First American Title Insurance Company
Indianapolis Downtown—Corporate
251 E. Ohio Street, Suite 200
Indianapolis, IN 46204
Telephone (317) 684-7556

Subdivision Covenants and Restrictions

The information is provided as a public service only. The information on this site is general in nature, unofficial and is not a valid reference for any legal purposes. The user agrees to hold harmless, protect, indemnify, and forever release First American Title Insurance Company and its officers, directors, agents, and employees, from and against any and all liabilities, losses, damage, expenses and charges, including but not limited to attorneys’ fees and expenses of litigation, which may be sustained or incurred by the user under, or arising directly or indirectly out of the use of the information contained in this site.
A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
B. All numbered lots in this Addition shall be designated as residential lots. Only one
single family dwelling with accessory building and not exceeding two stories in height
may be erected or maintained on said lots.
C. Front and side building lines are established as shown on this plat between which lines
and the property lines of the street, no structure shall be erected or maintained. 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 lines connecting points 25 feet from
the intersection of said street lines or in the case of a rounded property corner, from the
intersection of the street extended. The same sight line 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 trees shall be permitted to remain within such distance of such
intersection unless foliage line is maintained at sufficient height to prevent obstructions
of sight line.
D. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary
structure shall be used for temporary or permanent residential purposes in any lot in this
Addition.
E. 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.
F. No lot in this subdivision shall be subdivided into a building lot having an area
of less than 12,250 square feet.
G. No poultry or farm animals shall be raised or maintained on any lot. This restriction
shall not prohibit a resident from keeping a usual pet animal or bird.
H. There are strips of ground as shown on the within plat marked "Drainage and Utility
Basements" which are hereby reserved for the use of the public utility companies, not
including street car or transportation companies for the installation and maintenance of
mains, ducts, poles, wires, sewers and drains, subject at all times to the authority
of Marion County, Indiana, and to the estate 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
to those of the other owners of lots in this Addition to said easement herein granted for
ingress and egress in, along and through the strips of ground so reserved.
I. No building shall be erected on any lot until the design plans have been approved --
the plat. The building of all improvements shall be subject to inspection by the platter,
or its representatives, and shall meet its construction standards. If the construction of
any house shall not meet the approval of the platter, it shall have the right to prohibit
the commencement or continuation of such improvement.
J. 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 structures erected or
maintained in violation thereof, is hereby dedicated and reserved to the owners of the
several lots in this subdivision, their heirs or assigns, and the Metropolitan Plan
Commission of Marion County, their successors or assigns, who shall be entitled to such
relief without being required to show any damage of any kind to any such owner or owners
by or through any such violation or attempted violation. Said provisions shall be in full
force and effect until August 1, 1965, at which time said covenants shall be automatically
extended for successive periods of ten years, unless by a 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 one of the covenants by judgment or court order shall in no wise affect any of the
other provisions which shall remain in full force and effect.
K. The within covenants, limitations and restrictions are to run with the land and shall
be binding on all parties claiming under them.