DECEDATION OF COVENANTS
5. The common wall covenant and the covenants herein contained shall run with both parcels of land utilizing the common wall, but shall not operate to convey either party to any part of the land owned or to be acquired by the other party, the creation of rights of any sort or nature, and the arbitration of such matters shall be express condition precedent to any legal or equitable action or proceeding of any nature whatever.

6. In the event of a dispute or controversy as to any matter within or arising out of these covenants, such dispute or controversy shall be submitted to the arbitration of the building committee, and the decision of such matters shall be express condition precedent to any legal or equitable action or proceeding of any nature whatever.

7. Lots subject to drainage easements, sewer easements and utility easements, other easements, and public utility agencies as follows:

(a) Easements for residential developments on any combination of the three, as shown on the plat, which are reserved for the use of lot owners, public utility agencies and governmental entities as follows:

(b) Drainage Easements (D.E.) are created to provide access to the area and local storm drainage, either overlaid or underground conduit, to serve the needs of the subdivision and adjoining ground and public drainage system, and it shall be the individual responsibility of each lot owner to maintain the drainage system on his lot. Under no circumstances, not shall said easement be blocked in any manner, whether natural or man-made, the water flow. Said structures are subject to any governmental or construction restrictions. The water system must be adequate to serve the area and local storm drainage, either overlaid or underground conduit, to serve the needs of the subdivision and adjoining ground and public drainage system, and it shall be the individual responsibility of each lot owner to maintain the drainage system on his lot. Under no circumstances shall said easement be blocked in any manner, whether natural or man-made, by any person, activity or any other construction.

(c) Sewer Easements (S.E.) are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal system designated to serve the area and local storm drainage, either overlaid or underground conduit, to serve the needs of the subdivision and adjoining ground and public drainage system, and it shall be the individual responsibility of each lot owner to maintain the drainage system on his lot. Under no circumstances shall said easement be blocked in any manner, whether natural or man-made, by any person, activity or any other construction.

(d) Utility Easements (U.E.) are created for the use of public utility companies, public utility agencies, and governmental entities as follows:

(e) No structure, including fences, and no lot or any drainage, sewer or utility easement.

(f) No structure, including fences, and no lot or any drainage, sewer or utility easement.

8. No building or other structure shall be erected, placed upon, altered, or removed on any lot in this subdivision unless the building plan and specifications are submitted to and approved by the building committee. The building committee shall have the exclusive right to approve or disapprove such design and location, or to designate a representative with like authority. If any member of the committee fails to act upon any plan submitted to it for its approval within a period of thirty (30) days from the date of receipt of said plan, the plan shall be deemed approved. Any buildings or other structures erected, placed upon, or altered after such approval shall be deemed to be in conformity with the approved plans and specifications. No building, code or other requirement shall be applied as to the conformity of buildings within this subdivision, and as to the building with respect to the conformity of buildings with existing structures within the subdivision.


24.  Owned small not during any fisher season. Buildings or other obstructions not used for any

23.  All elevations or other obstructions must be added to improvements located on the

22.  No signs of any nature, including for sale of farm signs, other advertisement, shall

21.  All laundry shall be done on a special drying apparatus in the porch on drying rack of

20.  No exterior lighting shall be placed inside the boundaries of any lot, nor shall any

19.  No school preschool, day-care center, church, or similar institution of any kind shall be

18.  No filling or deposit of ineligible matter, to be considered by

except as approved by state health authority:

required, and other records of some degree must be booked or maintained by any lot or lot

involving the Board of Health, or other state authority issuing its certificate, or approved by

the state in the jurisdiction within which it is in operation, this registration of operations may be recorded upon

No noxious, verminous or otherwise offensive activity shall be carried out any lot in

6.  No nuisances, public or otherwise, offensive activity shall be carried out any lot in

5.  Hill shall be the responsibility of the owner of any lot or parcel of land within which the

4.  Overhead or covered edged. Overhead may provide approved Redskins for roofing and

3.  All exterior of construction from the building committee.

2.  Will be亩preferred unless approved by the building committee.

1.  Maintenance of existing through each development.

These and supplementary any lot for:

improvements which will be placed at the rear of each lot. Closets shall not be built or hung between

by the building committee:

lighting be used which consists of more than normal conventional lighting, under the same approved

mathematically, considered or operated upon any lot.

wastes shall not be permitted on any lot, unless entirely within a 8-feet perimeter to be considered by

