ST. JUDES ADDITION

RESTRICTIONS

Plat Book 31
Page 422

The streets shown herein and not heretofore dedicated are hereby
dedicated to the public as a way for public travel and public
sewers. All lots in this subdivision shall be known and designated
as residential lots.

The strips of ground marked "Utility Easements" shown herein, are
hereby reserved for installation and maintenance of public utility
poles, wires and conduits for gas, water, electric and telephone
utilities and for sewers serving lots in this subdivision, subject
at all times to the proper civil authority and to the specific
easements herein reserved. No permanent or other structure shall
be maintained upon said easements and all lot owners shall take their
titles subject to the rights of the utilities and to the rights
of the other owners in this subdivision.

No residential structure shall be erected or placed upon any building
plot which has an area of less than 11,250 square feet and a width
of less than 60 feet at the building setback line.

Front and side building lines are hereby established as shown herein
and between such lines and the street property lines there shall be
erected and maintained no structure other than a one story porch.
The ground floor area of any dwelling, exclusive of open porches and
garages shall be not less than 900 square feet in the case of a one-
story structure, nor less than 600 square feet in the case of a
structure of more than one story.

No fence shall be erected or placed between the street property lines
and the building set back lines. No building shall be erected or
placed on any lot nearer than 15 feet to the side line or 15% of the
width of the lot at the building setback line, whichever is the lesser.

These restrictions shall not apply to a garage located on the rear
half of the lot. In the case of a structure occupying more than
one lot, this restriction shall apply to the boundaries of the
multiple lots.

No trailer, tent, shack, garage, barn or other structure erected in
this subdivision shall be at any time used as a residence, temporarily
or permanently, nor shall any structure of a temporary nature be used
as a residence.

No noxious or offensive trade or activity shall be carried on upon
any lot nor shall anything be done which may be or become an annoyance
or nuisance to the neighborhood. No alcoholic beverage or malt or
vinous liquor shall be made or sold on any lot in this subdivision.
No farm animals or domestic fowls shall be permitted on any lot or
lots in this subdivision and not pets or domestic animals shall be
kept thereon for commercial purposes.

Invalidation of any one of these covenants by judgment or court order
shall in any way affect any of the other provisions, which shall re-
main in full force and effect.

If the parties hereto, or any of them, or their heirs or assigns
shall violate or attempt to violate any of the covenants herein, it
shall be lawful for any other person or persons owning any real property
in this subdivision to prosecute any proceedings at law or in equity
against those violating or attempting to violate any such covenant and
to prevent him or them from so doing or recover damages or other dues
for such violation.

These covenants are to run with the land and shall be binding on all
parties and all persons claiming under them until January 1, 1981, at
which time said covenants shall be automatically extended for successive
periods of ten years unless by a majority vote of the then owners of
the real property in this subdivision, it is agreed to change such
covenants in whole or in part.
ST. JUDE’S ADDITION

PROPOSED ANNEXATION TO THE

INDIANAPOLIS SANITARY DISTRICT