

THE UNDERSIGNED, GEORGE WIMPEY OF OHIO, INC. BY GENE C. MERRYMAN, VICE PRESIDENT, BEING THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, DO HERE LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "YORKSHIRE SECTION 6," AN ADDITION IN MARION COUNTY, INDIANA.

IN PURSUANCE OF A GENERAL PLAN FOR PROTECTION, BENEFIT AND MUTUAL ADVANTAGE OF ALL PERSONS WHO NOW ARE OR MAY HEREINAFTER BECOME OWNERS OF ANY OF SAID LOTS OR PARTS THEREOF, AND AS PART OF CONSIDERATION FOR THIS CONVEYANCE, THE GRANTOR EXECUTES AND DELIVERS THIS DEED AND THE GRANTEE ACCEPTS THE SAME SUBJECT TO EACH AND ALL OF THE FOLLOWING RESERVATIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, OBLIGATIONS, AND CHARGES (HEREINAFTER COLLECTIVELY CALLED "RESTRICTIONS") WHICH ARE FOR THE MUTUAL BENEFIT AND PROTECTION OF AND SHALL BE ENFORCEABLE BY ANY OF THE PRESENT OR FUTURE OWNERS OF SAID LOTS.

STREETS: THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREON, WHENEVER DISCONTINUED BY LAW.

LAND USE: ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO BUILDING SHALL BE ERRECTED, ALTERED PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO AND ONE HALF STORIES IN HEIGHT TOGETHER WITH NECESSARY ACCESSORY BUILDINGS INCLUDING A PRIVATE GARAGE FOR NOT MORE THAN THREE CARS.

FLOOR AREA: NO DWELLING SHALL BE PERMITTED ON ANY LOT AT A COST OF LESS THAN \$25,000.00 UPON COST LEVELS PREVAILING ON THE DATE THESE COVENANTS ARE RECORDED. IT IS THE PURPOSE AND INTENT OF THIS COVENANT TO ASSURE THAT ALL DWELLINGS SHALL BE OF A QUALITY OF WORKMANSHIP AND MATERIALS SUBSTANTIALLY THE SAME OR BETTER THAN THAT WHICH CAN BE PRODUCED ON THE DATE THESE COVENANTS ARE RECORDED AT THE MINIMUM COST STATED HEREIN FOR THE MINIMUM FINISHED LIVING AREA OF 1200 SQUARE FEET ABOVE GRADE FOR ONE STORY, ONE AND ONE-HALF STORY OR TWO STORY DWELLINGS AND A MINIMUM FINISHED LIVING AREA OF 1200 SQUARE FEET ABOVE AND BELOW GRADE FOR SPLIT LEVEL AND BI-LEVEL DWELLINGS, EXCLUSIVE OF OPEN PORCHES AND GARAGES.

BUILDING LOCATION: NO BUILDINGS SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 25 FEET TO THE FRONT LINE, OR NEARER THAN 25 FEET TO ANY SIDE STREET LINE. FOR THE PURPOSES OF THIS COVENANT, EAVES, STEPS, AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF A BUILDING, PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.

LOTS: NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 12,000 SQUARE FEET.

DRAINAGE: IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT TO COMPLY A ALL TIMES WITH THE PROVISIONS OF THE DEVELOPMENT PLAN (GRADING PLAN) AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS, INDIANA AND THE REQUIREMENTS OF ALL DRAINAGE PERMITS FOR THIS PLAT ISSUED BY SAID DEPARTMENT.

DRAINAGE. ALL TIMES WITH THE PROVISIONS OF THE DEVELOPMENT PLAN (GRADING PLAN) AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS, INDIANA AND THE REQUIREMENTS OF ALL DRAINAGE PERMITS FOR THIS PLAT ISSUED BY SAID DEPARTMENT.

SIGHT DISTANCE AT INTERSECTIONS: NO FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE THE STREET, 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 POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES OR IN THE CASE OF ROUNDED PROPERTY CORNERS FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY, PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTION UNLESS THE FOLIAGE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF THE SIGHT LINE.

