Covenants

For

Woodland Golf Club
4th Section
3 pages

Hamilton County
WOODLAND GOLF CLUB SUBDIVISION FOURTH SECTION

I, Duane Monical, Registered Engineer in the State of Indiana, hereby certify that the within plat of Woodland Golf Club Subdivision Fourth Section, is true and correct and represents a subdivision of part of the Southwest Quarter of Section 6, Township 17 North, Range 4 East, Hamilton County, Indiana described as shown.

Beginning 1627.56' North and 35.0' East of the Southwest corner of said quarter section, thence East 1800.00'; thence North 456.3'; thence West 1591.80'; thence South 405' West 179.7'; thence East 157.6'; thence South 154.7'; thence West 128.9'; thence South 97.9'; thence West 224.0'; thence South 53.0' to the place of beginning.

Tract containing 17.34 Acres more or less to be known as Woodland Golf Club Subdivision, Fourth Section and is divided into 19 Lots as shown, numbered from 1 thru 19 inclusive.

The undersigned, Judith Ann Fisher Hamilton County, Indiana certify that he does hereby lay-off, plat, and subdivide into lots in accordance with this plat the real estate mentioned in foregoing certificate to be known and designated as Woodland Golf Club Subdivision, fourth Section, all restrictions, covenants and streets as indicated on plat to be same as recorded in Deed Record Book No. 136, page 546 in Hamilton County, Indiana. Woodland Golf Club Subdivision dated November 29, 1951.

State of Indiana, County of Hamilton before me, a Notary Public in aforesaid county and state personally appeared this 1 day of June, 1956.

Judith Ann Fisher

And acknowledge the execution of the foregoing plat to be his voluntary act and deed.

Witness my hand and seal this 21 day of May, 1956. My commission expires 10-13-59

Gladys Carey
Notary Public

Approved by Hamilton County Planning Commission by Roy D. Hornby 0. V. Winks

Auditor Hamilton County, Indiana.

Witness my hand and seal this 21 day of May, 1956. My commission expires 11/13/59. Gladys Carey, Notary Public

Noblesville Title and Abstract Company
Noblesville, Indiana
No residence shall be erected or placed on any building plot which has an area of less than 10,000 square feet or a width of less than 70 feet at the front building line, nor shall anything be done therein which may or become an annoyance or nuisance to the neighborhood.

No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used to remain a residence.

No dwelling shall be permitted on any lot in this Subdivision having a ground floor area of less than 900 square feet of the main structure exclusive of open porches and garages, nor less than 600 square feet in the case of two or two and one half story structure.

Such alteration shall be in accordance with the building plan, specifications and plot plans and shall be subject to such changes as may be approved in writing to the conformity and harmony of external design with existing buildings in the Subdivision, and as to the location of the building with respect to topography and finished ground elevation by a committee of three members, one of whom shall be the owner of such property, and by a majority of the members or of such committee, and no such approval shall be granted by the members of such committee, nor the designated representative shall be entitled to any compensation for services performed pursuant to this section.

The designated representative shall exercise the same powers previously exercised by said committee.

Individual wells shall be permitted provided location, necessity of supply and purity is approved by the proper public authority. Such private or semi-public water supply and sewer disposal systems may be located on the premises on which the building is located, or shall be approved by the developer of the building plot provided written approval has been given by the proper public authority, stating that such water supply and sewage disposal systems are satisfactory to serve such lots, taking into consideration the conditions and factors of use of the subdivision, and that the same shall be isolated from any public water supply system only required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Such provision shall not be in full force and effect until July 1, 1951 at which time the same 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 then agreed to change the covenants in whole or in part.

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Witness our signatures this 31st day of December, 1951.

William E. Diddle
Helen C. Diddle

State of Florida
County of Volusia
Witn the hand and official seal this 30th day of November, 1951.

Helen M. Baker
Notary Public, State of Florida
Attest:

The above is a true copy recorded December 3, 1951.

Charles H. Roberts, R. M. C.