

Covenants

For

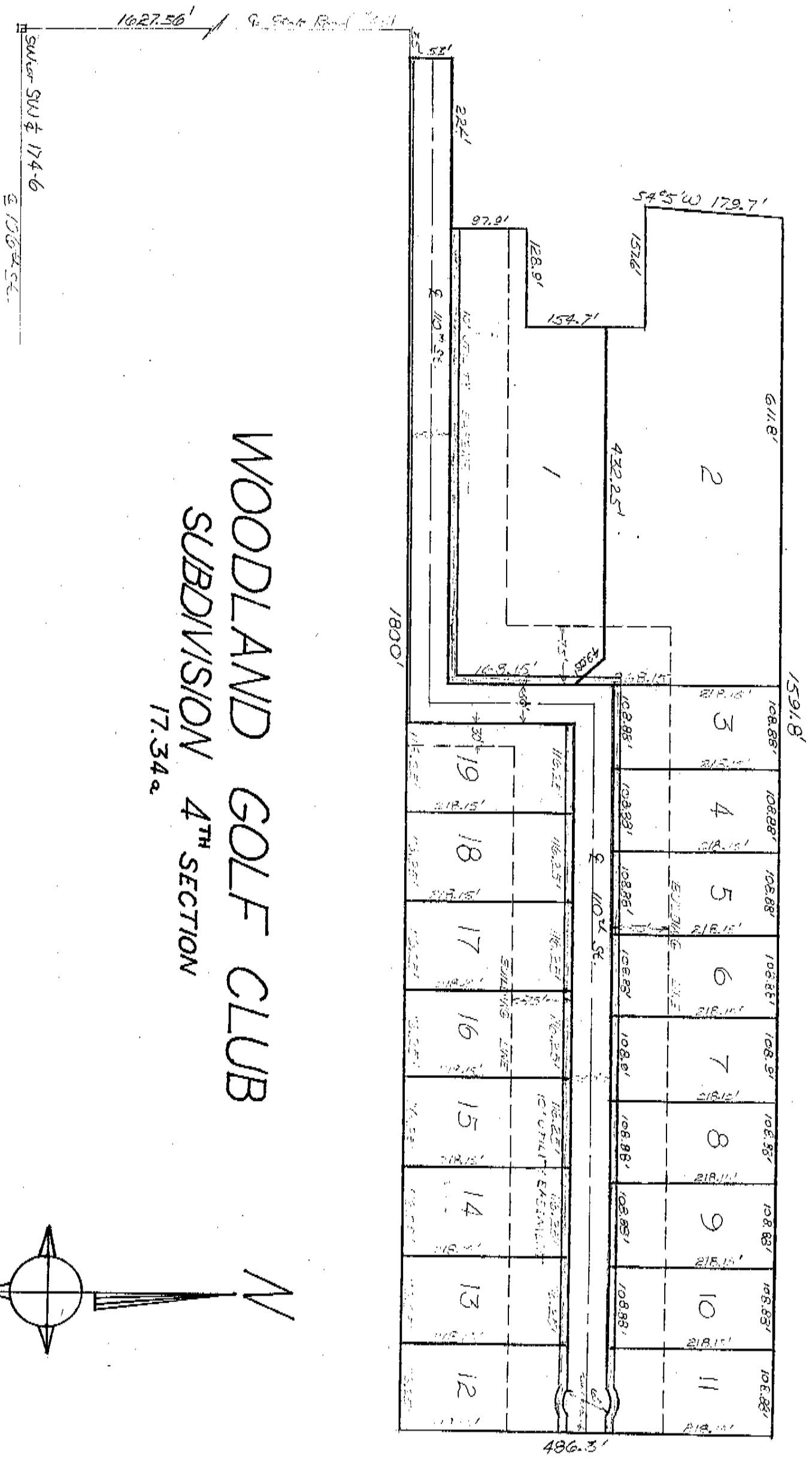
Woodland Golf Club

4th Section —

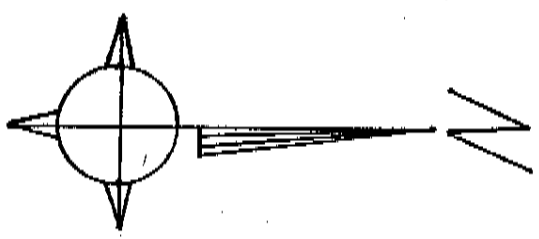
3 pages

Hamilton County

(SEE AGR. FOR LOTS 344 ATTACHED)



WOODLAND GOLF CLUB
 SUBDIVISION 4TH SECTION
 17.34_a



(Plat BK 2p6Z)

Entry No.

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WOODLAND GOLF CLUB SUBDIVISION FOURTH SECTION

I, Duane Monical, Registered Engineer in the State of Indiana, hereby certify that the within plat of Woodland Golf Club Subdivision Fourth Section, is true and correct and represents a subdivision of part of the Southwest Quarter of Section 6, Township 17 North, Range 4 East, Hamilton County, Indiana described as shown.

Beginning 1627.56' North and 35.0' East of the Southwest corner of said quarter section, thence East 1800.00'; thence North 486.3'; thence West 1591.80'; thence South 405' West 179.7'; thence East 157.6'; thence South 154.7'; thence West 128.9'; thence South 97.9'; thence West 224.0'; thence South 53.0' to the place of beginning.

Tract containing 17.34 Acres more or less to be known as Woodland Golf Club Subdivision, Fourth Section and is divided into 19 Lots as shown, numbered from 1 thru 19 inclusive.

