

August 19, 1976

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WOODRIDGE

ENTERED FOR RECORD
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DECLARATION OF COVENANTS

Mary Margaret Rubin
RECORDER HENDRICKS COUNTY

The Undersigned, Thomas G. Bell, Jr. and Verda Janet Bell, as owners and proprietors of "Woodridge", Hendricks County, Indiana do hereby this indenture, restrict and covenant the lots in said subdivision to themselves and their grantees, assigns, successors, heirs, or legal representatives, and to any persons, corporations, banks, associations, and/or anyone who may obtain title to said lots as to the following terms, stipulations, conditions, restrictions, and covenants, to wit:

1. FULLY PROTECTIVE RESIDENTIAL AREA: The following covenants, in their entirety shall apply to all of "Woodridge". Said subdivision being located in Hendricks County, Indiana.
2. LOT USE: No portion of said real estate shall be used for any purpose other than single family residential dwelling, nor shall any lot be further subdivided.
3. DWELLING SIZE: The ground floor area of the main structure, exclusive of one story porches and garages shall NOT be less than 1500 square feet in the case of a one story structure nor less than 880 square feet in the case of a multiple story structure, with no less than 1800 square feet of finished floor area in such multiple story structure. Attached garages shall not exceed three (3) car size. All garages must be attached.
4. GARAGE ENTRY: No garage door shall face directly to street frontage. Garage to face side street on corner lots.
5. UTILITY BUILDING: None shall be permitted except that one structure may be erected behind the main dwelling. This utility building shall be constructed in such manner as to meet the standards of construction as used in the construction of the house. Maximum size shall be 120 square feet on foundation.
6. ARCHITECTURAL DESIGN: 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 as to the building with respect to topography and finished ground elevation, by the committee composed of the undersigned owners of the herein described real estate, or by their duly authorized representatives. In the event of

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the death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. 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 approved. Neither the committee members nor the designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

- 7. **BUILDING CONSTRUCTION:** All construction above ground shall be covered with at least ninety per cent (90%) brick or stone excepting the second story portion, which may be of other quality materials. Any building, once approved and under construction must be completed within one (1) year from the time construction was started.
- 8. **BUILDING LOCATION:** No building shall be located on any lot nearer to the front property line than the minimum building set-back lines, as shown on the recorded plot. No building shall be located nearer than 15 feet to an interior lot line.
- 9. **DRAINAGE AND UTILITY EASEMENTS:** The strips of ground marked drainage and utility easements are hereby reserved for the use of public utilities, not including transportation companies, for installation and maintenance of poles, mains, ducts, drains, lines, and wires, subject at all times to the proper authorities and to the easements herein granted and reserved. The drainage easements may be used by the proper authorities including Hendricks County Ditch Board or by any of the several owners of this subdivision or any other sections of this subdivision for the installation and the maintenance of either surface or subsurface drainage. To accomplish said drainage, the existing grade of said easement may be altered to any grade necessary. In no situation shall any owner block the drainage in any manner along said drainage swales.
- 10. **LANDSCAPING:** All nonwooded lots in this subdivision shall be improved with three (3) Deciduous type shade trees within one year of the erection of a permanent structure.
- 11. **VEHICLE REGULATIONS:** No truck of more than 3/4 ton hauling capacity shall be parked on street or in subdivision except while making a delivery or a pick-up. No car, truck, or trailer that is not in operating condition and bearing the current year's license plate shall be permitted to remain on any lot or street in this subdivision, unless kept within a garage.
- 12. **NUISANCES:** No noxious or offensive activity shall be carried out on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- 13. **TEMPORARY STRUCTURES:** No structure of a temporary character, mobile home, basement, tent, shed, garage, barn or other outbuildings shall be used upon any lot at any time as a residence, either temporarily or permanently. All dwellings must be fully completed upon the exterior before being occupied.
- 14. **GARBAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other wastes shall not be kept except in sanitary containers. All incinerators or other equipment for the disposal or storage of such materials shall be kept in a clean and sanitary condition and shall not be so used as to create an offensive sight or odor.
- 15. **ANIMALS:** No animals, livestock, or poultry shall be raised, bred or kept upon any lot except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.
- 16. **SEWAGE DISPOSAL:** No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Hendricks County Board of Health. Approval of such system shall be obtained from said authority. If, in the future, public sewage disposal facilities are made available to the lot owner in this subdivision, each owner therein shall attach to such facilities within two (2) years of the availability date. Right of enforcement of this covenant is hereby granted to the Hendricks County Plan Commission, its successors or assigns.
- 17. **WATER SUPPLY:** No individual water supply system shall be permitted on any lot unless such system is designed, located, and constructed in accordance with the requirements, standards and recommendations of the Hendricks County Board of Health. Approval of such systems shall be obtained from said authority. If, in the future, public water facilities are made available to the lot owner in this subdivision, each owner therein shall attach to such facilities within two (2) years of the availability date. Right of enforcement of this covenant is hereby granted to the Hendricks County Plan Commission.
- 18. **SIGHT DISTANCE AT INTERSECTIONS:** No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines, and a line connecting them at points 25 feet from the intersections of the street line, or in case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or ally placement. No trees shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at a sufficient height to prevent obstruction of such sight lines.

