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## Subdivision Covenants and Restrictions

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COVENANTS  
FOR  
**GOLF VIEW ESTATES**  
HENDRICKS COUNTY



DECLARATION OF REAL ESTATE RESTRICTIONS  
AND  
DEDICATION OF UTILITY AND ROADWAY EASEMENTS

ENTERED FOR RECORD

BOOK 70 DEC - 3 1975

Marilyn Abbott

The undersigned, Reva L. Brennan the sole owner of certain land in Hendricks County known as Golf View Estates more particularly described by deed of record recorded October 24, 1967 in Book 229, Page 547-8 in the office of the records of Hendricks County and consisting of Nineteen Lots as per plot, thereof, approved by the Hendricks County Plan Commission hereby declares certain restrictions and dedicates the utility and roadway easements as follows:

All utility and roadway as shown on the survey and plot of Golf View Estates are hereby dedicated to the public and all purchases of any lot in said sub-division shall take said land subject to such easements.

Said land shall also be subject to the following restrictions which shall run with the land as follows:

1. There shall be a forty foot set back line for any building or structure from any road adjacent to any lot.
2. There is to be a twenty foot set back line for any permanent structure from any adjoining property line.
3. Only single family dwellings may be built.
4. No structure is to be more than two stories above ground level.
5. No home shall have less than 2,200 total square feet excluding garages, either attached or unattached, breezeways or porches; and no structure shall have less than a minimum of 1,700 square feet of finishing living space, not counting unfinished furnace and/or utility rooms, unfinished storage areas or unfinished basement areas.
6. All homes shall have at least a two car garage, either attached or unattached.
7. All structures, either houses or garages shall be finished on all exterior walls, that is to say there shall be no plain concrete block or plain sheet metal finishing or mere painting over plain block or plain sheet metal but all exterior walls must be finished

in proper building material so as to appear finished as the remaining part of the structure is finished.

8. All building plans shall be subject to the approval of the seller or his agent, heirs or representatives as to compliance with these restrictive covenants and approval to be given within 30 days from date of submission of building plot and structure plans.
9. No structure of any kind shall be placed or erected over any easement, ditch, swail, or any other drainage area so as to in any way interfere with drainage areas as constructed except driveway entrances which shall contain a minimum of 14 inch drain tile at least 20 feet in length.
10. All driveways shall be finished with hard top surface either black-top or cement.
11. All buildings shall be underground utility service.
12. All buildings and improvements are to be completed within 12 months and basic landscaping, grading and seeding to be completed within 24 months of ground breaking.
13. These covenants shall be permanent except they may be amended or altered after July 1, 2001 by a petition signed by 67% of the owners of all of said lots and the recording of said signed petition with the Recorder of Hendricks County. The violation of any of these covenants may be enforced by the original owner or any subsequent owner of the affected land by the appropriate legal proceedings after a 30 day written notice to cease delivered to the owner of the land in violation of these covenants.

*Reva L. Brennan*  
Reva L. Brennan, owner