

WOODPOINTE SECTION FIVE

RESTRICTED COVENANTS

The undersigned,
SECRETARY

VOGEL CONSTRUCTION CO., INC. BY **HARRY A. WEAVER JR., PRESIDENT AND BONNIE JEAN WEAVER**
being the owners of the described real estate do here lay off, plat and subdivide the same into lots and streets in accordance with the within plat. The will be designated as **WOODPOINTE SECTION FIVE** on Addition in Marion County, Indiana

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.
2. All numbered lots in this Addition shall be designated as residential lots. Only one single family residence with attached accessory building and not exceed be erected or maintained on said lots.
3. Front building lines are established as shown on this plat between which lines and the right of way lines of the street no structure shall be erected wall, hedge or shrub planting which obstructs sight lines at elevations two (2) and six (6) feet above the street, shall be placed or permitted to remain on the triangular area formed by the street property lines and a line connecting points twenty-five (25) feet from the intersection of said street lines, corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within ten (10) feet from the intersection edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distance of such intersections unless the foliage sufficient height to prevent obstruction of such sight lines.
4. No one story residence shall be erected on any lot in this Addition having a main floor area of less than 900 square feet and no residence shall have a main floor area of less than 660 square feet nor less than 900 square feet of total living area exclusive of open porches.
5. No trailer, boat, camper, motorcycle, truck or other vehicle not related to residential use shall be stored, temporarily or permanently, on any lot in this Addition, shack, barn or other outbuilding or temporary structure be used for temporary or permanent residence purposes or any other purpose in any lot.
6. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to poultry or farm animals shall be raised or maintained on any lot.
7. This restriction shall not prohibit a resident from keeping an usual pet animal or There are strips of ground as shown on the within plat marked Drainage Easements and/or Utility Easements which are hereby reserved for the use not including transportation companies for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains subject at all times of Indianapolis, Indiana and to the easements herein reserved. No permanent or other structures shall be erected or maintained on said strips. In Addition, however, shall take their title subject to the rights of the public utilities.
- 8.
- 9.

The right to enforce the within provisions, restrictions and covenants by injunction together with the right to cause the removal by due process of law of any structure erected or maintained in violation thereof is hereby dedicated and reserved to the owners of the several lots in this subdivision, and the Metropolitan Development Commission, their successors or assigns who shall be entitled to such relief without being required to show any such owner or owners by or through any such violation.

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WOODPOINTE

SECTION FIVE

RESTRICTED

COVENANTS

CONSTRUCTION CO., INC. BY HARRY A. WEAVER JR., PRESIDENT AND BONNIE JEAN WEAVER,

SECTION FIVE
do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat. The within plat shall be known and

herebefore dedicated are hereby dedicated to the public.

Only one single family residence with attached accessory building and not exceeding 35 feet in height may be erected on any lot in this Addition having a main floor area of less than 900 square feet and no residence with more than one story

erected on any lot in this Addition having a main floor area of less than 900 square feet and no residence with more than one story of less than 660 square feet nor less than 900 square feet of total living area exclusive of open porches, garages or basements. No fence, which obstructs sight lines at elevations two (2) and six (6) feet above the street, shall be placed or permitted to remain on any corner lot within by the street property lines and a line connecting points twenty-five (25) feet from the intersection of said street lines, or in the case of a rounded of the street lines extended. The same sightline limitations shall apply to any lot within ten (10) feet from the intersection of a street line with the or alley line. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient construction of such sight lines.

erected on any lot in this Addition having a main floor area of less than 900 square feet and no residence with more than one story of less than 660 square feet nor less than 900 square feet of total living area exclusive of open porches, garages or basements. No fence, truck or other vehicle not related to residential use shall be stored, temporarily or permanently, on any lot in this subdivision, nor shall any outbuilding or temporary structure be used for temporary or permanent residence purposes or any other purpose in any lot in this Addition. shall be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood. shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping an usual pet animal or bird.

shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping an usual pet animal or bird. shall be shown on the within plat marked Drainage Easements and/or Utility Easements which are hereby reserved for the use of public utility companies to the easements herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this their title subject to the rights of the public utilities.

in provisions, restrictions and covenants by injunction together with the right to cause the removal by due process of law of any septic tank, ab-ected or maintained in violation thereof is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs and as-Development Commission, their successors or assigns who shall be entitled to such relief without being required to show any damage of any kind

9. The right to enforce the within provisions, restrictions and covenants by injunction together with the right to cause the removal by sorption bed or structure erected or maintained in violation thereof is hereby dedicated and reserved to the owners of the several lots, signs, and the Metropolitan Development Commission, their successors or assigns who shall be entitled to such relief without being required to any such owner or owners by or through any such violation or attempted violation. Such provisions shall be in full force and effect for twenty cording date, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of it is agreed to change the covenants in whole or in part. Invalidity of any of the covenants by judgement or court order shall in no wise affect any of the shall remain in full force and effect.
10. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.
11. A strip of ground twenty (20) feet wide is reserved for drainage and utility easement along the front of all lots unless otherwise noted.
12. There shall be a five (5) foot Drainage Easement on each side lot line unless otherwise noted.

Handwritten: Harry A. Weaver
 1972
 03311

IN WITNESS WHEREOF, VOGEL CONSTRUCTION CO., INC. BY HARRY A. WEAVER JR. PRESIDENT AND BONNIE JEAN WEAVER, SECRETARY have hereunto caused its and their names to be subscribed

This 22nd day of October 1972

BY *Bonnie Jean Weaver*

thin provisions, restrictions and covenants by injunction together with the right to cause the removal by due process of law of any septic tank, ab-
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CEL CONSTRUCTION CO., INC. BY HARRY A. WEAVER JR. PRESIDENT AND BONNIE JEAN WEAVER,
names to be subscribed

October 1972

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