

5. No dwelling shall be erected unless the cost thereof shall be at least \$3,500.00 except in the case of dwelling on lots facing Keystons Ave. or 56th St. where the cost shall not be less than \$4,500.00 and also excepting dwellings on lots numbered 47 to 54, 100 to 104, 150 to 154 where the cost shall be no less than \$2,000.00.

6. The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law, of any building or structure erected or maintained in violation of the above provisions is hereby dedicated to the public and reserved to the several owners of lots in this addition or their assigns. All of the foregoing restrictions and conditions shall terminate and cease to be effective on and after July 1, 1961.

It is covenanted and agreed between the parties hereto that each of the aforesaid conditions and restrictions shall run with the land, and shall be binding upon the grantee or grantees, his, her or their heirs, executors and assigns.

NORTH KESSLER MANOR

RESTRICTIONS CONTINUED

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or rooms in said structure or accessory structure thereto during the time of such domestic servitude.

4. Prior to the time this addition is annexed to the City of Indianapolis and zoned by said city only single family houses may be erected or maintained on any lot in this Addition, excepting Lots 175 to 179 both inclusive, 203 and 204 and Lots 19 and 20 which are hereby reserved for business purposes and uses. Thereafter these provisions shall not be in effect.

5. No dwelling shall be erected unless the cost thereof shall be at least \$3,500.00, except in the case of dwellings on lots facing Keystone Ave. or 56th St. where the cost shall not be less than \$4,500.00, and also excepting dwellings on lots numbered 47 to 54, 100 to 104, 150 to 154 where the cost shall be no less than \$2,000.00.

6. The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law, of any building or structure erected or maintained in violation of the above provisions is hereby dedicated to the public and reserved to the several owners of lots in this addition or their assigns. All of the foregoing restrictions and conditions shall terminate and cease to be effective on and after July 1, 1961.

N. KESSLER MANOR

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The above owners hereby establish front and side yard lines as shown on this plat, between which lines and the property lines of streets there shall be erected or maintained no permanent or other structures other than open one story porches. No garage or accessory building shall be erected or maintained within 20' of the property line of any street in this addition.

The ownership of lots in this addition is hereby restricted to members of the pure white race. No negro, mulatto, Chinese, Japanese or member of any other race or mixture thereof, other than the pure white race, shall occupy or acquire title to any lot in this addition, except that the white owner or tenant of any lot or structure thereon may permit his domestic servant or servants to occupy room or rooms in said structure or accessory structure thereto during the time of such domestic servitude.

Prior to the time this addition is annexed by the City of Indianapolis and zoned by said City only single family houses may be erected or maintained on any one platted lot in this addition, excepting lots 175 to 199 both inclusive; lots 203 and 204 lots 19 and 20, which are hereby reserved for business purposes and uses.

The right to enforce these provisions by injunction together with the right to cause the removal by due process of law, of any building or structure erected or maintained in violation of the above provisions is hereby dedicated to the public and reserved to the several owners of lots in this addition or their assigns. This provision shall terminate July 1st., 1961.

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This Conveyance is made upon and shall be subject to the following conditions and restrictions:

1. There are strips of ground designated on said plat as "Utilities Easements", which are hereby reserved for use of Public Utilities Companies for the installation and maintenance of poles, lines, mains, ducts and pipes, subject at all times to the authority of the City of Indianapolis, and to the easement herein reserved. No permanent or other structure shall be erected or maintained on said strips, but the owners of such lots shall take title thereto subject to the easement herein reserved and to the rights of the other owners of lots in this Addition for ingress and egress, in, along, across, and through the several strips herein reserved.
2. No permanent or other structures than open one story porches shall be maintained between the front yard line and property line, or Side Yard line and the Property line as shown on the plat. No garage or accessory building shall be erected or maintained within 20 feet of the Property line of any street in this Addition.
3. The ownership and occupancy of lots in this Addition is hereby restricted to members of the pure white race. No negro, Mulatto, Chinese, Japanese or member of any other race or mixture, thereof, other than the pure white race shall occupy or acquire title to any lot in this addition, except that the white owner or tenant of any lot or structure thereon may permit his domestic servant or servants to occupy room or rooms in said structure or accessory structure thereto during the time of such domestic servitude.
4. Prior to the time this addition is annexed by the City of Indianapolis, and zoned by said City, only single family houses may be erected or maintained on any lot in this addition excepting lots 175 to 179 both inclusive, lots 203 and 204, lots 19 and 20 which are hereby reserved for business purposes and uses. Thereafter these provisions shall not be in effect.
5. No dwelling shall be erected unless the cost thereof shall be at least \$3500.00 Except in the case of dwellings on lots facing Keystone Ave., or 56th St., where the cost shall be not less than \$4500.00, and also excepting dwellings on lots numbered 47 to 54, 100 to 104, 105 to 154, where the cost shall be no less than \$2000.00
6. The right to enforce these provisions by injunction together with the right to cause the removal by due process of law of any building or structure erected or maintained in violation of the above provisions is hereby dedicated to the public and reserved to the several owners of lots in this addition or their assigns. All of the foregoing restrictions and conditions shall terminate and cease to be effective on and after July 1, 1961.

