TARA TOWNHOUSE ON THE GREEN ADDITION — SECTION ONE
INSTRUMENT #64-41532
RECORDED 17, 1968

RESTRICTIONS

1. Lots designated upon the plat as lots numbered 1 through 330, inclusive, are hereby reserved for single family, residential use, and shall have erected thereon living units containing not less than 640 square feet of ground floor area in the case of a one-story structure, or 840 square feet of ground floor area in the case of a higher than one-story structure, exclusive of garages, open porches and patios. Each such living unit shall consist of not less than four principal rooms and two ancillary rooms. In addition, common property lines and as buildings are erected upon the lots as shown, there shall be installed a metal medallion where every symbol "C" is shown consisting of a two (2) inch (minimum) diameter brass or aluminum disc or plate, attached to the masonry foundation of the building at a point above finish ground grade.

2. Utility Easements for installation and maintenance of utilities, including storm and sanitary sewer systems, and restrictions on any lot or common property. "Common Property," as shown on the recorded plat and additional reservations shall be used for electric and telephones. Electric and telephone utilities shall have the right to install and maintain service to, and read the name for so long as such utility service shall be made available to the structure for which it is installed.

3. Air Rights Easements for wall irregularities and extension roofs, eaves, overhangs, fixtures and elevators which are a part of the initial architectural design and construction of buildings upon the lots or on common property in this addition only for the purposes of advertising the property for sale or rent, and then only one sign shall be permitted on any one lot, which sign shall not exceed five square feet in size.

4. Maintenance of common property, including but not in limitation thereof, the erection, location, or maintenance of a trailer, tent, shack, basement, garage, barn or other outbuilding, and no lot or common property shall be used or occupied for any purpose other than residential use, and no other waste shall be stored in sanitary closed containers, which either shall be kept inside buildings or stored below the surface of the ground.

5. Use of the common properties, walkways, parking areas and recreation areas, including but not in limitation thereof, the payment of taxes of insurance thereon and the repair, replacement and additions thereto, and for the cost of labor, equipment, materials, management and supervision thereof, shall be governed by Tara Townhouse on the Green Corporation, its successors or assigns, and Indiana not-for-profit corporation, who shall own in fee simple title all areas designated as "Common Property," and whose membership shall be comprised of the owners of lots in this addition, and the cost of said maintenance, repair and replacement shall be paid by assessment imposed by said not-for-profit corporation, as more particularly set forth in an instrument entitled "Deed Recitals and Restrictions" as recorded in Deed Records on one page. Office of Recorder, Marion County, Indiana, and the purchaser of every lot in this Addition takes title thereto, subject to the rights and duties of the Indiana not-for-profit corporation, as more particularly set forth in said Deed of Declaration of Covenants and Restrictions.

6. Party Walls erected and maintained upon the lots shown, to the extent not inconsistent with the Declaration of Covenants and Restrictions hereinaforeabove mentioned, shall be constructed and shall be maintained in good repair, and party walls and of liability for property damage due to negligent or willful acts or omissions.

7. Exterior Alterations, additions or changes to any building situated upon the lots shown, or changes to any structure, paved areas, shall be commenced, erected or maintained, only under plans and specifications approved by the Board of Directors of Tara Townhouse on the Green Corporation and the Metropolitan Planning Commission of Marion County, Indiana, and in location in relation to surrounding structures and topography by an architectural committee comprised of members of the Board of Directors of Tara Townhouse on the Green Corporation, or by three (3) or more representatives appointed by the Board, all as more particularly set forth in said Declaration of Covenants and Restrictions.

9. Parking. Private drives and walkway easements as shown on the plat or in the case of walkways as indicated on the plat, are hereby reserved for the common use and enjoyment of the owners of lots in this addition, their families and invitees. Said parking areas, and paved areas, shall be commenced, erected or maintained, only under plans and specifications approved by the Board of Directors of Tara Townhouse on the Green Corporation and the Metropolitan Planning Commission of Marion County, Indiana, and in location in relation to surrounding structures and topography by an architectural committee comprised of members of the Board of Directors of Tara Townhouse on the Green Corporation, or by three (3) or more representatives appointed by the Board, all as more particularly set forth in said Declaration of Covenants and Restrictions.

10. Common Properties, walkways, parking areas and recreation areas, shall be maintained in good repair, and shall be used and enjoyed by the owners of lots in this addition, their families and invitees, subject to rules and regulations governing such use and enjoyment of the common properties, walkways, parking areas and recreation areas, as set forth in said Declaration of Covenants and Restrictions.