RIDGEC SECTION I
White River Twp., Johnson Co., Indiana

DEDICATION CERTIFICATE

I, the undersigned, owner of real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the plat hereon.

This subdivision shall be known and designated as "SABLE RIDGE SECTION I", an addition to White River Township, Johnson County, State of Indiana.

All streets, alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street there shall be erected or maintained no building or structure. The strips of ground shown on this plat and marked "Drainage and Utility Easement" (I.O. & U.Eas.) are reserved for the use of the public utilities for the installation of water and sewer mains, power, gas, lines and wires and drainage facilities subject to use by the proper authorities and to the covenants herein reserved. The strips of ground shown on this plat and marked "SSE" are reserved for the use of community sanitation corporation for the installation and maintenance of sanitary sewer mains, manholes and all appurtenances. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in easements. The easement area of each lot and all improvements thereto shall be maintained continuously by the owner of the lots, except for these improvements for which a public authority or utility is responsible.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 2010, at which time said covenants and restrictions shall be automatically extended for successive ten-year periods, unless by a majority vote of the then current owners of the lots, it is agreed to change such covenants and restrictions in whole or part.

All residences are required to have a garage which will accommodate two (2) automobiles and the driveway shall be of concrete or asphalt material.

All lot owners who subsequently tap into or are connected with the sewer system provided for in this subdivision as described in this plat release their right to remonstrate against pending or future annexation by the City of Greenwood pursuant to a certain contract dated June 17, 1987 and recorded in the Johnson County Recorder's Office at Book 59, Page 606 on July 21, 1987.

Invalidation of any of the foregoing covenants and restrictions by judgment or court order shall in no way affect the remaining portions not so affected.

The right 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.

Witness my hand and seal this 1st day of JUNE, 1987.

L.D.G., Inc.

Robert N. Thompson, President

STATE OF INDIANA
Note - 2 Mortgages on
Lots 96, 97, 98, 127, 128, 112, 110, 109 and 15

Single Mortgages on the
East North Mortgage
and South Mortgage

North Mortgage - 375, p. 944 and
2,971, p. 945
South Mortgage - 375, p. 943