First American Title Insurance Company
Indianapolis Downtown—Corporate
251 E. Ohio Street, Suite 200
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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.
We, the undersigned, Florence J. Newman and Joe D. Newman, husband and wife, owners of the above described real estate, hereby certify that we do hereby lay out, platted and dedicate the same in accordance with the plat and certificate. This subdivision shall be known and designated as "Northeast Heights".

The streets shown on this plat, if not hereafter excluded, are hereby dedicated to public use, and all streets shall be graded and constructed to the specifications as set by the Hamilton County Road Commissioner, and at the expense of the developer of this subdivision.

There are strips of ground 5 feet in width shown on this plat which shall be reserved for use of public utilities, for installation and maintenance of sewers, storm, cable, duct and drain lines and serve as a subject at all times to the authority of the proper civil authorities. The improvements to be constructed on such streets shall be subjected to the rights of public utility. All streets on this plat shall be of concrete or other materials, and the average all streets to be constructed. Sources may be used on said streets.

All lots in this subdivision shall be known and designated as residential lots. No structure shall be erected, altered or occupied on any lot herein other than one single family dwelling, and no garage for not more than three cars, and residential access buildings.

No residences shall be erected or maintained on any lot or lots in this subdivision having a gross floor area, exclusive of open porches and garages of less than 1,200 square feet in the case of a one-story structure, or 1,600 square feet in the case of a 1 1/2- or 2-story structure. The exterior of all dwellings shall be, or gray, brick, or stone, or any other material suitable for the purpose, and shall be in keeping with the development of the community. All dwellings shall be completed on the outside before being occupied. Building proper or other similar materials shall not constitute in whole or in part of the outside finish of any building.

All residential buildings shall be erected on any building lot in this subdivision until the building plans and specifications have been approved by the State of Indiana and the Board of County Commissioners of Hamilton County. The owner of each dwelling shall be responsible for the proper and adequate construction of his building. The building code of the County of Hamilton shall be applicable to the construction of all buildings in this subdivision.

No fence, shrubbery, or hedge shall be erected on or along any lot line nor any lot, the purpose of which shall be to obstruct reasonably the view of any other property, or fence walls shall be kept in good repair and kept reasonably neat as to preserve the property and secure the same without hindrance to any other property. No fences shall be erected between the front property lines and the building setback line other than a fence of a decorative nature and not exceeding three feet in height.

Under authority provided by Chapter 17 of the General Assembly of Indiana of 1955, this plat was submitted for the Board of County Commissioners of Hamilton County, Indiana, to a meeting held this 12th day of August, 1955.

[Signature]
State of Indiana
County of Hamilton
In the name and behalf of the above-named owners, we hereby certify that we are the owners of the property described in the Plats and Certificates above mentioned, and that we have read and do hereby adopt as the same, and that we are familiar with the provisions of the General Assembly of Indiana of 1955, as amended, and that we do hereby adopt and approve the same as the said plat and certificate, and do hereby convey and assign to the said plat and certificate, and do hereby convey and assign to the said plat and certificate, and do hereby convey and assign to the said plat and certificate, and do hereby convey and assign to the said plat and certificate, and do hereby convey and assign to the said plat and certificate, and do hereby convey and assign to the said plat and certificate, and do hereby convey and assign to the said plat and certificate, and do hereby convey and assign to the said plat and certificate, and do hereby convey and assign to the said plat and certificate, and 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