

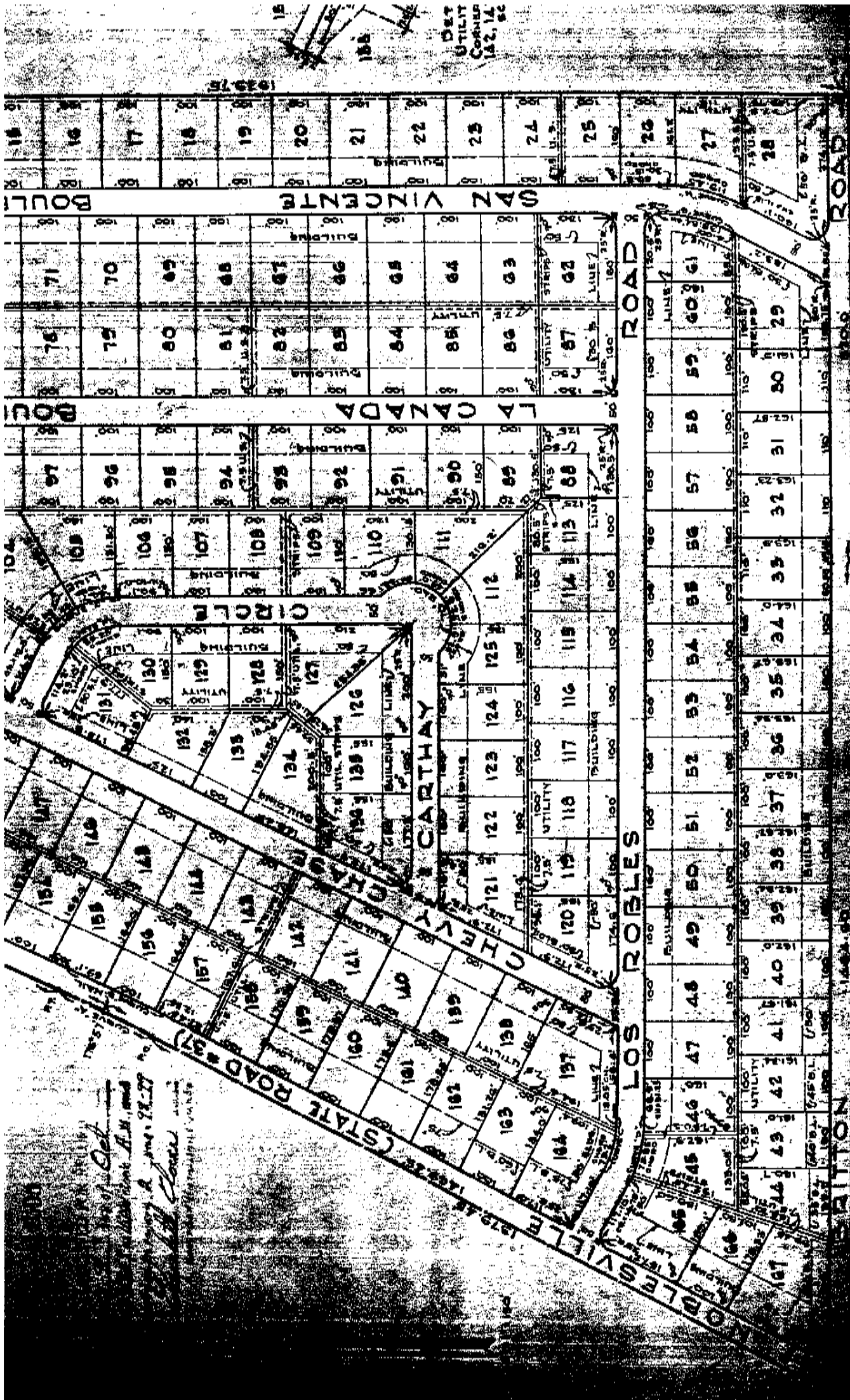
# Covenants

For

Lynnwood Hills (Plat CCR's ONLY)

