

SECRETARY

EAGLEDALE FIRST SECTION

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- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All lots in this addition shall be designated as residential lots. Only one single family dwelling with accessory building, and not exceeding two story in height, may be erected, or maintained on said lots.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of the street there shall be erected and maintained no structure or part other than an open one story porch. No fence shall be erected closer to the property line of an abutting street than such building lines.
- D. No one, one and a half or two story house shall be erected on any lot in this addition, having a ground floor area of less than 720 square feet exclusive of open porches, garages, basements, or utility rooms.
- E. No dwelling shall be built on any lot which shall be of the cost of less than \$6,000.00.
- F. No trailer, tent, shack, basement, garage, barn or other out-building or temporary structure shall be used for temporary or permanent residential purposes on any lot in this addition.
- G. 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.
- H. No building shall be erected nearer than 25 feet to the front lot line, nor nearer than 15 feet to any side street line, nor nearer than 5 feet to any side lot line, nor nearer than 5 feet to a rear lot line, and no dwelling house front shall be further than 60 feet from the front lot line; provided, however, that a detached one or two-car garage located more than 65 feet from the front lot line, shall be erected no closer than 2 feet to the side or 5 feet from the rear lot line; and provided further, that where the same person or persons owns two adjoining lots, such owner may build a residence or dwelling house or appurtenant garage across the dividing line or to coincide therewith; provided that in no case shall any residence be erected nearer to any other residence than 10 feet.
- I. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 4800 square feet.
- J. 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 or bird.
- K. No lots shall be sold and no structure shall be erected in this addition until the street on which the lot fronts has been improved in accordance with the drainage, grade and cross section plans have been approved by the local authority having jurisdiction.
- L. There are strips of ground as shown on the within plat marked "Utility Strips", which are hereby reserved for the use of public utility companies, not including street car or transportation companies 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, and to the easement herein reserved. No 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 utilities and to those of the other owners of lots in this addition to said easement herein granted for ingress and egress in, along, across and thru the strips of ground so reserved.

continued

M. 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, erected or maintained in violation thereof is hereby dedicated and reserved to the owners 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 kind to any such owner or owners by or thru any such violation or attempted violation, said provisions shall be in full force and effect until June 1, 1979, at which time said covenants shall be automatically extended for successive periods of 10 years unless by a vote of the majority of the then owners of the lots it is agreed to change the covenants in whole or in part. Invalidation of anyone of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

N. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.