

- Mary Margaret Osborn*
[Signature]
1. LAND USE AND BUILDING TYPE: Lots shall be used for residential purposes only; buildings shall be single family dwellings not to exceed two stories in height and private garages for not more than four cars.
 2. ARCHITECTURAL CONTROL: Construction plans and specifications and the complete plot plan must be approved by the Building Committee as to the quality and type of materials and workmanship, and harmony in external design with existing structures, before construction may be started.
A one-story dwelling shall not have less than 1500 square feet of living area, exclusive of open porches and garages. Houses of more than one story shall have a minimum of 1800 square feet of living area with at least 900 square feet on the ground floor.
 3. BUILDING LOCATION: Minimum set-back lines shall be those shown on the recorded plat. No building shall be located nearer than ten feet to an interior lot line.
 4. DRAINAGE AND UTILITY EASEMENTS: Drainage and utility easements shall be as shown on the recorded plat, for the installation and maintenance of public utilities and for surface water drainage. Under no circumstances may the easement be blocked, in any manner, by the construction of any improvement, nor water flow restricted by grading. Said areas are subject to construction, or reconstruction, to any extent necessary to obtain adequate drainage at any time by any proper authority, or by the developer of the subdivision.
 5. LANDSCAPING: All lots, whether improved or not, shall be mowed by the owner of the lot or their designated representatives a minimum of once every two months during the months of April through September.
 6. 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.
 7. TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used as a residence on any lot at any time either permanently or temporarily.
 8. LIVESTOCK: No animals, livestock, or poultry of any kind shall be kept on any lot except family pets, which may be kept provided they do not create or constitute a nuisance.
 9. GARBAGE AND REFUSE DISPOSAL: No dumping allowed; rubbish shall be stored in sanitary containers. Incinerators or equipment for storage of rubbish must be kept clean and sanitary, and shall not create an offensive sight or odor.

- 10. WATER SUPPLY: Water supply systems (Wells) shall be constructed in accordance with requirements of the State Board of Health and the Hendricks County Board of Health. If in the future public water facilities are made available, each lot owner shall attach to such facility within two years of the availability date.
- 11. SEWAGE SYSTEMS: Individual sewage disposal systems (septic systems) shall be constructed in accordance with requirements of the State and County Health authorities. If in the future public sewage disposal facilities are made available to this subdivision, each owner shall attach to such facilities within two years of the availability date.
- 12. STORAGE TANKS: Oil or gas storage tanks shall either be buried or located within the house or garage area so that they are completely concealed from outside view.
- 13. SIGNS: The only signs which may display on any lot are a builder's sign or a sign advertising the property for sale.
- 14. BUILDING COMMITTEE: The Building Committee shall be composed of James W. and Joan F. Watt, or their assigns. The Committee's approval or disapproval of the construction plans for any home shall be in writing. In the event that written approval is not received from the committee within fifteen days from the date of submission, it shall be understood that the committee has disapproved the presented plans.

The violation of any restriction as herein enumerated shall give to the undersigned, or their successors, or any other land owner within this area purchasing real estate from the undersigned, any and all rights for injunction, damage or any other action at law which they may have to restrain and prohibit the same in keeping with the restrictions hereof.

IN WITNESS WHEREOF, the undersigned have set their hands and signatures, this 13th day of July, 1973.

James W. Watt
James W. Watt

Joan F. Watt
Joan F. Watt

STATE OF INDIANA)
) SS
COUNTY OF HENDRICKS)

Before me, a Notary Public, in and for said county and state, personally appeared James W. and Joan F. Watt, husband and wife, and acknowledged the execution of the attached instrument as their free and voluntary act and deed.

WITNESS my hand and Notarial Seal this 13th day of July, 1973. My Commission Expires September 21, 1976.



Margaret A. Lewis
Notary Public