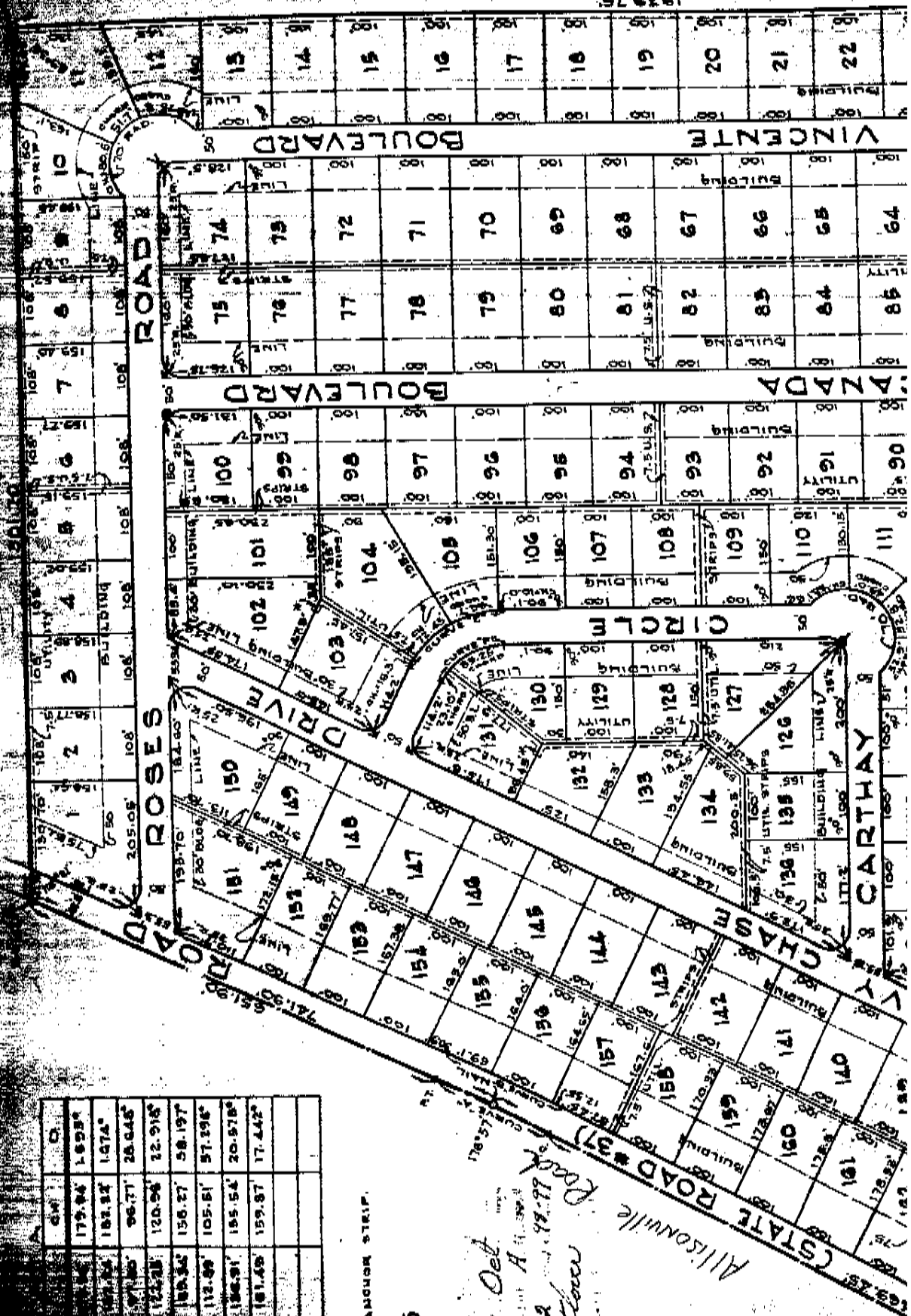
(4 pages)

## Hamilton County



STATE OF TEXAS  
 COUNTY OF DALLAS  
 SEC. 25

# LYNNWOOD LOTS



Lot No.	Area (sq. ft.)	Area (sq. m.)
64	179.84	1.633*
65	182.82	1.674*
66	96.77	0.894*
67	120.96	1.116*
68	156.27	1.439*
69	105.51	0.971*
70	155.54	1.434*
71	159.87	1.474*

