



*First American
Title Insurance Company*

INDIANA

Not Just for One Transaction, But for Life

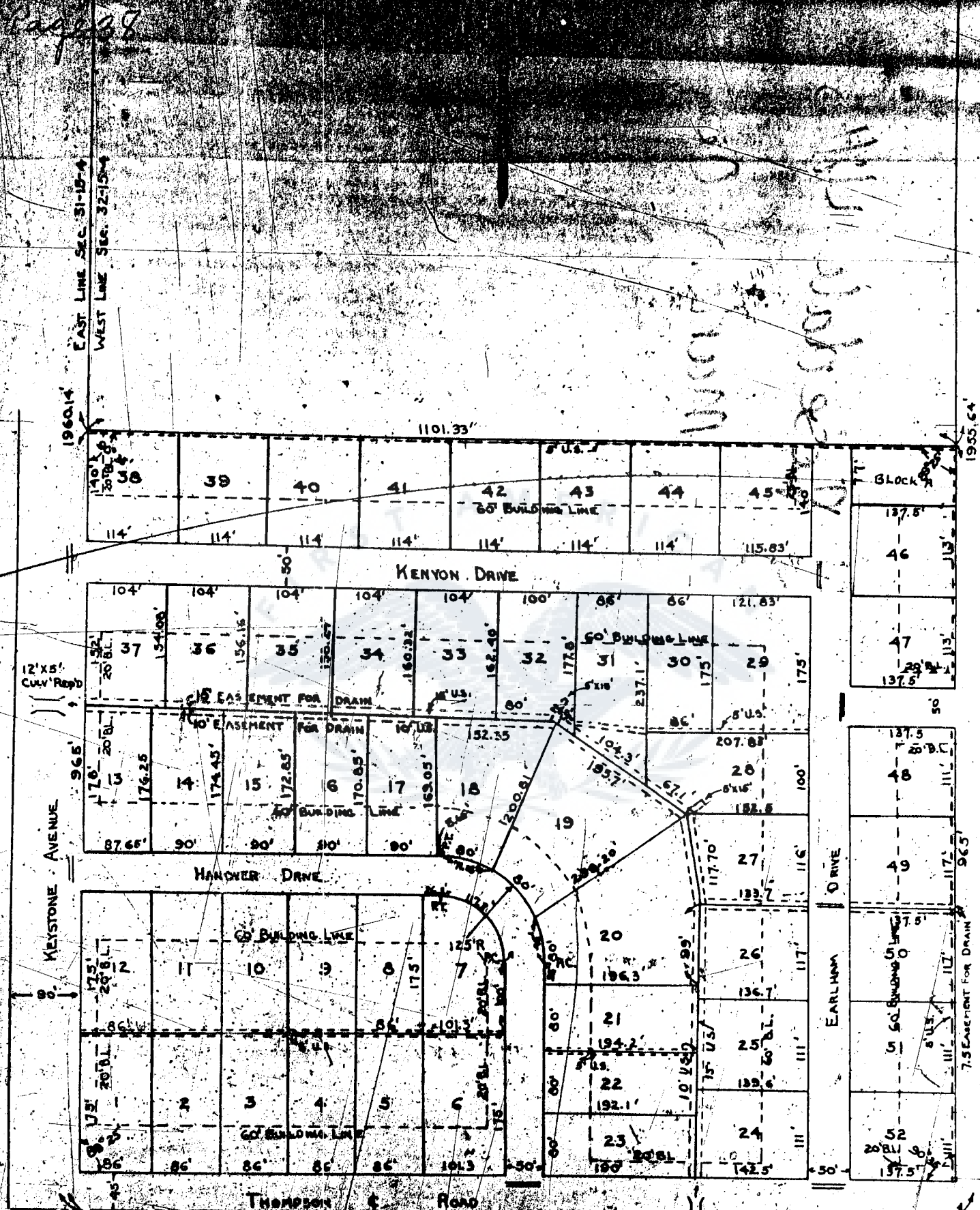
First American Title Insurance Company
Indianapolis Downtown—Corporate
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Indianapolis, IN 46204
Telephone (317) 684-7556

Subdivision Covenants and Restrictions

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W.C. ...
...



ROSCRAZE TRACT SUBDIVISION

APPROVED THIS 15th
 DAY OF JUNE 1957
 COUNTY PLAT COMMISSION
 COUNTY OF MAUI
Frank H. ...
 SECRETARY

MADE BY ...

