

RESTRICTIONS

FAIRFIELDS HEIGHTS 2ND SECTION

Deed Record
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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 forty feet from the side street line of this lot.

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 only 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 until May 1, 1948.

As a part of the consideration for the execution of this deed, it is expressly stipulated and agreed that the grantee, his heirs, lessees 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 Five Thousand and no/100 Dollars.

Also that no sheds or outbuildings shall be erected upon this lot, except those with gable or hip roofs.

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1327 Instrument #6668

This conveyance is made upon the express condition that no structure shall be build nearer than 75 feet from the property line of Ewing Street.

This provision may be enforced by injunction or other appropriate equitable proceedings.

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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 lines of the streets, between which lines and the property lines there shall be erected or maintained no building or structure other than one story porches.

For a period of 22 years from the date of filing of this plat only one single family dwelling house shall be built on any lot in this Addition.

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