UTILITY ANCHOR STRIP

1595

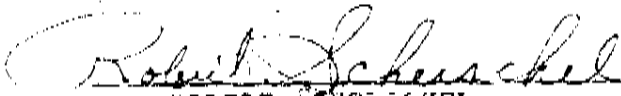
ALLISONVILLE  
 STATE ROAD #37  
 Oet  
 A  
 199-99-99  
 Elizabeth Lane

1939.75  
 11  
 158  
 DE  
 UTIL

AT THE S.W. CORNER OF SAID N.E.  $\frac{1}{4}$  SECTION: THENCE EAST ALONG THE SOUTH LINE OF SAID  $\frac{1}{4}$  SECTION 320 FEET TO A POINT, SAID POINT BEING 1797.5 FEET WEST OF THE S.W. CORNER OF SAID  $\frac{1}{4}$  SECTION: THENCE NORTH ON A FORWARD DE-RECTION ANGLE TO THE LEFT OF  $89^{\circ}-14'$  A DISTANCE OF 1979.75 FEET TO A POINT: THENCE WEST DEFLECTING TO THE LEFT  $90^{\circ}-24'$  A DISTANCE OF 1301.70 FEET TO A POINT IN THE CENTER OF NOBLEVILLE ROAD: THENCE SOUTHWESTERLY DEFLECTING TO THE LEFT  $64^{\circ}-39'$  AND ALONG THE CENTER OF SAID ROAD, A DISTANCE OF 651.90 FEET TO THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF  $3^{\circ}-03'$  AND A RADIUS OF 3380.69 FEET: THENCE SOUTHWESTERLY ALONG SAID CURVE 179.96 FEET TO THE P.T. THEREOF: THENCE SOUTHWESTERLY TANGENT TO SAID CURVE AT ITS P.T. AND ALONG THE CENTER OF SAID ROAD, 1379.45 FEET TO THE SOUTH LINE OF SAID N.W.  $\frac{1}{4}$  SECTION: THENCE EAST ALONG SAID SOUTH LINE 1484.60 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 81.20 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY.

THIS SUBDIVISION CONSISTS OF 167 LOTS, NUMBERED FROM 1 TO 167, BOTH INCLUSIVE, WITH STREETS AS SHOWN HEREON. THE SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN ON THIS PLAT IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE THIS 19TH DAY OF AUGUST, 1957.

  
 ROBERT SCHERSHEL  
 REGISTERED SURVEYOR No. 3177  
 STATE OF INDIANA



WE, THE UNDERSIGNED, HAROLD K. SOWERWINE AND EUGENIA S. SOWERWINE, HUSBAND AND WIFE, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFY THAT WE DO HEREBY LAY OUT, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THIS PLAT AND CERTIFICATE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LYNNWOOD HILLS.

THE STREETS SHOWN ON THIS PLAT, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE, AND ALL STREETS SHALL BE GRADED AND CONSECUTED TO THE SPECIFICATIONS SET UP BY THE HAMILTON COUNTY ROAD COMMISSIONERS, BY AND AT THE EXPENSE OF THE DEVELOPERS OF THIS SUBDIVISION.

THERE ARE STRIPS OF GROUND 7.5 FEET IN WIDTH AS SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR INSTALLATION AND MAINTENANCE OF POLES, WIRES, YAINS, DUCTS, PLANTS AND SEWERS, SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE PROPER CIVIL AUTHORITIES AND TO THE LAWMEN HEREIN REFERRED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON SAID STRIPS, BUT SUCH OWNERS SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH PUBLIC UTILITIES AND TO THE RIGHTS OF OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR INGRESS AND EGRESS, IN, ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED. FENCES MAY BE ERRECTED ON SAID STRIPS.

ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO RESIDENCE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT OR LOTS IN THIS SUBDIVISION HAVING A GROUND FLOOR AREA OF LESS THAN 1200 SQUARE FEET, LIVING SPACE.

