A. All streets shown and not heretofore dedicated are hereby dedicated to the public.

B. All numbered lots in this addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding two stories in height may be erected or maintained on any lot.

C. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 3 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the inside of a rounded property corner, shall be permitted to remain within such distances of such intersection unless following side line is maintained at sufficient height to prevent obstruction of sight line.

D. No one story house shall be erected on any lot in this addition having a width of less than 900 square feet.

E. No trailer, tent, shack, basement, garage or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this addition.

F. No noxious, offensive trade shall be carried on upon any lot in this addition, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.

G. No lot in this subdivision shall be resubdivided into a building lot having an area less than 6,000 square feet.

H. No Poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.

I. There are strips of ground as shown on the within plat marked "Drainage Basements" (D.B.), "Sewer Easements" (S.E.) and "Utility Easements" (U.E.) either separately or in any combination of the three, which are reserved for the use of public utility companies and governmental agencies, as follows: "Drainage Basements" (D.B.) are reserved to provide paths and courses for area and local storm drainage, either overland or in adequate underground conduit, to serve the needs of this and adjoining ground and/or the public drainage system. "Sewer Easements" (S.E.) are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal systems of said city and/or the county for the purpose of installation and maintenance of sewers that are part of said system. "Utility Easements" (U.E.) are created for the use of all public utility companies not including transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires, and also all rights and uses specified for sewer easements above designated. The owners of all lots in this addition shall take title subject to the rights of the public utilities, governmental agencies, and the rights of the other lot owners in this addition, to said easement herein granted from Congress and it agrees in, along and through the strips of ground for the purposes herein stated.

J. Protective screening areas are established as shown on the above plat. Planting, fences, or walls shall be maintained throughout the entire length of such areas by the owner or owners of the lots, at their own expense, for the protection of residential area.

K. No wooden or wire fence shall be permitted to extend forward of the established building lines.

L. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns. The Metropolitan Plan Commission, their successor or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provisions shall be in full force and effect for 25 years from the date of recording at which time said restrictions shall be automatically extended for successive periods of 10 years unless by a vote of the majority of the then owners of the lots, it is agreed to change the covenants in whole, or in part. Invalidation of any one of the covenants before that order shall in no way affect any of the other provisions which shall remain in full force and effect.

M. Common Properties: The area designated "Common Properties" in this and future sections of this Addition shall be devoted to the common use and enjoyment of the owners of lots of land in this Addition and in this Addition and various sections thereof to be platted at a later date. Ownership, management and control of "Common Properties" shall be exclusively exercised by Twin Oaks Club, Inc., an Indiana Non-Profit Corporation, in accordance with its By-laws and a certain Instrument of record entitled "Declaration of Covenants and Restrictions" (recorded as Instrument # 69-59596 in the office of the Recorder of Marion County, Indiana. Each owner of every lot in this addition shall as a condition precedent to ownership, covenant to pay monthly charges for the benefit of all, in accordance with the Articles of Incorporation, By-laws, the Declaration of Covenants and Restrictions.

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