

MAYWOOD MANOR - SECOND SECTION

Plat Book
30 pages 104 & 105

Manor

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory buildings, and not exceeding two stories in height, may be erected or maintained on said lots.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines, there shall be erected and maintained no structure or part, other than an open one story porch.
- D. No one, or one and one half, or two story structure shall be erected on any lot in this addition having a ground floor area of less than 720 square feet in the case of a one story dwelling, nor less than 500 square feet in the case of a one and one half or two story dwelling, exclusive of open porches and attached garages.
- E. All sanitary and toilet facilities for this Addition shall meet requirements of the Indiana State Health Board. Specifically, no outside toilets shall be permitted on any lot in this Addition.
- F. No trailer, tent, shack, basement, garage, barn or other out-building or temporary structure shall be used for temporary or permanent residential purposes on any lot in this Addition.
- G. No noxious or offensive activity shall be carried on any lot, nor shall anything be done thereon which may become a nuisance or annoyance to the neighborhood.
- H. No residence shall be erected on any lot in this Addition nearer than 50 feet to the front lot line nor nearer than 15% of the lot width at the building set back line to the side lot line of any lot in this Addition, nor shall any accessory building other than a one or two car garage be erected or maintained nearer than 75 feet to the front lot line of any lot in this Addition. For the purpose of this covenant, however, eaves, steps and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any building on a lot to encroach upon another lot.
- I. No building shall be erected on any lot having less than a width of 60 feet at the minimum set back line, nor shall any dwelling be erected or placed on any lot having a square feet area of less than 9,000 square feet.
- J. There are strips of ground 5 feet in width as shown on the within plat marked "Utility Strips" which are hereby reserved for the use of the public utilities companies, not including street car or transportation companies, for the installation of mains, ducts, poles, lines, sewers, drains and wires, subject at all times to the authority of the County of Marion and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their title subject to the rights of the Public Utilities, and to those of the owners of lots in this Addition, to said easement herein granted for ingress and egress, in, along, across and through, the strips of ground so reserved.

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Plat Book 30
pages 104 & 105 (Cont'd)

K. The right to enforce the foregoing provisions, restrictions and covenants, shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. The above covenants, limitations and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Town Lot Record
1657 page 530

The undersigned, Elvan F. Scotten, a Registered Engineer in the State of Indiana, having heretofore certified the plat of Maywood Manor, Second Section, recorded in Plat Book 30 pages 104 & 105, in the Office of the Recorder for Marion County, Indiana, does now, by execution of this Certificate, certify to the following correction in covenant "H" in said plat of Maywood Manor, Second Section.

The correct wordage should be as follows:

- H. No residence shall be erected on any lot in this Addition nearer than 50 feet to the front lot line nor nearer than 15% of the lot width at the building set-back line to the side lot line of any lot in this Addition, or 10 feet, whichever is the lesser, nor shall any accessory building other than a one or two car garage be erected or maintained nearer than 75 feet to the front lot line of any lot in this Addition. For the purpose of this covenant, however, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any building on a lot to encroach upon another lot.

