EAGLEDALE FIRST SECTION

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A. The streets shown and not heretofore dedicated are hereby
dedicated to the public.

B. All lots in this addition shall be designated as residential
lots. Only one single family dwelling with accessory building, and
not exceeding two story 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
there shall be erected and maintained no structure or part other
than an open one story porch. No fence shall be erected closer to
the property line of an abutting street than such building lines.

D. No one, one and a half or two story house shall be erected
on any lot in this addition, having a ground floor area of less than
720 square feet exclusive of open porches, garages, basements, or
utility rooms.

E. No dwelling shall be built on any lot which shall be of
the cost of less than $6,000.00.

F. No trailer, tent, shack, basement, garage, barn or other
out-building or temporary structure shall be used for temporary or
permanent residential purposes on any lot in this addition.

G. 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.

H. No lot shall be subdivided into a building lot having an area of less than 4800 square feet.

I. 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.

J. No lots shall be sold and no structure shall be erected in
this addition until the street on which the lot fronts has been
improved in accordance with the drainage, grade and cross section
plans have been approved by the local authority having jurisdiction.

K. There are strips of ground as shown on the within plat
marked "Utility Strips", which are hereby reserved for the use of
public utility companies, not including street car or transportation
companies for the installation and maintenance of mains, ducts, poles,
lines, wires, sewers and drains, subject at all times to the author-
ity of the City of Indianapolis, and to the easement herein reserved.
No permanent or other structure 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, across
and thru the strips of ground so reserved.
continued

M. 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 any septic tank, absorption bed, or structure, 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, who shall be entitled to such relief without being required to show any damage or any kind to any such owner or owners by or thru any such violation or attempted violation, said provisions shall be in full force and effect until June 1, 1979, at which time said covenants shall be automatically extended for successive periods of 10 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 anyone 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.

N. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.