

streets in accordance with the within plat.

The within plat shall be known and designated as "Chapel Hill - Second Section" an Addition in Marion County, Indiana.

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceed
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be 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 line remain within such distances of such intersection unless falling line is maintained at sufficient height to prevent obstruction of sight line.
- D. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes
- E. No 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
- F. No lot in this subdivision shall be subdivided into a building lot having an area of less than 11,250 square feet.
- G. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal
- H. There are stripes of ground as shown on the within plat mapped "Drainage and Utility Easements" which are hereby reserved for the use of public utilities, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of Marion County, Indiana, and to the easement herein reserved. In addition, however, shall take their title subject to the rights of the public utilities and to those of the other owners of lots in this Addition to
- I. The owners, for themselves and for their heirs, successors and assigns, waive all right to object to, or to demonstrate against any annexation of part of the Indianapolis Sanitary District, including the right to take an appeal from any order or judgment annexing said real estate, or to file a complaint
- J. No building shall be erected on any lot until the design plans have been approved by the platler. The building of all improvements shall be subject to the construction of any house shall not meet the approval of the platler, it shall have the right to prohibit the commencement of construction of such improvements
- K. The right to enforce the within provisions, restrictions and covenants, by injunction, together with the right to cause the removal by due process of the several lots in this subdivision, their heirs or assigns, who shall be entitled to such relief without being required to show any damage of any be in full force and effect until August 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten years, in part. Invalidity of any one of the covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in part.
- L. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

STATE OF INDIANA)
COUNTY OF MARION) SS

Personally appeared before me, the undersigned, a Notary Public, in and for said county and State, The College Life Insurance of America, by John Rabb Emlson, Vice President, and Richard E. Thompson, Secretary-Treasurer, instrument as its and their voluntary act and deed for the purposes therein expressed this 16 day of June, 1961.

My Commission Expires

June 15, 1963

APPROVED THIS 29th DAY OF June 1961

Richard E. Thompson
Notary Public



John Rabb Emlson
John Rabb Emlson

