

The undersigned Carl E. Ruppe and Dorothy M. Ruppe, being the owners and proprietors of the above described real estate, do certify that they have laid out, platted, and subdivided said land into lots, in accordance with the approved plat referred to.

No buildings other than residential dwellings with family garages shall be built, erected or placed thereon. All dwelling units, which may be erected thereon, shall have at least 1200 square feet of floor space and 9600 cubic feet on and above grade level, exclusive of basement floor, attic, porches and porches, attached.

2. All construction above ground shall be covered with stone, brick, or approved masonry, wood and aluminum siding. No imitation siding of brick or stone shall be used. No tar paper shall be used for roofing on any building on this tract.

3. No outside toilet shall be placed on any lot in this subdivision.

4. No basement, tent, porch, garage, barn or other outbuildings erected upon said property shall at any time be used for a permanent residence, nor shall any structure of a temporary character be used as a residence, unless during an approved construction period.

5. No noxious or offensive activity shall be carried on upon this tract, nor anything be done thereon which may be or may become an annoyance to the neighborhood.

6. Building setback lines are hereby established. No buildings shall be erected within 15 feet of the side lot lines, set back lines to be 75 feet from the front lot line.

7. No dog kennels shall be allowed on this tract, nor shall horses, ponies, or livestock of any kind be kept or housed on this tract.

8. No dumping of refuse, garbage, or tin cans will be permitted.

9. Re-subdividing any tract. It is a condition of these restrictions that the owner must appear before the Morgan County Plan Commission for approval.

These covenants are to run with this land and shall be binding upon all parties claiming under them, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to changes in said covenants in whole or in part.

The right to enforce these provisions by injunction, together with the right of cause removal, by due process of the law on any structure or part thereof erected or constructed in violation thereof, is hereby dedicated to the public and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. Said Subdivision is a part of the Northwest Quarter of the Southeast Quarter of Section 5, T13N, R15E, Morgan County, Indiana, containing 3.178 acres, more or less.

IN WITNESS WHEREOF, the said parties as owners and proprietors of the above described real estate, Morgan County, Indiana, have hereunto set their hands and seals this 14th day of December, 1979.

Carl E. Ruppe
Carl E. Ruppe

Dorothy M. Ruppe
Dorothy M. Ruppe

STATE OF INDIANA)
MORGAN COUNTY) SS:

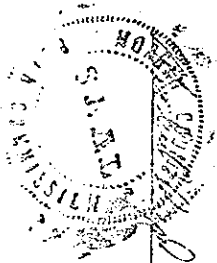
Before me, the undersigned, a Notary Public, within and for said State and County, personally appeared Carl E. Ruppe and Dorothy M. Ruppe, as owners and proprietors of the above described real estate, Morgan County, Indiana, and acknowledged the execution of the foregoing certificate and plat to be their voluntary acts and deeds.

Dated this 14th day of December, 1979, at Moshannonville, Indiana.

My commission expires: July 2, 1981
Dorothy J. Fieber, Notary Public

Approved this 14th day of December, 1979, and entitled to record.

Morgan County Plan Commission



Michael J. Fyfe

Dorothy J. Fieber

