; FOR ARLINGTON ACRES EAST

FIVE

ARLINGTON ACRES EAST, SECTION 5 , AN ADDITION TO THE CITY OF INDIANAPOLIS, MARION COUNTY,
AID PLAT, AND THE EASEMENTS SHOWN ON THE RECORDED PLAT ARE HEREBY RESERVED FOR THE PURPOSE

S TO GOVERN THE USE AND OCCUPANCY OF THE LOTS IN SAID ADDITION:

TIAL BUILDING PLOT OTHER THAN A DWELLING NOT TO EXCEED 2 & ½ STORIES IN HEIGHT AND MUST INCLUDE
PLEXES SHALL BE BUILT ON ANY LOTS.

ET LINE, THAN THE BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT, AND IN ANY EVENT, NO
HE FRONT LOT LINE OR SIDE STREET LINE, NOR NEARER THAN FIVE (5) FEET TO ANY SIDE PROPERTY

ETWEEN TWO (2) AND SIX (6) FEET ABOVE THE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON
LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES,
TY LINES EXTENDED.

HE INTERSECTION OF A STREET PROPERTY LINE, WITH THE EDGE OF A DRIVEWAY OR ALLEY PAVEMENT.

ESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT
PERMITTED ON ANY LOT FROM FRONT LOT TO BUILDING SETBACK LINE.

LL ANYTHING BE DONE THEREON WHICH MAY BE, OR BECOME, AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

HALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE
OTOR HOME OF ANY DESCRIPTION SHALL BE STORED ON ANY LOT EXPOSED TO VIEW FROM THE STREET OR NEIGHBO

NGLE FAMILY DWELLING NOT EXCEEDING TWO AND ONE HALF (2½) STORIES OR THIRTY-FIVE (35) FEET IN
T IN THIS SUBDIVISION.

BE PLATTED WHICH HAS A MAIN FLOOR AREA EXCLUSIVE OF GARAGE LESS THAN 900 SQUARE FEET IF A ONE
FOR ALL FLOORS.

CONCRETE PUBLIC SIDEWALK PARALLEL TO THE STREET(S) SHALL BE INSTALLED BY BUYER CONCURRENT WITH
STALL SAID SIDEWALK(S) NO LATER THAN ONE YEAR FROM DATE THAT PREMISES ARE DEEDED TO HIM.

UILDING PLOT IN THIS ADDITION, UNTIL PLANS AND SPECIFICATIONS OF SUCH BUILDING, WALL, FENCE, OR
ROVED IN WRITING AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES
TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY A COMMITTEE TO BE APPOINTED BY THE OWNER. SAID
TEN DOCUMENT IS RECORDED ACCORDINGLY.

THE AREA OF THIS PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DRAINAGE PLAN AS APPROVED
THE REQUIREMENTS OF ALL DRAINAGE PERMITS FOR THIS PLAT ISSUED BY SAID DEPARTMENT.

LL BE BINDING UPON ALL PARTIES OWNING, OR CLAIMING ANY INTEREST IN ANY LOT, OR PART THEREOF, IN
ME THEY SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY VOTE OF
R ABOLISH SAID COVENANTS IN WHOLE, OR IN PART.

ITION, OR ANY PERSON OR PERSONS HOLDING UNDER THEM, OR OCCUPYING ANY LOT, OR PART THEREOF, VIOLATE
REAL ESTATE IN SAID ADDITION TO PROSECUTE ANY PROCEEDINGS AT LAW, OR IN EQUITY AGAINST THE
PREVENT HIM, OR THEM, SO DOING, OR TO RECOVER DAMAGES THEREFOR.

NO WISE AFFECT ANY OF THE OTHER PROVISIONS HEREOF, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
IGHT, POWER OR AUTHORITY, TO ENFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR OTHER LIMITATIONS
SSLY RUN IN FAVOR OF THE METROPOLITAN DEVELOPMENT COMMISSION: PROVIDED FURTHER, THAT NOTHING HEREI
THE SUBDIVISION CONTROL ORDINANCE, 58-AO-3, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF

HEREON. THS SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND

, SECRETARY, HAVE HEREON CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED THIS 17TH DAY OF

CARSON CITY, INC.

