



CHURCHWOOD. P.B. 27, P. 90
PT. W 1/2 N.W. 1/4 SEC. 7-16-4

CHURCHWOOD

RESTRICTIONS

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Front and side building lines are established as shown on the within plat between which lines and the property lines of the streets, there shall be erected and maintained no structure other than an open one story porch.

There are strips of ground as shown on this plat and marked "Utility Strips", reserved for the use of the Public Utilities not including Street Car transportation Companies, for the installation and maintenance of poles, mains, ducts, lines, and wires, drains and sewers, subject at all times to the City of Indianapolis, and to the easement herein preserved. No permanent or other structure are to be erected or maintained upon said strips, but such owners shall take their titles subject to the right of the Public Utilities and to the rights of the owners of other lots in this addition.

The undersigned owners and sub-dividers certify that all lots in this addition shall be known and designated as residential lots. No structure shall be erected, altered, placed, or permitted to remain on any of these lots other than a one or two family dwelling not to exceed two and one half stories in height and a private garage of not more than two car capacity together with such other buildings incidental to residential use.

No building shall be located on any residential building lot nearer than 10 feet to any side street and no building shall be erected or located nearer than 5 feet to any side lot line, except a garage or other out-building located 80 feet or more from the front lot line.

No residential structure shall be erected or placed on any building lot which lot has an area of less than 9,000 square feet, nor a width of less than 40 feet at the front building set back line.

No obnoxious or offensive trades or activities, including the sale of liquor shall be conducted or carried on upon any lot or anything be done thereon which may be or become an annoyance or nuisance to the neighborhood with the right of enforcement as hereinafter provided.

No trailer, basement tent, shack, garage, barn or other out building to be erected in this addition shall be used at any time as a residence temporarily or permanently.

No dwelling costing less than \$5,000.00 shall be permitted on any lot in this addition. No dwelling ground floor area shall contain less than 720 square feet in a one story one family structure, nor less than 840 square feet in a one story two family structure nor less than 500 square feet in a two story one family structure, nor less than 624 square feet in a two story two family structure.

Present and future regulations of the City of Indianapolis, with regard to the character and kind of construction of roofs, and construction in general hereby made to apply to all building in this addition.

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The ownership and occupancy of lots and buildings in this Addition, are restricted to the members of the white race. No person of any race or mixture of races except members of the white race shall acquire title to any lot or building or part of any lot or building as owner, tenant, roomer or otherwise, except at any time the white occupant of any lot or lots and residence building thereon may permit his domestic servant or servants to occupy a room or rooms in said building during the term of such domestic service.

Streets shown on this plat and not heretofore dedicated, are hereby dedicated to the public.

No lots shall be sold and no structures shall be erected in this addition until the street on which the lot front has been improved in accordance with the grade and cross section approved by the Board of Public Works, and Sanitation and on file in the Office of the City Plan Commission. The streets shown and not heretofore dedicated shall be maintained by the plattee until 51% of the lots have been sold and deeds transferred.

The restrictions and covenants set forth herein are to run with the land and shall be binding on all the parties and all persons claiming hereunder until January 10th, 1970, and shall be automatically extended, for successive periods of 10 years, unless by a vote of majority owners, it is agreed to change the said covenants in the whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in this addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and to cause removal of any such violation or to recover damages by due process of law.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.