THE EXTERIOR OF ALL DWELLINGS SHALL BE OF STONE, BRICK, OR NEW WOOD OR ANY PLATION AND COMBINATION OF SUCH MATERIALS, AND SHALL BE IN KEEPING WITH THE DEVELOPMENT OF THE COMMUNITY. ALL DWELLINGS MUST BE FULLY COMPLETED ON THE OUTSIDE BEFORE BEING OCCUPIED. BUILDING PAPER OR OTHER SIMILAR MATERIALS SHALL NOT CONSTITUTE IN WHOLE OR IN ANY PART OF THE OUTSIDE FINISH OF ANY BUILDING.

NO BUILDING, STRUCTURE OR APPURTENANCE THEREOF, EXCEPT FENCES SHALL BE LOCATED WITHIN 5 FEET OF ANY SIDE LOT LINE, EXCEPT WHERE BUILDINGS ARE BUILT UPON MORE THAN ONE SINGLE LOT, THEN THIS RESTRICTION SHALL APPLY TO THE SIDE LOT LINES OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS.

BOUNDARY LINES AS SHOWN ON THIS PLAT IN FEET BACK FROM THE STREET PROPERTY LINE ARE HEREBY ESTABLISHED, BETWEEN WHICH LINE AND THE STREET PROPERTY LINE THERE SHALL BE ERRECTED OR MAINTAINED NO STRUCTURE OF ANY KIND OR PART THEREOF, EXCEPT OPEN PORCHES.

PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEMS MAY BE LOCATED, CONSTRUCTED AND MAINTAINED TO SERVE ANY BUILDING LOT IN THIS SUBDIVISION, PROVIDED SAID SYSTEMS ARE APPROVED IN WRITING BY THE PROPER PUBLIC AND/OR CIVIL AUTHORITIES.

NO HOTEL, BOARDING HOUSE, DOUBLE HOUSE, MERCANTILE BUILDING, FACTORY BUILDING, OR OTHER BUILDING OF ANY KIND FOR COMMERCIAL USE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION. NO TRAILERS, TENTS, SHACKS, BASEMENT HOMES, GARAGE OR TEMPORARY STRUCTURES OF ANY KIND SHALL BE PERMITTED.

NO NOXIOUS TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE HEREIN WHICH MAY BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD AT LARGE.

IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, RESTRICTIONS, PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OWNING REAL ESTATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND TO PREVENT HIM OR THEM FROM DOING SO, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.

THE FOREGOING RESTRICTIONS, COVENANTS, AND PROVISIONS SHALL RUN WITH THE LAND AND SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 1ST, 1980, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IN THIS SUBDIVISION, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

INVALIDATION OF ANY OF THE FOREGOING COVENANTS, PROVISIONS, RESTRICTIONS OR CONDITIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE EFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, HAROLD K. SOWERWINE AND EUGENIA S. SOWERWINE, HUSBAND AND WIFE, HAVE HEREUNTO CAUSED THEIR NAMES TO BE SUBSCRIBED THIS 20th DAY OF August 1957

*Harold K. Sowerwine*  
HAROLD K. SOWERWINE

*Eugenia S. Sowerwine*  
EUGENIA S. SOWERWINE

STATE OF INDIANA }  
COUNTY OF HAMILTON } SS:

PERSONS WHO APPEARED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, HAROLD K. SOWERWINE AND EUGENIA S. SOWERWINE, HUSBAND AND WIFE, AND ACKNOWLEDGED THE EXECUTION OF THE ABOVE AND FOREGOING CERTIFICATE AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED.

NOTARY PUBLIC *Matys Casey*

EXPIRES 10-15-59

C E R T I F I C A T E S

UNDER AUTHORITY PROVIDED BY CHAPTER 174- ACTS OF 1949 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF HAMILTON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF HAMILTON AS FOLLOWS:

APPROVED BY COUNTY PLAN COMMISSION AT A MEETING HELD Sept 16

*Ray D. Hennessy*  
PRESIDENT:

*C. H. ...*  
SECRETARY:

UNDER AUTHORITY PROVIDED BY CHAPTER 47 ACTS OF THE GENERAL ASSEMBLY OF INDIANA OF 1901 THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS HAMILTON COUNTY, INDIANA, AT A MEETING HELD

BOARD OF COUNTY COMMISSIONERS: