C. No structure shall be erected, 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 and a private garage for not more than two cars. Such garage may be erected as an integral part of the dwelling or as a separate structure at least ten feet to the rear of the dwelling. The above provision shall not prohibit the use of said garage or accessory building as quarters for bona fide servants employed by the occupants of the residence dwelling on the same lot, providing that no accessory building may be erected or used for such purposes prior to the erection of the principal residence building on said lot.

D. No trailer, basement, shack, tent, garage, barn or other out building erected on any lot at any time may be used as a residence, temporary or permanently, nor shall any structure of a temporary character be used as a residence. No trailer shall be permitted on any lot at any time.

E. No lot shall be reduced in size or area below the dimensions shown on this plat.

F. No industry, commercial enterprise, raising or harboring of live stock, fur-bearing animals or poultry of any description, or any other than residential use for one single family shall be permitted in any building, structure, or accessory building, or on any lot in this subdivision.

G. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

H. Actual construction work on any dwelling or accessory building shall commence within one month after basement is dug or building material of any kind is delivered on any building site in this subdivision and completed within six months.

I. All lawns, shall be finish graded and seeded within sixty days after completion of the construction of the principal building. All weeds shall be kept eradicated or mowed. All gardens shall be restricted to the real one-half of each lot and shall be limited to the truck garden type of produce.

J. These covenants shall run with the land and shall be binding on all owner, heirs, and assigns until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of lots in this subdivision it is agreed to change such covenants in whole or in part.

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K. All lots in this subdivision shall conform to Marion County R-2 Building Restrictions.

L. 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 subdivision to cause the removal of any structure or part thereof maintained in violation hereof or prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

M. Invalidation of any of these covenants by court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
CLEARVIEW ESTATES

ADDITION - 1ST SECTION.

(Description of the plat and surveying details here, involving directions, distances, and boundaries to define the addition to the property.)

WITNESS MY HAND AND SEAL THIS 12TH DAY OF AUGUST, 19__.

DUTY ENTERED FOR TAXATION

SEP 1 1955

[Signature]

WILLIAM H. LEWAND

Surveyor

APPROVED THIS_ 12-25-

DAY OF_ SEPTEMBER, 19__

[Signature]