EIGHTH SECTION
RESTRICTIVE COVENANTS

The streets, if not hereofore dedicated, are hereby dedicated to public use.

All lots in this subdivision and the use of the lots in this subdivision by present and future owners or occupiers shall be subject to the following conditions and restrictions, which shall run with the land:

1. Front building setback lines are hereby established as shown on this plan, between which lines and property line of the streets there shall be a lot or property line of the streets available for the use of the public utilities for the installation of water lines and wires, drainage facilities subject to all rights to the proper authorities, and the easements herein reserved. No permanent or other structures are to be erected or maintained nor shall any signs of any kind be posted in front of the front yard lines.

2. No fence, wall, pole, tree or plant growing which obstructs sight lines or obstructs the view of the streets shall be erected or maintained within 20 feet of the front yard lines.

3. All laundry, including clothing, shall be washed on the premises and not be allowed to be washed or hung out to dry outside the premises.

4. All buildings shall be of such materials and construction as to be substantially fireproof.

5. All buildings shall be constructed in such a manner as to be substantially fireproof and shall be so constructed as to be substantially fireproof.

6. No building shall be erected on any lot unless the ground floor area of the main structure, exclusive of enclosures, shall be not less than three stories in height and shall be not less than 1,000 square feet per floor, or if the building is less than 1,000 square feet per floor, shall be not less than 20 feet in height.

7. No building shall be erected on any lot unless the ground floor area of the main structure, exclusive of enclosures, shall be not less than 20 feet in height.

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VALE VISTA
EIGHTH SECTION
REstrictive covenants

This subdivision shall be known as Valle Vista, Eighth Section.

The streets, if not hereinafter dedicated, are hereby dedicated to public use.

All lots in this subdivision shall, and are hereby, subject to such conditions and restrictions, which shall run with the land.

1. Lot building setback lines are hereby established as shown on this plan, between which lines and property line of the streets there shall be erected or maintained no buildings or structures, the strips of ground shown on the plan marked "streets" are hereby reserved for the maintenance of sidewalks and driveways. All street lines shown on the plan are subject to the provisions contained herein. No structures shall be erected on the street lines, nor shall they extend back of the street lines. Such provisions shall be maintained by owners of lots in this subdivision, and their successors shall comply with the Indiana Building Code in all, and all annexations thereto.

2. No trees, shrubs, hedges, fence or shrub planting which obscures main streets and intersections shall be planted or maintained on any lot within the subdivision.

3. A lot building setback line which is comprised of construction of any permanent nature shall be maintained as a permanent feature, and in such manner as to maintain that portion of the street on the street above and the sides of all streets in the subdivision shall remain in full force and effect in all, and all annexations thereto.

4. No tree, shrub, fence or shrub planting which obscures main streets and intersections shall be planted or maintained on any lot within the subdivision.

5. All buildings shall be maintained in good condition and appearance.

6. All streets shown on the plan shall be maintained in good condition and appearance.

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The undersigned, Devlan, Inc., being the record owner of a majority of the lots within Section 8, Valle Vista, and acting pursuant to paragraph number 5 of the covenants and restrictions as per plat thereof, recorded in Plat Book 7, Page 95, in Johnson County, Indiana, do hereby remove all the present members of the Architectural Control Committee and do hereby nominate, appoint, and constitute Larry J. Walker, Douglas Whitson, and P. B. Boushehry as the new Architectural Control Committee. Said committee shall have the same powers and authority as is provided in the covenants and restrictions as per plat thereof.

Furthermore, the undersigned being the record owner of a majority of the lots within Section 8, Valle Vista, and acting pursuant to paragraph 19 of the covenants and restrictions, as per plat thereof, recorded in Plat Book 7, Page 95, in Johnson County, Indiana, do hereby amend the covenants and restrictions in the following particulars:

A.) Paragraph number 5 of the covenants and restrictions that:

"The Architectural Control Committee is composed of three members appointed by the developer. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then recorded owners of a majority of the lots shall have the power through duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties."

is hereby amended effective immediately after installation of the new Architectural Control Committee to provide that:

"The Architectural Control Committee is composed of three members appointed by the developer. A majority of the committee may designate a representative to act for it. Such designation to be effective must be by written recorded instrument. In the absence
of such designation, the approval of a majority of the committee is required for the committee to act as authorized by this declaration. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. Until September 30, 1982, the then recorded owners of 100% of the lots shall have the power through duly recorded instrument to change the membership of the committee, and thereafter, the then recorded owners of a majority of the lots shall have the power through duly recorded instrument to change the membership of the committee."

B.) Paragraph number 19 of the covenants and restrictions providing that:

"These restrictions are hereby declared to be covenants running with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten years, unless at any time following recordations, an instrument signed by a majority of then owners of the lots has been recorded agreeing to change said covenants in whole or in part."

is hereby amended to provide that:

"These restrictions are hereby declared to be covenants running with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten years. Until September 30, 1982, the covenants may be changed in whole or in part by a written recorded instrument signed by 100% of the then 1st owners. After September 30, 1982, amendment may occur by written recorded instrument signed by a majority of the then lot owners agreeing to change said covenants in whole or in part."
In all other respects the covenants and restrictions of Valle Vista, Section 8, recorded in Plat Book 9, Page 95, in Johnson County, Indiana, remain unchanged.

WITNESS OUR HAND AND CORPORATE SEAL THIS 17 DAY OF July, 1981.

DEVLAN, INC.

Eugene Duran, President

Robert Yeager, Vice-President

STATE OF INDIANA SS:

COUNTY OF JOHNSON

Before me, the undersigned, a notary public in and for said county and state, personally appeared Eugene Duran, President, and Robert Yeager, Vice-President and Secretary of Devlan, Inc. and acknowledged the execution of the foregoing instrument.

Witness my hand and seal this 17 day of July, 1981.

My commission expires 5-11-85.

Notary Public

A resident of County, Ind.

THIS INSTRUMENT PREPARED BY

RANDELL PRICE, ATTORNEY AT LAW.

RECEIVED FOR RECORD
BOOK 54 PAGE 470

S. KATHRYN PITTS
JOHNSON COUNTY RECORDER