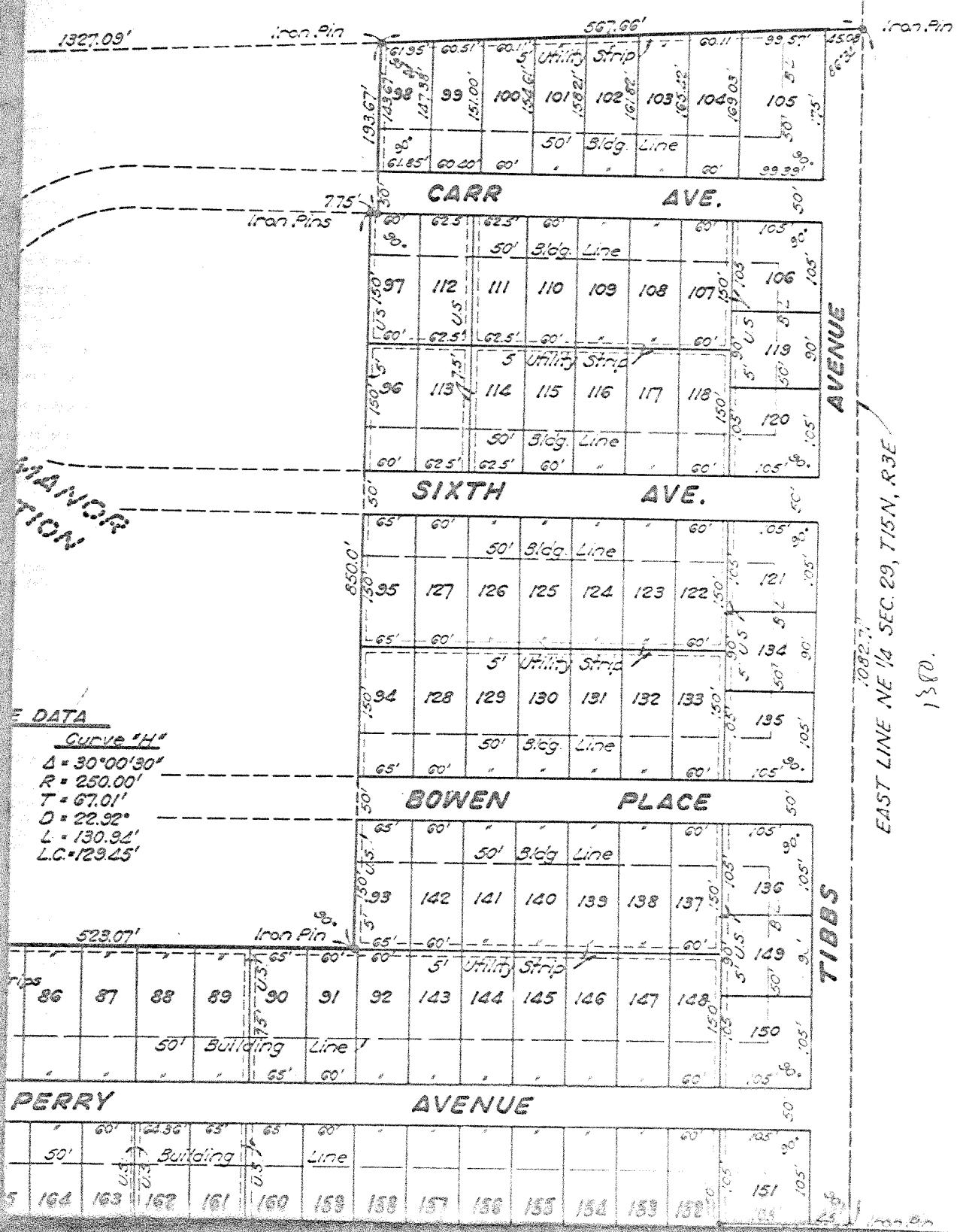
I further certify that the foregoing covenant correction is in strict accordance with restrictions as set forth in the Marion County Building Code for R-5 Residential Districts as set forth in Section 5.003 - Yards: it being the intent of this Certificate solely to certify as to said correction as herein above particularly set forth and does not have the effect of altering any other covenant restriction or limitation imposed in said plat of Maywood Manor - Second Section, other than the side yard building line as set forth in the preceding paragraph.

60000

10R - SECOND SECTION

N.E. Cor. NE 1/4
Sec. 29, T.15N, R.3E

NORTH LINE NE 1/4 SEC. 29, T.15N, R.3E



MANOR
SECTION

CURVE DATA

Curve "H"

$\Delta = 30^{\circ}00'30''$

$R = 250.00'$

$T = 67.01'$

$D = 22.92'$

$L = 130.92'$

$L.C. = 129.45'$

EAST LINE NE 1/4 SEC. 29, T.15N, R.3E

1380.