

SHAMROCK HEIGHTS

DEDICATION, RESTRICTIONS AND PROTECTIVE COVENANTS

The undersigned William Rose O'Hara and Olga K. O'Hara, Husband and Wife, owners of the real estate described in the foregoing land surveyor's certificate do hereby certify that they lay off, plat and subdivide the same in accordance with the within plat. This subdivision shall be known and designated as Shamrock Heights. All streets shown and not heretofore dedicated are hereby dedicated to the public as right-of-way for public streets.

Part A - Area of Application

A-1 Full Restricted Residential Area - The Residential Area Covenants in Part B in their entirety shall apply to all lots in Shamrock Heights.

Part B - Residential Area Covenants

B-1 Land Use and Building Type - No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

B-2 Building Location - No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on and lot nearer than 25 feet to the front lot lines, or nearer than 25 feet to any side street line. No dwelling shall be located nearer than 5 feet to any side lot line with an aggregate of 13 feet. No dwelling shall be located nearer than 20 feet to any rear lot line. For the purpose of this covenant, overhanging eaves to a 4-foot maximum shall not be considered as a part of the building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

B-3 Lot Area and Width - No dwellings shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 7200 square feet.

B-4 Easements - Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Right of Egress and Ingress for maintenance shall not be prohibited.

B-5 Nuisances - No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No imperative or unlicensed vehicle shall be parked on or repaired on any lot in this subdivision or on any street thereof. No boat, trailer, or camper shall be parked within 25 feet of the front property line of any lot.

B-6 Temporary Structures - No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

B-7 Driveways - No cinder driveways shall be permitted.

B-8 Signs - No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or sign of any dimension used by a builder to advertise the property during the construction and sales period.

B-9 Livestock and Poultry - No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

B-10 Garbage and Refuse Disposal - No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

B-11 Sight Distance at Intersections - No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street proper. There shall be a line connecting them at points 25 feet from the intersection.

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- B-11 Sight Distance at Intersections - No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines; or, in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

William Roger O'Herron
 William Roger O'Herron,
Olga K. O'Herron
 Olga K. O'Herron

STATE OF INDIANA)
)
 COUNTY OF MARION) SS:

Before me, the undersigned Notary Public in and for the County and State appeared *William Roger O'Herron and Olga K. O'Herron*, and acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purposes therein expressed.

Witness my hand and Notarial Seal this *27th* day of *Sept*, 1971.

Richard L. Vigne
 Notary Public

My Commission Expires: *August 20, 1975*.