violation thereof is hereby dedicated to the Metropolitan Development Commission, their successors or assigns with effect from the recording date, at which time said covenants shall be automatically extended for successive years until it is agreed to change the covenants in whole or in part. Invalidity of any of the covenants shall remain in full force and effect.
10. The within covenants, limitations and restrictions are to run with the land and shall be binding on all owners.
11. A strip of ground fifteen (15) feet wide is reserved for drainage and utility easement on each side lot line.
12. There shall be a four (4) foot Drainage Easement on each side lot line unless otherwise shown.

WS

SECTION

IV

COVENANTS

AND SAMUEL T. CANNON, ASST. SECRETARY

lots and streets in accordance with the within plat. The within plat shall be known and

family residence with attached accessory building and not exceeding 35 feet in height may

height of way lines of the street no structure shall be erected or maintained. No fence, 6 feet above the street, shall be placed or permitted to remain on any corner lot within twenty-five (25) feet from the intersection of said street lines, or in the case of a rounded shall apply to any lot within ten (10) feet from the intersection of a street line with the in such distance of such intersections unless the foliage line is maintained at suf-

or area of less than 720 square feet and no residence with more than one story square feet of total living area exclusive of open porches, garages or basements. shall be stored, temporarily or permanently, on any lot in this subdivision, nor shall any permanent residence purposes or any other purpose in any lot in this Addition. anything be done thereon which shall be or become a nuisance to the neighborhood.

shall not prohibit a resident from keeping an usual pet animal or bird. 1/4 or Utility Easements which are hereby reserved for the use of public utility companies acts, poles, lines, wires, sewers and drains subject at all times to the authority of the Town structures shall be erected or maintained on said strips. The owners of such lots in this

ther with the right to cause the removal by due process of law of any septic tank, abled and reserved to the owners of the several lots in this subdivision, their heirs and as- ho shall be entitled to such relief without being required to show any damage of any kind. Such provisions shall be in full force and effect for twenty-five (25) years from re- sive periods of ten (10) years unless by vote of the majority of the then owners of the lots, ints by judgement or court order shall in no wise affect any of the other provisions which

binding on all parties and persons claiming under them. along the front of all lots unless otherwise noted. noted.