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D.U.S.S.E. (DRAINAGE, UTILITY AND SEWER EASEMENT) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES NOT INCLUDING TRANSPORTATION COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SEWERS AND DRAINS SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE CITY OF INDIANAPOLIS, INDIANA, AND 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 ADDITION, HOWEVER SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENT HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED.

NUISANCES: 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 THE NEIGHBORHOOD.

TEMPORARY STRUCTURES: NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSE IN ANY LOT IN THIS ADDITION.

ANIMALS: NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON 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.

WASTE DISPOSAL: NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. TRASH MAY BE BURNED ONLY IN SUITABLE INCINERATORS DURING THE HOURS AS SET FORTH BY MARION COUNTY ORDINANCE.

VEHICLES NOT IN USE: NO AUTOMOBILE OR MOTOR DRIVEN VEHICLE SHALL BE LEFT UPON A LOT FOR A PERIOD LONGER THAN THIRTY DAYS IN A CONDITION WHEREIN IT IS NOT ABLE TO BE OPERATED UPON THE PUBLIC HIGHWAY, AFTER WHICH TIME THE VEHICLE SHALL BE CONSIDERED A NUISANCE AND DETRIMENTAL TO THE WELFARE OF THE NEIGHBORHOOD AND SHALL BE REMOVED FROM THE LOT.

SIGNS: NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN FOUR SQUARE FEET, ONE TEMPORARY SIGN OF NOT MORE THAN TWELVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

VEHICLES NOT IN USE: NO AUTOMOBILE OR MOTOR DRIVEN VEHICLE SHALL BE LEFT UPON A LOT FOR A PERIOD EXCEEDING FORTY-EIGHT HOURS. A CONDITION WHEREIN IT IS NOT ABLE TO BE OPERATED UPON THE PUBLIC HIGHWAY, AFTER WHICH TIME THE VEHICLE SHALL BE CONSIDERED A NUISANCE AND DETRIMENTAL TO THE WELFARE OF THE NEIGHBORHOOD AND SHALL BE REMOVED FROM THE LOT.

SIGNS: NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN FOUR SQUARE FEET, ONE TEMPORARY SIGN OF NOT MORE THAN TWELVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

TERM: THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM. THESE COVENANTS SHALL BE IN FULL FORCE AND EFFECT FOR TWENTY-FIVE (25) YEARS FROM RECORDING DATE, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE THE COVENANTS IN WHOLE OR IN PART. INVALIDATION OF ANY OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

ENFORCEMENT: THE METROPOLITAN DEVELOPMENT COMMISSION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT, POWER OR AUTHORITY, TO ENFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THIS PLAT OTHER THAN THOSE COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT EXPRESSLY RUN IN FAVOR OF THE METROPOLITAN DEVELOPMENT COMMISSION; PROVIDED FURTHER, THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE METROPOLITAN DEVELOPMENT COMMISSION FROM ENFORCING ANY PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE, 58-AO-3, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE.

IN WITNESS WHEREOF, GEORGE WIMPEY OF OHIO, INC., BY GENE C. MERRYMAN, VICE-PRESIDENT, HAS HEREUNTO CAUSED HIS NAME TO BE SUBSCRIBED  
DAY OF April 1984.

STATE OF MISSISSIPPI  
COUNTY OF ( )  
SS  
BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED GEORGE WIMPEY OF OHIO, INC., BY GENE C. MERRYMAN, V  
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS ITS VOLUNTARY ACT AND DEED.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS 24th DAY OF April 1984.

NOTARY PUBLIC Theresa A. Sahn  
THERESA A. SAHM  
APPROVED THIS 24th DAY OF April 1984.  
BY Gene C. Merryman  
GENE C. MERRYMAN

MY COMMISSION EXPIRES 24, 1984  
LAWRENCE L. WILSON  
FILED  
APR 25 1984  
LAWRENCE L. WILSON