PART III

WORKS OF THE CITY OF INDIANAPOLIS. INDIANA AND THE REQUIREMENTS OF ALL GRADING ENVISIFIED FOR THIS PLAN BY THE DEPARTMENT OF PUBLIC WORKS WITH THE PROVISIONS OF THE DEVELOPMENT PLAN (GRADING PLAN) AS APPROVED FOR THIS PLAN TO ADEQUATELY COVER THE AREA OF THE PARK TO COMPLETE A

OWNAGE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR PARCELL OF LAND WITHIN THE AREA OF THE WITHIN PLAIN TO COMPLY WITH THIS PLAN. NO DWELLING SHALL BE ERECTED ON ANY LOT HAVING AN AREA OF LESS THAN 1,000 SQUARE FEET.

LOTS. NO DWELLING SHALL BE ERECTED ON A LOT OF A BUILDING OR ERECTED ON ANOTHER LOT.

TO ERECT ANY PORTION OF A BUILDING OR TO ENCLOSE ANY LOT OF LAND WITHIN THE Minimum DWELLING REQUIREMENTS SHOWN ON ANY LOT OF LAND TO BE CONSIDERED.

BELOW GRADE FOR SPILL LEVEL AND BI-LEVEL DWELLINGS, EXCLUSIVE OF OPEN PORCHES AND GARAGES FOR ONE STORY OR ONE AND ONE-HALF STORY OR TWO STORY DWELLINGS, A MINIMUM FINISHED LIVING AREA OF 1,200 SQUARE FEET ABOVE AND BELOW GRADE FOR SPILL LEVEL AND BI-LEVEL DWELLINGS, EXCLUSIVE OF OPEN PORCHES AND GARAGES FOR ONE STORY OR ONE AND ONE-HALF STORY OR TWO STORY DWELLINGS, A MINIMUM FINISHED LIVING AREA OF 1,200 SQUARE FEET ABOVE GRADE. THE MINIMUM FINISHED LIVING AREA FOR THE PURPOSES OF THIS COVENANT, LESS THAN 727 FEET TO ANY STREET LINE OR TO ANY WALL, TO ANY SITE STREET LINE FOR THE PURPOSES OF THIS COVENANT.

BUILDING LOCATION. NO BUILDINGS SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM DISTANCE SHOWN ON ANY LOT OF LAND TO BE CONSIDERED.

LAND USE. ALL MULTIGRADED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS, NO BUILDING SHALL BE ERECTED, AND NO MULTIGRADATION OR ASSIGNMENTS OR REASSIGNMENTS THEREOF, WHENEVER DISCONTINUED BY LAW.

SUCCESSIONS OR ASSIGNING THE REVERSION OR REASSIGNMENTS THEREOF, WHENEVER DISCONTINUED BY LAW.

PART IV

NATURAL BEAUTY, PROTECTION OF LAND, AND ENVIRONMENTAL CONSERVATION. ENVIRONMENTAL CONSERVATION, ADOPTIONS, AND CHANGES (HERITAGE COLLECTIONS), WHICH ARE FOR THE


IN PURSUIT OF A GENERAL PLAN FOR PROTECTION, BENEFIT AND MUTUAL ADVANTAGE OF ALL PERSONS WHO NOW ARE OR MAY HEREINAFTER

SHALL BE KNOWN AND DESIGNATED AS FORKS OF OAHU, INC., BY GENIE, WERMAH, VICE PRESIDENT, BEING THE OWNERS OF THE WITHIN DESCRIBED REAL

ESTATE. THIS IS THE LAW OF THIS PLAN AND SUBDIVISION THE SAME INTO LOTS AND SUBDIVISIONS IN ACCORDANCE WITH THE WITHIN PLAN. THE WITHIN PLAN

THE UNDERSIGNED, GAREM WERMAH, JR., INC., GENIE, WERMAH, VICE PRESIDENT, BEING THE OWNERS OF THE WITHIN DESCRIBED REAL
Before Me, a Notary Public in and for the County and State of Ohio, appear George Wimpery, Vice-President, has hereunto caused his name to be subscribed.

The plat committee.

The provisions of the subdivision control ordinance, Sec. 4-9-3 as amended, or any conditions attached to approval of this plat by the Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority to enforce any conditions, commitments, restrictions or limitations thereon limitations contained in this plat other than those provided further that nothing herein shall be considered to prevent the Metropolitan Development Commission from enforcing any commitments, restrictions, or limitations that express any favor to the Metropolitan Development Commission.

The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority to enforce any conditions, commitments, restrictions or limitations contained in this plat other than those provided for hereunder. These conditions shall be in full force and effect for twenty-five (25) years from recording date. At the termination of these conditions, limitations and restrictions, the land shall be binding on all parts and shall remain in full force and effect notwithstanding any of the other provisions which shall remain in full force and effect.

A guardian of the children of the lot, it is agreed to change the boundaries of the lot to be extended for successive periods of ten (10) years unless by vote of the landowner or owners of the land, a new plat is approved.

The within conditions, limitations and restrictions are to run with the land and shall be binding on all parties for square feet, except one professional sign or not more than two signs, one temporary. All signs shall be displayed to the public view on any lot. A condition whereby the vehicle shall be considered a mobile home not in use is not allowable. A condition whereby the vehicle shall be removed from the lot.

A convenience center is not included in the improvements of the neighborhood and shall be removed from the lot. A condition wherein the vehicle shall be considered a mobile home not in use is not allowable. A condition whereby the vehicle shall be removed from the lot.