BY: _____
JOHN E SMITH, PRESIDENT

RESTRICTIVE COVE

SEC

CARSON CITY, INC., AN INDIANA CORPORATION, BEING THE OWNER OF ALL REAL ESTATE PLATTED
INDIANA, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE ALL THE STREETS AND WAYS SHOWN
THEREON INDICATED.

SAID OWNER DOES ALSO HEREBY ESTABLISH THE FOLLOWING CONDITIONS, COVENANTS AND RESTRIC

A. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RES
A PRIVATE ATTACHED GARAGE FOR NOT LESS THAN ONE CAR NOR MORE THAN THREE CARS. N

B. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE, NOR NEARER TO A SIDE
BUILDING SHALL BE LOCATED ON ANY BUILDING LOT NEARER THAN TWENTY-FIVE (25) FEET
LINE.

C. NO FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIO
ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AN
OR IN CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET PRO

THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FR

NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTION
LINES. NO FENCE OR SHRUB PLANTING (TREES EXCEPTED) OF OVER 36" IN HEIGHT SHALL

D. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE PERMITTED UPON ANY LOT, NOR

E. NO TRAILER, TENT, SHACK, OR OTHER OUTBUILDING ERECTED ON ANY LOT IN THE ADDITIO
OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE. NO BOAT, OR TRAVEL TRAILER, O
LOT.

F. ALL LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. ONLY ONE
HEIGHT WITH THE USUAL ACCESSORY BUILDINGS SHALL BE ERECTED OR MAINTAINED ON AN

G. NO RESIDENCE SHALL BE ERECTED ON A LOT WITHIN THE SUBJECT REAL ESTATE SHOULD
STORY STRUCTURE, OR IF A MULTI-STORY STRUCTURE THEN A MINIMUM OF 1200 SQUARE F

H. ALL DRIVEWAYS BUILT ON ANY LOT IN THIS ADDITION SHALL BE PAVED. A FOUR (4) FO
THE INSTALLATION OF DRIVEWAY(S). PROVIDED, HOWEVER, IN ANY EVENT, BUYER SHALL

I. NO BUILDING, WALL, FENCE, OR OTHER STRUCTURE SHALL BE ERECTED, OR PLACED ON AN
OTHER STRUCTURE AND THE PLOT PLAN SHOWING THE LOCATION OF THE SAME, HAVE BEEN
IN SAID ADDITION, AND AS TO LOCATION OF SUCH STRUCTURE OR STRUCTURES WITH RESP
COMMITTEE MAY BE ABOLISHED AT ANY TIME AT THE OWNER'S DISCRETION, PROVIDED A W

J. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF ANY LOT OR PARCEL OF LAND WITH
FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF INDIANAPOLIS A

THE FOREGOING COVENANTS, RESTRICTIONS AND CONDITIONS SHALL RUN WITH THE LAND AND
SAID ADDITION, AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2001, AT WHICH
THE MAJORITY OF THE THEN OWNERS OF THE LOTS OF THE ADDITION, IT IS AGREED TO CHANG

IF ANY PARTIES OWNING OR CLAIMING AN INTEREST IN ANY LOT, OR PART THEREOF, IN THE
ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS, OWNING
PERSON, OR PERSONS, VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, EITHER

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT, OR DECREE OF COURT, SHALL
THE METROPOLITAN DEVELOPMENT COMMISSION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO
PLAT OTHER THAN THOSE COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT EX
TO PREVENT THE METROPOLITAN DEVELOPMENT COMMISSION FROM ENFORCING ANY PROVISIONS
COMMITTEE.
THIS SUBDIVISION CONSISTS OF 117 LOTS NUMBERED 1 THROUGH 117, WITH STREETS AS SH
DECIMAL PARTS THEREOF.

IN WITNESS WHEREOF, CARSON CITY, INC., BY JOHN E SMITH, PRESIDENT, AND JANA M. P
_____, 198__.