- THE UNDERSIGNED ROSEDALIA DEVELOPMENT CORP., BY HAROLD C. MILLER, PRESIDENT, AND JOHN W. SIMPSON, SECRETARY-TREASURER, HAVE HERETOFORE CAUSED THEIR NAMES TO BE SUBSCRIBED THIS 13th DAY OF MAY, 1954.
- OR KNOWN AND DESIGNATED AS ROSEDALIA DEVELOPMENT CORP., BY HAROLD C. MILLER, PRESIDENT, AND JOHN W. SIMPSON, SECRETARY-TREASURER.
- A. THE STREETS SHOWN AND NOT INDICATED THEREON SHALL BE CONSIDERED AS PUBLIC HIGHWAYS WITH ACCESSORY BUILDINGS AND NOT EXCEEDING TWO STORIES IN HEIGHT FOR THE PURPOSES OF THE ZONING ORDINANCES IN SAID CITY.
- B. NO ONE STORY HOUSE SHALL BE ERRECTED IN THIS ADDITION EXCEPT ON A LOT HAVING AN AREA OF LESS THAN 800 SQUARE FEET AND NO ONE AND ONE HALF OR TWO STORY HOUSE SHALL BE ERRECTED ON A LOT HAVING AN AREA OF LESS THAN 720 SQUARE FEET ON ANY LOT IN THIS ADDITION EXCLUSIVE OF OPEN PORCHES, TERRACES, PATIOS OR OTHER DECKS.
- C. NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN, OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSES ON ANY LOT IN THIS ADDITION.
- D. NO NOISIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT IN THIS ADDITION, NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR SHALL BECOME A NUISANCE TO THE NEIGHBORHOOD.
- E. NO LOT IN THIS SUBDIVISION SHALL BE RECONFIGURED INTO A BUILDING LOT HAVING AN AREA OF LESS THAN 12000 SQUARE FEET.
- F. THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED "UTILITY STRIPS," WHICH ARE HEREBY RESERVED FOR THE USE OF THE PUBLIC UTILITY COMPANIES, NOT INCLUDING STREET CAR OR TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, SEWERS, DRAINS, AND WIRES, SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE PROPER CIVIL AUTHORITY HAVING JURISDICTION, AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERRECTED 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 OR GROUND SO RESERVED.
- G. THE RIGHT TO ENFORCE THE FOREGOING PROVISIONS, RESTRICTIONS AND COVENANTS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY DUE PROCESS OF LAW ANY STRUCTURE ERRECTED OR MAINTAINED IN VIOLATION THEREOF IS HEREBY DEDICATED AND RESERVED TO THE OWNERS OF THE SEVERAL LOTS IN THIS ADDITION.
- H. THE ABOVE COVENANTS, LIMITATIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM.

IN WITNESS WHEREOF "ROSEDALIA DEVELOPMENT CORP." BY HAROLD C. MILLER, PRESIDENT, AND JOHN W. SIMPSON, SECRETARY-TREASURER, HAVE HERETOFORE CAUSED THEIR NAMES TO BE SUBSCRIBED THIS 13th DAY OF MAY, 1954.

STATE OF INDIANA

COUNTY OF MARSH

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ROSEDALIA DEVELOPMENT CORP., BY HAROLD C. MILLER, PRESIDENT, AND JOHN W. SIMPSON SECRETARY-TREASURER AND ACKNOWLEDGED THE EXECUTION OF THE ABOVE AND FOREGOING CERTIFICATE AS ITS AND THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

MY COMMISSION EXPIRES

April 2nd 1958

NOTARY PUBLIC

Donis Peter Panko

BY

BY

HAROLD C. MILLER
PRESIDENT

JOHN W. SIMPSON
SECRETARY-TREASURER

RECEIVED
SEP 29 1954
NOTARY PUBLIC

APPROVED THIS 20th
DAY OF September, 1954
MARION GARDNER
DRAFTER

I HEREBY CERTIFY THAT THE WITHIN PLAT IS TRUE AND CORRECT AND REPRESENTS A SURVEY OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE EAST UPON AND ALONG THE SOUTH LINE OF SAID QUARTER SECTION 1101.30 FEET TO A POINT; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 965 FEET TO A POINT; THENCE WEST 1101.33 FEET TO A POINT IN THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH UPON AND ALONG THE WEST LINE OF SAID QUARTER SECTION 965 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.4 ACRES MORE OR LESS. SAID PLAT ALSO REPRESENTS A SURVEY OF PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 4 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH UPON AND ALONG THE EAST LINE OF SAID QUARTER SECTION 965 FEET TO A POINT; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 90 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 965 FEET TO A POINT; THENCE EAST UPON AND ALONG THE SOUTH LINE OF SAID QUARTER SECTION 90 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.99 ACRES MORE OR LESS. THIS SUBDIVISION CONSISTS OF 52 LOTS, NUMBERED 1 THROUGH 52 INCLUSIVE, AND BLOCK "A". THIS SURVEY WAS MADE BY ME, DURING APRIL 1954.

WITNESS MY SIGNATURE THIS 13th DAY OF MAY 1954.

Harlan L. Collins
HARLAN L. COLLINS
REGISTERED PROFESSIONAL ENGINEER # 2675

1101.36'

THE COVENANTS LISTED BELOW ARE IN ADDITION TO COVENANTS "A" THROUGH "I" LISTED ABOVE.

J. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY FIVE YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME 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.

K. 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.

L. NO INDIVIDUAL SEWAGE-DISPOSAL SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH STANDARDS AND REQUIREMENTS WHICH ARE SUBSTANTIALLY EQUAL TO OR EXCEED THE MINIMUM REQUIREMENTS FOR SUCH SYSTEMS AS ISSUED BY THE FEDERAL HOUSING ADMINISTRATION OF MORTGAGES COVERING PROPERTY IN THIS STATE AND IN EFFECT ON THE DATE SUCH SYSTEM IS CONSTRUCTED. APPROVAL OF SUCH SYSTEM SHALL BE OBTAINED FROM THE PUBLIC UTILITY AUTHORITY HAVING JURISDICTION.

935.14'