

8151

ADDITIONAL PROTECTIVE COVENANTS

Sugarwood Estates, Inc.
Hendricks County,
Indiana

ENTERED FOR RECORD

BOOK 58 NOV - 6 1970 Page 215

Mary Margaret ...
RECORDER HENDRICKS COUNTY

The following are additional restrictions and covenants imposed upon the following described lots in Sugarwood Estates, Inc., a recorded subdivision in Washington Township, Hendricks County, Indiana, to-wit:

FIRST SECTION: Lots 2, 4, 8, 10, 12, 14, 15, 17, 19, 20, 29, 31, 36, 38, 39, 41, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 58, 60, 61, 62, 63, 64, 66, 33, 35, 40

SECOND SECTION: Lots 68, 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 80, 81, 82, 84, 85, 86, 87, 88

The restrictions are in addition to certain restrictions and covenants approved under date of April 10, 1967, by the Board of Commissioners of the County of Hendricks, State of Indiana.

1. No fence or outbuildings of any kind shall be erected or constructed unless and without written approval by the President of Sugarwood Estates, Inc.
2. No junk, abandoned cars, rubbish, garbage or other items obnoxious to the sight and general beauty of the subdivision shall be placed, parked or stored where it is open and subject to view by persons in the neighborhood.
3. Enforcement of the above additional covenants shall be the same as provided in the original plat and restrictions heretofore recorded.

BOOK 58 PG. 221-222

Hendricks County

REC. 11-6-70

222

SUGARWOOD ESTATES, INC.

By Willard English
Willard English, President

ATTEST: Wilma Mills, Sec. - Treas.
Wilma Mills, Secretary-Treasurer

Subscribed and sworn to before me, a Notary Public,
This 31st day of October, 1970.

Allen J. Stevenson
NOTARY PUBLIC

My Commission Expires:

12/31/72

This instrument was prepared by Joe Stevenson, Attorney,
Danville, Indiana.

Note: This form approved by Indiana State Bar Association for use in Indiana.
Use of this form constitutes practice of law and is limited to practicing lawyers.

Form No. 12

8155
ENTERED FOR RECORD
NOV - 7 1970
LAND CONTRACT
Page 222 -

1. The undersigned, Sugarwood Estates, Inc., By Willard English, President, Rexall Boyd, Vice President, and Wilma Mills, Secretary-Treasurer, owners of the real estate described in the foregoing Land Surveyors Certificate, hereby certify that they do lay-off, plat and subdivide the same in accordance with the above plat. This subdivision shall be known and designated as "SUGARWOOD ESTATES, SECOND SECTION". The streets shown herein and not heretofore dedicated are hereby dedicated to the public as a right of way for public streets. All lots in this subdivision shall be known and designated as residential lots.

2. The strips of ground marked "Utility and/or Drainage Easements", shown herein are hereby reserved for the installation and maintenance of public utility poles, wires and conduits for gas, water, electric and telephone utilities and storm and sanitary sewers, subject at all times to the proper civil authority and to the specific easements herein reserved. No permanent or other structures shall be erected or maintained upon said easements and all lot owners shall take their titles subject to the rights of the utilities and to the rights of the other lot owners in this subdivision.

3. No residential structure shall be erected or placed upon any building plot which has an area of less than 20,000 square feet. The ground floor area of the building erected on all lots in this subdivision shall be not less than 1,200 square feet.

4. No permanent or other temporary structure shall be erected or placed in this subdivision which may be used as a residence. No structure shall be erected or placed on any lot in this subdivision which may be used as a residence. No structure shall be erected or placed on any lot in this subdivision which may be used as a residence. No structure shall be erected or placed on any lot in this subdivision which may be used as a residence.

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8. No farm animals or domestic fowls shall be permitted to remain on any lot or lots in this subdivision and no pets or domestic animals shall be kept thereon for commercial purposes.

9. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property in this subdivision, to prosecute any proceedings at law or in equity against those violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violations.

10. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

11. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1987, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a majority vote of the then owners of the real property in this subdivision, it is agreed to change such covenants in whole or in part. The right of enforcement of these covenants is hereby granted to the Hendricks County Plan Commission, its successors or assigns.

STATE OF INDIANA,
COUNTY OF HENDRICKS, ss:

Before me, a notary public, in and for said county and state, personally appeared Willard English, Rexall Boyd, and Wilma Mills, President, Vice President, and Secretary-Treasurer, respectively of Sugarwood Estates, Inc., who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purposes therein set forth.

Witness my hand and notarial seal this 3rd day of APRIL 1967

My commission expires 1-12-1969

Marion S. Borden
Notary Public
MARION S. BORDEN

SUGARWOOD ESTATES, INC.

Willard English
Willard English, President

Rexall Boyd
Rexall Boyd, Vice President

Wilma Mills
Wilma Mills, Sect., Treas.

PS 6 P4. 125
REC. 4-17-67

Under authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Board of County Commissioners of the County of Hendricks, State of Indiana, this plat was given approval by the County of Hendricks as follows:

M. B. Borden
M. B. Borden

Approved by the County Plan Commission at the meeting held April 10 1967