The subdivision shall be known and designated as HUNTERS WOODS SECOND SUBDIVISION in Marion County, Indiana. All streets and alleys shown and not otherwise dedicated, are hereby dedicated to the public.

Front and side building lines are established as shown on this plat which lines and the property lines at the street no structure shall be erected or maintained. No fence, wall, hedge or shrubs planting which obstructs right lines in elevations between 3 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 a line 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 lines extended. The same right line limitations shall apply to any lot within 10 feet from the intersection of a street line into the edge of a driveway, pavement or alley line. No tree shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

There are strips of ground as shown on this plat and marked Drainage and Utility Easement, reserved for the use of public utilities for the installation of water and sewer mains, duct, lines and wires, subject at all times to the proper authorities and to the enjoyment herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owner of line in this subdivision shall take their titles subject to the rights of the public utilities.

Lots numbered 45, 50 shall gain access from interior streets only, no driveways will be permitted from front streets.

All lots in this subdivision are reserved for residential use, and no building other than a one-family residence or structure or facility necessary in use thereof shall be erected thereon.

Not more than one building shall be erected or used for residential purposes on any lot in this subdivision.

The ground floor area of the main structure, exclusive of one-story porches and garages, shall not be less than twelve hundred (1200) square feet in the case of a one-story structure, nor less than one thousand eight hundred (1800) square feet in the case of a multiple-story structure. All garages shall be attached to the residence dwelling.

Properly screening areas are established as shown on the attached plat. Planting fences or walls shall be maintained throughout the entire length of such areas by the owner or owners of lot at their own expense to form an effective screen for protection of the residential area. No building structure except a screen fence or wall or utilities or drainage facilities shall be placed or permitted to remain in such areas. No vehicular access over the areas shall be permitted except for the purposes of installation and maintenance of screening, utilities or drainage facilities.

In the event storm water drainage from any lot or lots flows across another lot, provisions shall be made to permit such drainage to continue, without restriction or restriction, across the downstream lot and into the natural drainage channel or course, even though no specific drainage channel for such flow of water is provided on said plat.

No animals, livestock, or poultry of any description shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes.

No lot in this subdivision shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and shall not be kept, except in sanitary containers. Trash may be burned only in suitable incinerators during the hours as set forth by Marion County Ordinance.

It shall be the duty of the owner of each lot in the subdivision to keep the grass on the lot properly cut and to keep the lot free from weeds and trash and otherwise neat and attractive in appearance. Should an owner fail to do so then developer may take such action as it deems appropriate in order to make the lot neat and attractive, and the owner shall upon demand reimburse developer for the expense incurred in so doing.

The foregoing covenants, (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date of this plat, at which time said covenants, (or restrictions), shall be automatically extended for successive periods of ten (10) years unless changed by vote of a majority of the then owners of the buildings covered by these covenants, or restrictions, in whole or in part. Violation of any one of the foregoing covenants or restrictions, by judgment or court order shall in no wise affect any of the other covenants or restrictions, which shall remain in full force and effect. Right of enforcement of these covenants is hereby granted to the Metropolitan Development Commission its successors and assigns.

The rights to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

IN WITNESS WHEREOF, the Jonathan Group, Inc., by Thomas D. Rush, President, has executed this instrument and caused it to be affixed hereto this day of 19

The Jonathan Group, Inc.

Thomas D. Rush, President

STATE OF INDIANA

COUNTY OF MARION

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared The Jonathan Group, Inc., by Thomas D. Rush who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the uses and purposes therein expressed.

Witness my hand and Notarial Seal this day of 19