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.
KINGSWOOD SUBDIVISION SECTION 1

SECONDARY PLAT

ARTICLE VI
DRAINAGE, DETENTION, UTILITY, SEWER, AND LANDSCAPE EASEMENTS.

Section 6.1 Drainage easements (DE) are created to provide storm water control and to allow for storm water drainage, as required or in good judgment, to assist and to protect the land affected by the drainage easements, and to allow the Association or its agents or employees to enter upon the land to maintain drainage easements. The location and location of drainage easements must be determined by the Association or its agents or employees, and the Association or its agents or employees shall be responsible for the proper location and location of drainage easements.

ARTICLE VII
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 7.1 Each owner of a unit is by acceptance of the Declaration of Covenants, Conditions and Restrictions and the Association shall be bound by these covenants, conditions and restrictions. In addition to the annual maintenance assessment, each unit owner shall be responsible for their own landscaping and maintenance of their unit.

ARTICLE VIII
EASEMENT AREAS

Section 8.1 “Easement areas” means any area of land, including any driveway, street, or other public road, held in common by the members of the Association, and included in the Declaration of Covenants, Conditions and Restrictions.

ARTICLE IX
INSURANCE.

Section 9.1 “Insurance” means any insurance policy or insurance policies issued by an insurance company or insurance companies, any of which is required by the Association or the Declaration of Covenants, Conditions and Restrictions, and any other insurance policy or policies, if any, as required by the Declaration of Covenants, Conditions and Restrictions.

ARTICLE X
DEDICATION OF ROADS.

Section 10.1 All roads shown on the Plat shall be dedicated as hereby dedicated to the public.

ARTICLE XI
PRINCIPLES OF EXPRESSED INTEREST.

Section 11.1 All members of the Association shall be responsible for the proper maintenance of any road or street dedicated to the public, and shall be held liable for any damages caused by the failure to maintain any road or street.

ARTICLE XII
APPROVAL OF THE CEMETARY.

Section 12.1 Approval of the Cemetary shall be obtained before any buildings are erected on any lot.

ARTICLE XIII
DEEDS OF SALE.

Section 13.1 Deeds of sale shall be made subject to the Declaration of Covenants, Conditions and Restrictions, and to all amendments thereto, and shall be subject to the terms and conditions thereof.
KINGSWOOD SUBDIVISION SECTION 1

SECTION 1. "Building Control." Prior to construction of any building upon the land, the building plans for all the buildings shall be submitted for approval shall be approved by the Building Inspector, and no permit shall be issued for the construction of any building unless the plans and specifications have been approved. The Building Inspector shall have the power to require such other changes in the plans as he may deem necessary in order to conform to the provisions of this Ordinance. The Building Inspector shall also have the power to require such alterations in the plans as he may deem necessary in order to conform to the provisions of this Ordinance.

SECTION 2. "Land Use." The land use of any part of the land shall be as determined by the Building Inspector, and no permit shall be issued for the construction of any building unless the plans and specifications have been approved. The Building Inspector shall have the power to require such changes in the plans as he may deem necessary in order to conform to the provisions of this Ordinance.

SECTION 3. "Public Works." All streets and alleys shall be constructed and maintained in accordance with the provisions of this Ordinance. The Building Inspector shall have the power to require such changes in the plans as he may deem necessary in order to conform to the provisions of this Ordinance.