

CASTLEWOOD ADDITION
SECTION II

The undersigned Ryan Homes, Inc., by John D. Napolitan, Vice President, and Kenneth Johnston, Assistant Secretary, being the owners of the above described real estate do here lay off, plat and subdivide said lots and streets in accordance with the within plat. The within plat shall be known and designated as CASTLEWOOD ADDITION - SECTION TWO, an Addition in Marion County, Indiana.

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.
2. A numbered lot in this Addition shall be designated as residential lots. Only one single family residence with attached accessory building and not exceeding 35 feet in height may be erected on said lots.
3. Front building lines are established as shown on this plat between which lines and the right of way lines of the street no structure shall be erected or maintained. No fence, wall, hedge, or other obstructs sight lines at elevations 2 and 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 points 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 sightline limitations shall within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distance of such intersections unless is maintained at 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 of less than 1450 square feet and no residence with more than one story shall have a main floor area square feet, nor less than 1450 square feet of total living area exclusive of open porches, garages or basements.
5. No trailer, boat, camper, motorcycle, truck or other vehicle not related to residential use shall be stored, temporarily or permanently, on any lot in this subdivision nor shall any tent, shack, outbuilding or temporary structure be used for temporary or permanent residence purposes or any other purpose in any lot in this Addition.
6. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
7. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping an usual pet animal or bird.
8. There are strips of ground as shown on the within plat marked "Drainage Easements" and/or "Utility Easement" which are hereby reserved for the use of public utility companies not including transit for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains subject at all times to the authority of the city of Indianapolis, Indiana, and to the easements here permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their title subject to the rights of the public utility the owners of said lots in this Addition to said Easement herein granted for ingress and egress, in, along, and through the strips so reserved.
9. 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 maintained in violation thereof is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs and assigns, and the Metropolitan Development Commission, their 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 and effect until January 1, 2001, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of the majority of the then owners of the within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.
10. A strip of ground 20 feet wide is reserved for drainage and utility easement along the front of all lots unless otherwise noted.
- 11.

IN WITNESS WHEREOF, Ryan Homes, Inc., by John D. Napolitan, Vice President and Kenneth Johnston, Assistant Secretary, have hereunto caused its and their names to be subscribed this 13 day of July, 1975.

STATE OF INDIANA) SS
COUNTY OF JOHNSON) Before me, a Notary Public in and said County and State,
Personally appeared Ryan Homes, Inc., by John D. Napolitan,
Vice President and Kenneth Johnston, Assistant Secretary,
and acknowledge the execution of the above foregoing
instrument as its voluntary act and deed.

RYAN HOMES, INC.

BY: John D. Napolitan
JOHN D. NAPOLITAN
Vice President

ATTEST: Kenneth Johnston
KENNETH JOHNSTON
Assistant Secretary

Witness my signature and notarial seal this 13 day of July, 1975

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John D. Napolitan, Vice President, and Kenneth Johnston, Assistant Secretary, being the owners of the above described real estate do here lay off, plat and subdivide the same with the within plat. The within plat shall be known and designated as CASTLEWOOD ADDITION - SECTION TWO, an Addition in Marion County, Indiana.

are dedicated are hereby designated as residential lots. Only one single family residence with attached accessory building and not exceeding 35 feet in height may be erected or maintained on any lot so designated.

as shown on this plat between which lines and the right of way lines of the street no structure shall be erected or maintained. No fence, wall, hedge, or shrub planting which is 2 and 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 the corners of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot on a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained to prevent obstruction of such sight lines.

to prevent obstruction of such sight lines. Addition having a main floor area of less than 1450 square feet and no residence with more than one story shall have a main floor area of less than 800 square feet of total living area exclusive of open porches, garages or basements.

trucks, trucks or other vehicle not related to residential use shall be stored, temporarily or permanently, on any lot in this subdivision nor shall any tent, shack, barn or other structure be used for temporary or permanent residence purposes or any other purpose in any lot in this Addition.

be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.

be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping an usual pet animal or bird.

be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their title subject to the rights of the public utilities and to those of the public utility companies not including transportation companies, and to the easements herein reserved. No other utility easements shall be reserved.

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John D. Napolitan, Vice President and Kenneth Johnston, Assistant Secretary, have heretofore caused its and their names to be subscribed this 23rd day of September, 1975.

RYAN HOMES, INC.

Notary Public in and said County and State,
I have appeared Ryan Homes, Inc., by John D. Napolitan,
Vice President and Kenneth Johnston, Assistant Secretary,
and I have signed the execution of the above foregoing
instrument as its voluntary act and deed.

This 23rd day of September, 1975

BY: John D. Napolitan
JOHN D. NAPOLITAN
Vice President

ATTEST: Kenneth Johnston
KENNETH JOHNSTON
Assistant Secretary