

3446

PROTECTIVE COVENANTS & RESTRICTIONS

Description of said real estate recorded on plat of Section VII, Glen-Elen Addition, in the office of the Hendricks County Recorder.

1. All lots herein shall be known and designated as residential and shall be used for single family dwelling only.
2. Building lines as shown on this plat, in feet, back from the street property line are hereby established, between which lines and the property lines of the street there shall be erected no structure of any kind or part thereof other than open, one story porches.
3. No building shall be erected or maintained on any portion of a lot having a finished living area of less than fourteen hundred (1400) square feet, exclusive of open porches, garage, breeze-ways and basement. All dwellings must be completed fully on the outside before being occupied and completed within one year.
4. Garages built as a separate unit must be built at least ten (10) feet to the rear of the principal dwelling and not nearer than five (5) feet to the side line of any lot.
5. No trailer, basement, shack, barn or other out-building erected upon said lots shall at any time be used as a dwelling, temporarily or permanently. Trailers, shacks, out-houses may only be placed on the property during the period of construction by the builder for his materials and tools.
6. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste kept, except in a sanitary container.
7. No nuisance or offensive practice or activity shall be maintained or carried on upon any lot herein nor shall anything be done thereon which is, or shall become a nuisance to the neighborhood at large.
8. No livestock or poultry of any kind shall be permitted on said lots. Domestic animals and pets may be permitted, however, same shall not be permitted for commercial purposes.
9. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising property for sale or rent, or signs used by a builder to advertise property during the construction and sales period.
10. It is further provided that the aforesaid proprietors reserve unto themselves the right to continue the present use of the above described real estate until such time as their interest or rights therein are conveyed.

ENTERED FOR RECORD
 BOOK 102
102 NOV 13 1984 PAGE 1-2
Bonnie L. Morpheus
 RECORDER HENDRICKS COUNTY

11. If the parties hereto, or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any portion of the above described real estate to prosecute at law any equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation. A violation of any restriction herein shall not result in reversion or forfeiture of title.

12. These covenants are to run with the land and shall be binding on all owners to conveyances of said land and all parties claiming under them for a minimum period of twenty-five (25) years at which time said covenants shall be automatically extended for successive periods of ten (10) years each unless by a vote of the then owners of the above described real estate, it is agreed to change such covenants in whole or in part.

13. Invalidation of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Glenn L. Bradley
Glenn L. Bradley

Helen Marie Bradley
Helen Marie Bradley

COUNTY OF HENDRICKS)
SS
STATE OF INDIANA)

Personally appeared before me, a Notary Public, in and for said County and State, Glenn L. Bradley and Helen Marie Bradley, husband and wife, who acknowledged the execution of the above and foregoing certificate as their voluntary act and deed for the use and purpose therein expressed.

Witness my hand and Notarial seal this 9th day of November

Marna D. Smith
NOTARY PUBLIC



My commission expires Oct. 23, 1985

This instrument prepared by Helen Marie Bradley