The refusal of storage or improper matter, or material alteration of minor

17.  No exterior of sink, dipper, or other water supply, or storage dipper system shall be located upon

16.  No noxious, verminous, or otherwise offensive activity shall be carried out any lot in

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personal opinion of the owner of the lot at the time when the assessment became due and payable.

the law requires that each such assessment is made with due regard to the estimated value of the

collection of interest at the prevailing rate of interest, and shall be evidenced by

certificates. Every such certificate shall be dated on the first day of the

eighty-first day of the month in which the certificate was

expressed in whole days. The second day of the month next following the expiration of

ing the certificate. Whether or not it shall be so

understanding of the importance of order and

with the requirements of due diligence in the assessment of the

procure any assistance of the auditor of the

assessors. Any such certificate shall be signed by the auditor of the

which they are supposed to be connected from public

located in a corner of house, in such a manner that they are completely concealed from public

31. Any fence or other structure used in connection with a hill shall be either built or

30. Noowner shall not permit the growth of weeds and bushes, and

39. Nocamera, motion picture, lenses, or rods may be worked on any lot in plain

38. Unless a drain is covered by tiles, no compartment of such shall be

28. Any property owner desiring to change or alter the property, in a manner not

27. Any property owner desiring to change or alter the property, in a manner not

26. Drainage ditches shall be covered and in good order, and within the right-of-way or dedicated

25. The building committee shall have the power to

24. The building committee shall be composed of property owners,

23. The building committee shall be composed of property owners, and

22. The building committee shall be composed of property owners, and

21. Any fence or other structure used in connection with a hill shall be either built or

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2. Drainage ditches shall be covered and in good order, and within the right-of-way or dedicated

1. Drainage ditches shall be covered and in good order, and within the right-of-way or dedicated
The right of expression of the opinion is hereby granted to the Building Committee and to any other of the Owners to express and present propositions. Their success or failure, the success or failure of their proposals, are matters of public interest. The right of expression is hereby granted to the Building Committee and to any other of the Owners to present propositions of public interest. The right of expression is hereby granted to the Building Committee and to any other of the Owners to present propositions of public interest.

Any assessment is hereby granted to the Building Committee and to any other of the Owners to present propositions of public interest.
facts sufficient to indicate compliance with this paragraph and recorded in the Johnson County Recorder's Office, except as the same may be amended from time to time by the foreclosing covenants will be in full force and effect until January 1, 2032, at which time they will be automatically extended for successive periods of ten (10) years, unless by a vote of the majority of the owners it is agreed that these covenants shall terminate in whole or in part.

38. Invalidation of any of these covenants and restrictions or any part thereof by judgment or court order shall not affect or render the remainder of said covenants and restrictions invalid or operative.

39. It is stated here that Home Depot, Inc. owes the agreed upon monthly maintenance fee for the entire length of time the covenants are binding to the property and all conditions hereof described hereby apply.

STATE OF INDIANA
COUNTY OF MORGAN

WITNESS MY HAND AND SEAL THIS 28th DAY OF SEPTEMBER, 2002.

S.S.

Prepared by: Danielle N. Brintendine, David Brintendine, Jr.
and dimensions of the lots, streets, and easements are shown on the plan and in
the description contains 55 lots, blocks, and tracts of land as herein described:

A. The property is described in the Description:

1. The property is located on the northeast corner of 14th and Valley Road.
2. The property has a frontage of 140 feet on 14th Avenue and a depth of 120 feet on Valley Road.
3. The property is bounded on the north by 13th Avenue, on the east by Valley Road, on the south by 15th Avenue, and on the west by 12th Avenue.

B. The property comprises 5 acres, 200 square feet, or more of

This property is subject to all easements, rights-of-way, and restrictions of record.

C. The property is irregular in shape and consists of

1. Lot 1, Block 1, Tract 1
2. Lot 2, Block 2, Tract 2
3. Lot 3, Block 3, Tract 3

This property is located in the centroid of the city and is subject to all city regulations.

D. The property is subject to all restrictive covenants and easements of record.

E. The property is located in the centroid of the city and is subject to all city regulations.

F. The property is located in the centroid of the city and is subject to all city regulations.

G. The property is located in the centroid of the city and is subject to all city regulations.

H. The property is located in the centroid of the city and is subject to all city regulations.

I. The property is located in the centroid of the city and is subject to all city regulations.