1. All streets shown and hereinafter dedicated are hereby dedicated to the public.

2. Front building lines are established as shown on the plat between which lines and the right-of-way lines of the street no structure shall be erected or maintained. No fence, wall, hedge or shrub planting whatsoever shall be placed between the front building lines and the right-of-way line of a street unless otherwise authorized by the Board of Adjustment.

3. No trailer, boat, campervan, travel trailer, truck or other vehicle not related to residential use shall be stored, temporary or permanently, on any lot in this subdivision, nor shall any tent, stack, barrel, or other obstructions or temporary structure be used for temporary or permanent residence purposes or any other purpose in any lot in this subdivision.

4. No junkyard or scrapyard, or any similar place, shall be maintained on any lot in this subdivision.

5. The within covenants, conditions, and restrictions are to run with the land and shall be binding on all parties and persons purchasing or taking under them.

6. It shall be the responsibility of the owner of any lot or parcel of land within the area of this plan to comply as at all times with the provisions of the drainage plan as approved for this plan by the Department of Public Works of the City of Indianapolis and any requirements of all drainage permits for this plan issued by said Department.

7. Every lot shall be held in the development, unless it is otherwise designated or reserved, as a residential lot and shall be used exclusively for single family residential purposes.

8. No structure shall be erected, placed or maintained except upon any lot holding residential lots except a single family dwelling house and an outbuilding as is usual necessary to a single family dwelling.

9. All accessory outbuildings shall be erected on any of the residential lots in accordance with the existing or future regulations of the City of Indianapolis for the installation and maintenance of similar buildings.

10. All streets laid out in the two-story structures shall be constructed in accordance with the approved building plan and shall be made by the Executive Committee at the time of the sale of lots for the development.

11. The minimum square footage of a dwelling, exclusive of porches, terraces, garages, carports, accessory buildings, or basements, shall be as follows based on the front building lines of each lot:

   - One-story structure: 500 square feet
   - Two-story structure: 500 square feet
   - Three-story structure: 1,000 square feet

12. No outbuildings shall be permitted on any lot in the development except as permitted by the Executive Committee.

13. All sanitary sewage lines on the residential building lots shall be constructed in accordance with the provisions and requirements of the Metropolitan Department of Public Works.

14. No house, fence, fence, or other structure or any part thereof, shall be erected, placed or maintained upon any lot in the development except as permitted by the Executive Committee.

15. No signs or advertisements shall be displayed or placed on any lot or structure or any part thereof in the development without the prior written approval of the Executive Committee.

16. No trucks, travel trailers, campers, recreational vehicles, boats, school buses, and any other vehicles or structures or trailers or similar vehicles shall be parked or used in any lot in the development.

17. Every rack or agent for the storage of fuel that is installed outside any building in the development shall be located below the surface of the ground.

18. Any building, house, fence, or other structure or any part thereof, shall be maintained at all times in good repair and shall be kept substantially in accordance with the approved plan and specifications.
23. Every tank for the storage of fuel that is installed outside any building in the development shall be buried below the surface of the ground. Every tank, above ground or below ground, that will be installed shall be so designed and installed as to be invisible from any street within the development at any time, except at the times when routine inspection is being made.

24. No cover shall be installed in the development unless it is constructed and is in a condition to prevent any defecation of any material that is to be used as a cover for a septic tank or cesspool.

25. No temporary house, barn, shed, garage or other similar structure shall be placed or erected on any lot or any portion of any lot until it shall have been properly approved by the Committee on Zoning.

26. The Committee of Zoning shall be the body to determine whether or not any structure proposed to be constructed shall be approved by the Committee.

27. No fences shall be installed on any lot in the development without the prior approval of the Committee.

28. No water well shall be drilled on any lot in the development without the prior approval of the Committee.

29. No septic tank shall be installed on any lot in the development without the prior approval of the Committee.

30. No temporary house, barn, shed, garage or other similar structure shall be placed or erected on any lot or any portion of any lot until it shall have been properly approved by the Committee.

31. No fences shall be installed on any lot in the development without the prior approval of the Committee.

32. Every tank for the storage of fuel that is installed outside any building in the development shall be buried below the surface of the ground. Every tank, above ground or below ground, that will be installed shall be so designed and installed as to be invisible from any street within the development at any time, except at the times when routine inspection is being made.

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