

streets in accordance with the within plat.

and Richard E. Thompson, Secretary-Treasurer, be

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 exceeding
- 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, property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the remain within such distances of such intersection unless foliage 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 pur
- E. 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 nuisa
- F. No lot in this subdivision shall be resubdivided 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 strips of ground as shown on the within plat marked "Drainage and Utility Easements" which are hereby reserved for the use of public utili ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of Marion County, Indiana, and to the easement herein reserved. 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 remonstrate against any annexation or pr the Indianapolis Sanitary District, including the right to take an appeal from any order or judgment annexing said real estate, or to file a complai
- J. No building shall be erected on any lot until the design plans have been approved by the plattee. The building of all improvements shall be subject struction of any house shall not meet the approval of the plattee, it shall have the right to prohibit the commencement or continuation of such impr
- 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 affect until August 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten years, in part. Invalidatation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain
- 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.

IN WITNESS WHEREOF, The College Life Insurance Company of America, by John Rabb Emison, Vice President, and Richard E. Thompson, Secretary-Treasurer

STATE OF INDIANA)SS
COUNTY OF MARION)

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 Emison, Vice President, and Richard E. Thompson, Secretary-Treasurer, and acknowledged the execution of the above and foregoing instrument as its and their voluntary act and deed for the purposes therein expressed this 16 day of JUNE, 1961.

Bonnie J. Riggs
Notary Public



JUNE 16 1961
Donald
President

My Commission Expires February 24, 1963

APPROVED THIS 29th
DAY OF JUNE 1961
Auditor of Marion County
James W. Callahan

E. Thompson, Secretary-Treasurer, being the owners or record of all of the included tract, do hereby lay off, plat and subdivide the same into lots and

with accessory building and not exceeding two stories in height may be erected or maintained on said lots.

of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between

temporary or permanent residential purposes in any lot in this Addition.

reason which shall be or become a nuisance to the neighborhood.

ident from keeping a usual pet animal or bird.

reserved for the use of public utility companies, not including street car or transportation companies for the installation and maintenance of mains,

to institute against any annexation or proposed annexation of the real estate subject to this plat or any part thereof, to the City of Indianapolis or to

of all improvements shall be subject to inspection by the plat, or its representatives and shall meet its construction standards. If the con-

cause the removal by due process of law of structures erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of

and E. Thompson, Secretary-Treasurer, have executed this instrument and caused their seals to be affixed thereto this 16 day of JUNE, 1961.

RECEIVED FOR RECORD

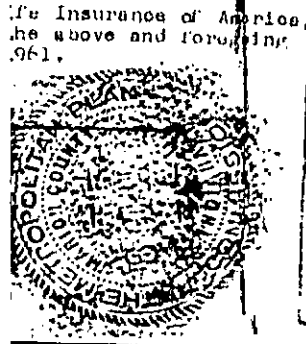
JUN 20 1961

THE COLLEGE LIFE INSURANCE COMPANY OF AMERICA

John Ruth Emerson, Vice President

Richard E. Thompson, Secretary-Treasurer

JUNE 28 1961
Donald B. ...
Richard E. Thompson



This instrument prepared by Paul I. Cripe, Inc., this 16th day of March, 1961.

330
JUN 26 1961