

FAIRFIELD HEIGHTS RESTRICTIONS

Town Lot Record 989
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This conveyance is made subject to the condition that no house or other structure shall be erected nearer than 40 feet from the front line of this lot, and no house or other structure shall be erected nearer than----- feet from the side street line of this lot.

As a part of the consideration for the execution of this deed, it is expressly stipulated and agreed that the grantee, his heirs, lesses, or assigns, or any occupant of said real estate, shall not have the right to manufacture, sell or barter any spirituous, vinous, malt or other intoxicating liquor as a beverage on said real estate, and the grantor or any present or future lot owner of said Subdivision shall have the right to enforce these provisions of this deed by proper legal or equitable proceedings.

This conveyance is made on the condition that a strip of ground 4 feet in width on the rear of this lot shall be reserved for the use of such public utilities (not including street car or transportation companies) as water, telephone, telegraph, gas and electric light companies, for installation and maintenance of mains, poles, ducts, and wires, subject at all times to the authority of the City of Indianapolis, and subject further to the easement herein reserved. No permanent or other structures are to be erected and maintained upon said strip by the owner of this lot, but such owner shall take his title subject to the right of the public Utility Companies and to the right of the owners of other lots in this Addition, on and to the easement herein granted for ingress and egress in, along, across and through the strip of ground herein described.

This conveyance is made subject to the condition that no house shall be erected on this lot to cost less than \$5,000.00

Also, that no sheds or outbuildings shall be erected upon this lot, except those with gable or hip roofs. Also, that no double, duplex, two-family or apartment house shall be erected upon this lot. Also, that no business house, public garage or filling station of any kind shall be erected upon this lot. Also that one one house shall be erected and one home maintained upon this lot, and that the lot is not to be subdivided and used to erect additional houses. The restrictions in this paragraph of this deed are to be in full force and effect for a period of 30 years from the date of this deed.

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The undersigned owners hereby establish building lines as shown on said plat. The location of these lines of the different lots are shown in feet back from the property line of the several streets, between which lines and the property lines shall be erected or maintained no buildings or structures other than one story porches for a period of 25 years from the date of filing of this plat only one single family dwelling house may be built upon each lot in this Subdivision, excepting Lots 111 and 112.

The right to enforce these provisions by injunction together with the right to cause the removal by process of law of any structure erected in violation hereof is hereby dedicated to the public and is also reserved to the several owners of the several lots in this Addition and their assigns.

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The streets not heretofore dedicated are hereby dedicated to the public

There is a strip of ground eight (8) feet in width as shown on the above plat reserved for the use of public utilities (not including street car or transportation companies) as water, telephone, telegraph, gas, and electric light companies, for installation and maintenance of mains, poles, ducts and wires, subject at all times to the authority of the City of Indianapolis, and subject further to the easement herein reserved. No permanent or other structures are to be erected and maintained upon said strip by the owner of such lot or lots, but such owners should take their title subject to the right of the public utility companies and to the right of the owners of the other lots in said addition, and to the easement herein granted for ingress and egress in, along, across and through the several strips of ground herein described.

The undersigned owners hereby establish building lines as shown on said plat. The location of these lines on the different lots are shown in feet back from the property line of the several streets, between which lines and the property lines, shall be erected or maintained no buildings or structures other than one story porches for a period of 25 years from the date of filing of this plat only one single family dwelling house may be built upon each lot in this subdivision, excepting lots 111 and 112.

The right to enforce these provisions by injunction together with the right to cause the removal by process of law of any structure erected in violation hereof is hereby dedicated to the public and is also reserved to the several owners of the several lots in this addition and their assigns.