



120
YEARS OF SERVICE
LOOKING AHEAD

Not Just for One Transaction, But for Life

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

Subdivision Covenants and Restrictions

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SHERWOOD

THIRD SECTION

THE UNDERSIGNED, R. L. WILFONG LAND COMPANY, BY RALPH WILFONG, OWNER OF THE REAL ESTATE DESCRIBED ON THE PLAT OF SHERWOOD HILLS, THIRD SECTION, HEREBY CERTIFIES THAT HE DOES HEREBY LAY OFF, PLAT AND SUB-DIVIDE THE SAME IN ACCORDANCE WITH THE PLAT AND CERTIFICATE. THIS SUB-DIVISION SHALL BE KNOWN AND DESIGNATED AS SHERWOOD HILLS, THIRD SECTION.

THE STREETS, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND OF WIDTHS AS SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR INSTALLATION AND MAINTENANCE OF POLES, WIRES, MAINS, DUCTS, DRAINS AND SEWERS, SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE PROPER CIVIL OFFICERS AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE SHALL BE ERECTED 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 NOT BE ERECTED ON SAID STRIPS.

ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT HEREIN OTHER THAN ONE SINGLE FAMILY DWELLING, NOT TO EXCEED 2½ STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN 3 CARS, AND RESIDENTIAL ACCESSORY BUILDINGS.

NO HOTEL, BOARDING HOUSE, DOUBLE HOUSE, MERCANTILE BUILDING, FACTORY BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.

NO TRAILERS, SHACKS OR OUT HOUSES OF A PERMANENT NATURE SHALL BE ERECTED OR SITUATED ON ANY LOT EXCEPT DURING THE PERIOD OF CONSTRUCTION OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR HIS MATERIAL AND TOOLS.

BUILDING LINES ARE SHOWN ON THE FOREGOING PLAT IN FEET BACK FROM THE STREET PROPERTY LINE AND ARE HEREBY ESTABLISHED, BETWEEN WHICH LINE AND THE STREET PROPERTY LINE THERE SHALL BE ERECTED OR MAINTAINED NO STRUCTURE OF ANY KIND OR PART THEREOF.

NO RESIDENCE SHALL BE ERECTED OR MAINTAINED ON ANY LOT OR LOTS IN THIS SUBDIVISION HAVING A GROUND FLOOR AREA EXCLUSIVE OF OPEN PORCHES AND GARAGES OF LESS THAN 1200 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, OR 1000 SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE.

NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED, AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES HEREIN, AND AS TO THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GROUND ELEVATION BY A COMMITTEE COMPOSED OF THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL ESTATE, OR BY HIS DULY AUTHORIZED REPRESENTATIVES. IF THE COMMITTEE FAILS TO ACT UPON ANY PLANS SUBMITTED TO IT FOR ITS APPROVAL WITHIN A PERIOD OF FIFTEEN (15) DAYS FROM THE SUBMISSION DATE OF THE SAME, THE OWNER MAY PROCEED THEN WITH THE BUILDING ACCORDING TO THE PLANS AS SUBMITTED.

IMPROVEMENT PLANS APPROVED BY THE GREENFIELD BOARD OF PUBLIC WORKS AND SAFETY.

THIS 17 DAY OF April 1917.



HILLS

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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 COVENANTS, 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 JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS MY SIGNATURE THIS 27 DAY OF February 1974.

R. L. WILFONG LAND CO. BY Ralph L. Wilfong
RALPH L. WILFONG

STATE OF INDIANA:
:SS
COUNTY OF HANCOCK:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED RALPH L. WILFONG, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED, AND AFFIXED HIS SIGNATURE THERETO.

WITNESS MY HAND AND SEAL THIS 27th DAY OF February 1974.

NOTARY PUBLIC Margaret J. Lauer
HANCOCK CO. IND. U.S.A.

MY COMMISSION EXPIRES December 31, 1974

APPROVED THIS 8th DAY OF May 1974.

BY THE GREENFIELD CITY PLAN COMMISSION.

Clifford O. Fields
PRESIDENT

Mary Ann Lauer
SECRETARY

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