WELLINGTON NORTHEAST

The undersigned, WELTEN DEVELOPMENT CORP., by Allen M. Welte, President, and Joyce M. Welte, Secretary of the County of the State of Illinois, being the owner of record of all of the above described tract of land, hereby lay off, plat and subdivide into lots and streets in the manner hereinafter described. The street and lot layout is designed for public use and such streets and lots are not to be subdivided into smaller units. The streets and lot layout is designed for the accommodation of the public and the property owners, and the streets and lots are not to be sold or used for any purpose other than as stated herein.

The within plat shall be known and designated as WELLINGTON NORTHEAST - SECTION ELEVEN, a subdivision in Hamilton County, State of Indiana.

All lots in this subdivision are reserved for residential use, and no building other than a one-family dwelling or structure or facility accessory to same therein shall be erected therein.

No more than one dwelling shall be erected or used for residential purposes on any lot in this subdivision.

T. 93 N., R. 8 E., HAMILTON Co., INDIANA

The ground floor area of the main structures, exclusive of one-story screen porches and garages, shall not be less than 1,000 square feet in the case of one-family dwelling, nor less than 1,400 square feet in the case of a multiple-family structure. The ground floor area shall be computed as the area of the floor as measured from the finished floor of the house to the outside walls of the building, and as measured from the outside walls of the building to the front, rear, and side walls of the property line.

No building, structure or accessory building shall be erected closer to the side of any lot than 10 feet. When buildings are erected on a lot, a fence shall be erected along the front line of the building and shall be at least 4 feet high and shall be of a decorative nature.

The front yard setback shall be 20 feet.

No structure shall be erected in this subdivision between the building lines and the property lines of the street as shown on the within plat the effect of which shall be to the front yard setback, the side yard setback, and the rear yard setback in accordance with the provisions of the Architectural Control Committee.

No building, structure or accessory building shall be erected on a lot without the written permission of the Architectural Control Committee.

All structures on a lot shall be such that they shall not obstruct the view of any buildings on any other lot in the subdivision. The buildings shall be maintained in good repair and shall not be allowed to become dilapidated.

The utility easements shown on the within plat are reserved as easements for use of city or county in which this subdivision is located, owners of this subdivision, and public utility companies for their installation, use, maintenance, repair, and removal of sewer, water mains, utility lines, trees, and other facilities and utilities necessary or incidental to the common welfare and use and occupancy for residential purposes of the houses to be erected on this subdivision. No building or other structure, except walls or driveways, shall be erected upon, over, under, or across any such utility strip for any purpose.

The Cable TV easements shown on the within plat are reserved for the benefit of the cable TV companies and shall be maintained in good repair and shall not be altered, obstructed, or damaged in any way by any person.

No cattle, horses, or other animals shall be kept on any lot in this subdivision. No livestock, pasture, or other farm animals shall be kept on any lot in this subdivision. No livestock, pasture, or other farm animals shall be kept on any lot in this subdivision.

In the event any lot is used for any purpose other than as a single-family dwelling, the owner shall keep the lot in a neat and attractive condition. The owner shall not allow any trash or other refuse to accumulate on the lot.

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AST SECTION ELEVEN

It is further understood and agreed that pursuant to Burns Indiana Statute Section 43-1966, that as part of the subdivision ending to the City of Noblesville, the developer herein irrevocably releases its right and the right of its successors in title to enjoin and prevent any person or corporation from engaging in any such activity 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 right of enjoinment shall continue in full force and effect for a period of twenty (20) years from the date of this plat, and thereafter unless and until by a vote of the three members of a three-member majority of said lots in this subdivision it is voted to change the covenants in whole or in part. Irrevocable cancellation by consent or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Witness our signature this 14th day of July, 1984.

[Signature]

[Signature]

STATE OF INDIANA

COUNTY OF HAMILTON

BEFORE the undersigned, a Notary Public in and for said County and State, personally appeared [Name], who acknowledged the execution of the foregoing instrument as its voluntary act and deed for the uses and purposes therein expressed.

Witness my hand and Notarial seal this 14th day of July, 1984.

[Signature]

COUNTY OF RESIDENCE: MARION

My Commission Expires: Oct 29, 1984

COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 178, ACTS OF 1978, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDING THEREOF AND AS ORDNANCES ADOPTED BY THE COUNCIL OF THE CITY OF NOBLESVILLE, INDIANA, THIS PLAN WAS GIVEN APPROVAL BY THE CITY OF NOBLESVILLE, AS FOLLOWS:

ADOPTED BY THE TECHNICAL COMMITTEE AT A MEETING HELD: 9/5/85

NOBLESVILLE CITY PLAN COMMISSION

[Signature]

[Signature]

CITY COMMISSIONERS' CERTIFICATE

UNDER AUTHORITY PROVIDED BY ACTS OF 1982, PUBLIC LAW 1, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAN WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, INDIANA, AT A MEETING HELD ON: JUNE 31, 1984

[Signature]

[Signature]

BOARD OF PUBLIC WORKS AND SAFETY'S CERTIFICATE


[Signature]

[Signature]

DIRECTOR OF PLANNING AND ZONING FOR THE CITY OF NOBLESVILLE, HEREBY CERTIFY THAT THE APPLICATION FOR APPROVAL OF THIS PLAN MEETS ALL OF THE MANDATORY REQUIREMENTS SET FORTH IN THE MASTER PLAN OF NOBLESVILLE, INDIANA, AND SUCH OTHER APPLICABLE REQUIREMENTS CONTAINED IN THE CODE OF ORDINANCES OF THE CITY OF NOBLESVILLE - DECEMBER 11, 1984, AS AMENDED.

DATE: August 15, 1984

[Signature]

This instrument prepared by Allen H. Weide