The undersigned, Judith Ann Fisher Hamilton County, Indiana certify that he does hereby lay-off, plat, and subdivide into lots in accordance with this plat the real estate mentioned in foregoing certificate to be known and designated as Woodland Golf Club Subdivision, fourth Section, all restrictions, covenants and streets as indicated on plat to be same as recorded in Deed Record Book No. 136, page 546 in Hamilton County, Indiana. Woodland Golf Club Subdivision dated November 29, 1951.

State of Indiana, County of Hamilton
before me, a Notary Public in aforesaid county and state personally appeared this 1 day of June, 1956.

Judith Ann Fisher

And acknowledge the execution of the foregoing plat to be his voluntary act and deed.

Witness my hand and seal this 21 day of May, 1956. My commission expires 10-13-59

Gladys Carey
Notary Public

Approved by Hamilton County Planning Commission by Roy D. Horney
O. V. Winks
6/1/56

Attest E. Frank Burris 6/4/56.
Auditor Hamilton County, Indiana.

Witness my hand and seal this 21 day of May, 1956. My commission expires 11/13/59. Gladys Carey, Notary Public

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(CONTINUED)

The undersigned, William E. Diddel and Helen C. Diddel, his wife; certify that they do hereby lay off, plat and subdivide into lots in accordance with this plat, the real estate mentioned in the foregoing certificate to be known and designated as Woodland Golf Club Subdivision.

There are strips of ground shown on the within plat marked "Utility Strips" which are hereby reserved for the use of Public Utilities 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 proper public authority and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Subdivision, however, shall take their titles subject to the rights of the Public Utilities Companies and to those owners of lots in this Subdivision, to said easement herein granted for ingress and egress in, along, across and through the strips of ground so reserved.

All lots in this Subdivision shall be known as residential lots. Only one single detached family dwelling with accessory buildings and not exceeding two and one-half stories in height, may be erected and maintained on any platted lot therein. Front and side building lines are established as shown on this plat, between which lines and the property lines, there shall be erected and maintained no structure or part thereof other than an open one-story porch. No structure shall be erected and maintained nearer than fifteen feet to any lot line except a detached garage or other accessory building located one hundred fifty feet or more from the front property line.

No residence shall be erected or placed on any building plot which has an area of less than 10,000 square feet or a width of less than 70 feet at the front building line.

No noxious or offensive trade or activity shall be carried on upon any lot in this Subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a resident.

No dwelling shall be permitted on any lot in this Subdivision having a ground floor area of less than 900 square feet of the main structure exclusive of open porches and garages, nor less than 720 square feet in the case of two or two and one half story structure.

No building shall be erected, placed or altered on any building plot in this Subdivision until the building plans, specifications and plot plans showing the location of such building have been approved in writing as to the conformity and harmony of external design with existing buildings in the Subdivision, and as to location of the building with respect to topography and finished ground elevation by a committee composed of Robert Smith, Edward E. McLaren and William E. Diddel, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining members shall have full authority to approve or disapprove such design or location, or to designate a representative with like authority. In the event said committee or its designated representative fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or in event no suit to enjoin the erection of such building, or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant be deemed to have been fully complied with. Neither the members of this committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and its designated representative shall cease on and after five years from the date of signing this covenant. Thereafter the approval described in this covenant shall not be required unless prior to said date and effective thereon, a written instrument shall be executed by the then recorded owners of the majority of the lots in this Subdivision, and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

Individual wells shall be permitted provided location, sufficiency of supply and purity is approved by the proper public authority. Both private or semi-public water supply and sewer disposal systems may be located on the same building plot or within, or adjacent to this Subdivision to serve any building plot provided written approval has been given by the proper public authority, stating that such water supply and sewage disposal systems are satisfactory to serve such lots, taking into consideration the conditions and hazards which can reasonably be expected to exist when all lots to which these covenants apply, have been built up with houses, and further provided that (a) No septic tank shall be closer than 20 feet, and no tile absorption field shall be closer than 30 feet to a dwelling - 50 feet to a well - 25 feet to a stream or 5 feet to a property line, or where the surface or ground water flow is toward the well or dwelling and an absorption field of not less than 200 feet in length of open joint agricultural tile shall be provided, laid to a grade of not more than 4 inches in 100 feet - not more than 24 inches below the surface of the ground with lines not less than 10 feet apart, and (b) No leaching cesspool shall be located in this Subdivision prior to the availability of a sanitary sewer system.

The streets in this addition heretofore not dedicated are hereby dedicated to the public for their use.

The right to enforce the foregoing provisions, restrictions and covenants by injunction together with the right to cause the removal by process of law any septic tank, absorption bed or structure, erected or maintained in violation thereof, is hereby dedicated to the public and reserved to the owners of the several lots in this Subdivision, their heirs and assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Such provision shall be in full force and effect until July 1, 1971 at which time such covenants shall be automatically extended for successive periods of 10 years, unless by a vote of a majority of the then owners of the lots, it is then agreed to change the covenants in whole or in part. Invalidation of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Witness our signatures this 29 day of November, 1951.

William E. Diddel
Helen C. Diddel

State of Florida
County of Volusia

Witness my hand and official seal this 29th day of November, 1951.

My commission expires Sept. 17, 1952.

Helen M. Baker
Notary Public, State of Florida at Large
Bonded by American Surety Co. of N. Y.

The above is a true copy recorded December 3, 1951. Carrie H. Roberts, R. H. C.