The within plat shall be known and designated as SHADOW WOOD - SECTION ONE.

Addition in Marion County, Indiana.

The streets shown and hereinafter dedicated are hereby dedicated to the public.

Front and side building lines are established as shown on this plat between which lines, no street structure shall be erected or maintained. No fence, hedge, or shrub planting which obstructs the front street, shall be placed or permitted. In the case of a rounded property corner, from the intersection of said street lines extended 10 feet from the corner, no smaller corner lot shall be permitted to remain within such photographed line. No fensence shall be erected at sufficient height to prevent obstruction of sight lines.

Front building lines are established as shown on this plat between which lines and the eases erected closer to the property line of an abutting street than such building lines in any lot in this addition.

No story single dwelling shall be erected having a ground floor area of less than 900 square feet, or one and one-half story single dwelling having a ground floor area of less than 900 square feet exclusive or open porches, garages, basements or utility rooms.

No poultry or farm animals shall be raised on any lot in this addition, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.

No trees, shrubs, vines or other outdoor plant covering or temporary structure shall be used for temporary or permanent residential purposes in any lot in this Addition.

There are strips of ground as shown on the within plat marked "Drainage easements" (D.E.) and "Utility easements" (U.E.) either concurrently or in any combination as follows: Drainage easements (D.E.) are created to provide paths and courses for and to the right of street drainage, either overland or in adequate underground conduits to serve the needs of the drainage system. No structures, including fences, shall be erected on such easements which will obstruct flow from the area being served by the easements. Utility easements (U.E.) are created for the exclusive use of public companies not included in specific for sewer easements above designated. The owners of all lots in this addition, or any other lot owners in this addition, to sell easement herein granted. In full force and effect.

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

No buildings shall be erected, placed or altered on any building plat in this subdivision until the building plans, specifications and plat plan showing the location of such building have been approved by the Surveyor as being in accordance with approved plat in this subdivision, and as to liasion of the building, by a committee consisting of a representative and one other representative designated by him. The event of the death or resignation of any member of said committee, the remaining member shall have the authority to modify such plat and to designate representative for such purpose. Such plat shall be submitted to the Surveyor within a period of 15 days from the submission date of the plat, and the Surveyor shall not be personally or in any way responsible for such plat and shall be exonerated from any liability thereunder.

The within covenants, limitations and restrictions are to run in full force and effect until December 13, 1980, at which time said covenants shall be voided.

IN WITNESS WHEREOF, Smith-Spears Builders & Developers, Inc. by Walter W. Smith, its president, have caused this plat and the instrument to be subscribed.

Walter W. Smith, President

Charles A. Spears, Secretary

COUNTY OF MARION

STATES OF INDIANA

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State of Indiana, Walter W. Smith and Charles A. Spears, the president and secretary, respectively of Smith-Spears Builders & Developers, Inc., and acknowledged the execution of the above instrument and deeds of conveyance and as required by law.

June 13, 1980

\[Signature\]

June 22, 1986