

SEP 1 1970

BOOK 5 90

PLAT RESTRICTIONS FOR BRIARPATCH WOODS, Section I,
A SUBDIVISION IN RURAL TOWNSHIP, SHELBY COUNTY, INDIANA

1. Flatted lots for single family residences only. No double, duplex or other multiple family dwellings. No hotel, boarding house, rooming house, mercantile building, factory building or commercial building permitted.
2. No lot or residence thereon to be used for business or commercial use, except for the generally recognized home-based office, or hobby type endeavor.
3. No farm animals or fowls permitted, except household pets, and no pets or domestic animals for commercial purposes.
4. Any fences erected forward of front building line must not exceed 3' 6" in height, and must be of a decorative type construction.
5. No mobile homes or temporary living quarters permitted prior to or during construction, or after construction; except that during construction a suitable structure may be used by contractor for the storage of his supplies and/or tools. A temporary portable office or office trailer may be permitted for use of Developer as a sales office during development of the subdivision, but not after the subdivision development is completed.
6. Minimum living area per residence (measured by outside measurements of the structure, exclusive of garage or open porches) established as follows:
 - (a) single story residence - minimum of 1200 sq. ft. ground floor area.
 - (b) 1 1/2 story residence - minimum of 1000 sq. ft. ground floor area.
 - (c) 2 story residence - minimum of 900 sq. ft. ground floor area.
 - (d) Split-level or bi-level - minimum of 1100 sq. ft. above grade line.
7. All residences must have attached garages of at least 400 sq. ft. area, unless residence is of sufficient larger size in footage and design as to give appearance in size and quality equivalent to above requirement of residence size plus garage. In that event detached garages will be acceptable.
8. Residence exterior to be predominately stone or brick veneer, or other suitable design and material giving appearance of value and beauty equivalent to stone or brick veneer housing.
9. All plans and specifications of proposed residences to be approved prior to construction, as suitable for construction in this subdivision by the Developer, Myron E. Repass, or persons designated by him, as being suitable, compatible and harmonious with housing planned and built in this subdivision. Minimum specifications shall be plot plan, floor plan, basement or foundation plan, front elevation, rear elevation, and elevations of each end.
10. Driveways shall be either hard surface or white stone finished driveways, and shall be completed at time house is completed.
11. Construction site must be kept reasonably clean and free of debris during construction, yard cleared of all debris at time of house completion, and yard finish graded and seeded as soon as practicable after house is completed, considering the season and weather.

These Plat Restrictions recorded in Plat Book 5, at page 90,
and made a part of the Subdivision Plat of BRIARPATCH WOODS, SECTION I,
the plat of which is recorded in Plat Book 5, page 90.