

*keep in file*

3703

GLENRIDGE, 2ND SECTION RESTRICTIONS

Plat Book 27,  
Page 69  
Recorded August 14, 1946

The streets not heretofore dedicated are hereby dedicated to public use,

There are strips of ground 5 feet in width as shown on this plat which are hereby reserved for use of public utilities for installation and maintenance of poles, mains, ducts, lines, wires, drains and sewers, subject at all times to the authority of the proper civil officers, and to the easements herein reserved. No permanent or other structure shall be erected or maintained on said strips, but such owners shall take their titles subject to the rights of such public utilities and to the rights of the owners of other lots in this Addition, for ingress and egress in, along, across and through the several strips so reserved.

All lots in this Addition shall be known and designated as residential lots and not over 1 single family house with accessory private garage shall be erected or maintained on any lot in this addition.

Building lines as shown on this plat in feet back from the street property lines are hereby established, between which lines and the street property lines there shall be erected no structure of any kind other than a one-story open porch. No structure of any kind shall be erected or maintained within 10 feet of any lot line herein.

No person or persons of any race other than the pure white race shall own, lease, use or occupy any lot or structure in this Addition, excepting that this covenant shall not prevent occupancy by a domestic servant not of the pure white race while domiciled with a white owner or tenant.

No trailer, tent, shack, basement, garage, barn or other accessory building created or maintained on any lot in this Addition shall be used for residential purposes.

The right to enforce the foregoing provisions 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 to the public and further reserved to the several owners of lots in this Addition, their heirs and assigns.

The foregoing provisions and covenants shall remain in full force and effect until August 1st, 1966.

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AMENDED RESTRICTIONS OF GLENRIDGE, 2ND SECTION

Deed Record 1313,  
Page 325  
Recorded September 13, 1948

WHEREAS, the following restriction is set out in the plat of Glenridge 2nd Section, an Addition to the City of Indianapolis, Marion County, Indiana, as recorded in Plat Book 27, at page 69 in the Office of the Recorder of Marion County, Indiana.

"All lots in this Addition shall be known and designated as residential lots and not over 1 single family house with accessory private garage shall be erected or maintained on any lot in this Addition" and,

WHEREAS, Charles T. Hider, is the owner of Lots numbered 170, 171 and 172 in said Addition, and

WHEREAS, Bruce-Zeager Corporation, an Indiana corporation, is the owner of Lots numbered 173, 174, 175 and 176 in said Addition, and

WHEREAS, said lots constitute all of the lots in said Addition and the owners thereof are desirous of amending the above mentioned restrictions in the plat of said Addition.

NOW THEREFORE, said above named parties do hereby amend the restrictions in the plat of said Addition by deleting therefrom and declaring null and void the above set out restriction and substituting in lieu thereof the following restriction:

"Business buildings may be erected on lots numbered 170, 171 and 172 and double family dwelling houses may be erected on Lots numbered 173, 174, 175 and 176".

It is understood and agreed that all of the other restrictions as set out in the plat of said Addition shall be continued in full force and effect.