It is covenanted and agreed between the parties hereto that each of the aforesaid conditions and restrictions shall run with the land and shall be binding upon the grantee or grantees, his, her, or their heirs, executors and assigns.

NORTH KESSLER MANOR ~~EMERSON~~
RESTRICTIONS

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No permanent or other structures than open one story porches shall be maintained between the front yard line and property line or side yard line and the property line as shown on the plat. No garage or accessory building shall be erected or maintained within 20 feet of the property line of any street in this addition.

The ownership and occupancy of lots in this addition is hereby restricted to members of the pure white race. No negro, mulatto, Chinese, Japanese or member of any other race or mixture thereof, other than the pure white race, shall occupy or acquire title to any lot in this addition except that the white owner or tenant of any lot or structure thereon may permit his domestic servant or servants to occupy room or rooms in said structure or accessory structure thereto during the time of such domestic servitude.

Prior to the time this addition is annexed to the City of Indianapolis and zoned by said city, only single family houses may be erected or maintained on any lot in this addition excepting lots 175 to 179 both inclusive 203 and 204 lots 19 and 20 which are hereby reserved for business purposes and uses. Thereafter these provisions shall not be in effect.

No dwelling shall be erected unless the cost thereof shall be at least \$3,500.00, except in the case of dwellings on lots facing Keystone Avenue or 56th Street where the cost shall not be less than \$4,500.00 and also excepting dwellings on lots numbered 47 to 54, 100 to 104, 150 to 154; where the cost shall be no less than \$2,000.00

The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law, of any building or structure erected or maintained in violation of the above provisions is hereby dedicated to the public and reserved to the several owners of lots in this addition or their assigns. All of the foregoing restrictions and conditions shall terminate and cease to be affective on and after July 1, 1961.

It is covenanted and agreed between the parties hereto that each of the aforesaid conditions and restrictions shall run with the land, and shall be binding upon the grantee or grantees, his, her or their heirs, executors and assigns.

RESTRICTIONS

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There are strips of ground designated on said plat as "Utilities Easements" which are hereby reserved for use of public utilities companies for the installation and maintenance of poles, lines, mains, ducts and pipes, subject at all times to the authority of the City of Indianapolis and to the easement herein reserved. No permanent or other structure shall be erected or maintained on said strips, but the owners of such lots shall take title thereto, subject to the easement herein reserved and to the rights of other owners of lots in this addition for ingress and egress, in, along, across and through the several strips herein reserved.

The above owners hereby establish front and side yard lines as shown on this plat, between which lines and the property lines of streets there shall be erected or maintained no permanent or other structure other than open one story porches. No garage or accessory building shall be erected or maintained within 20 feet of the property line of any street in this addition.

The ownership of lots in this addition is hereby restricted to members of the pure white race. No negro, mulatto, Chinese, Japanese or member of any other race or mixture thereof, other than the pure white race, shall occupy or acquire title to any lot in this addition, except that the white owner or tenant of any lot or structure thereon may permit his domestic servant or servants to occupy room or rooms in said structure or accessory structure thereto during the time of such domestic servitude.

Prior to the time this addition is annexed by the City of Indianapolis and zoned by said City only single family houses may be erected or maintained on any one platted lot in this addition, excepting lots 175 to 179 both inclusive; lots 203 and 204, lots 19 and 20, which are hereby reserved for business purposes and uses.

The right to enforce these provisions by injunction together with the right to cause the removal by due process of law, of any building or structure erected or maintained in violation of the above provisions is hereby dedicated to the public and reserved to the several owners of lots in this addition or their assigns. This provision shall terminate July 1st, 1961.