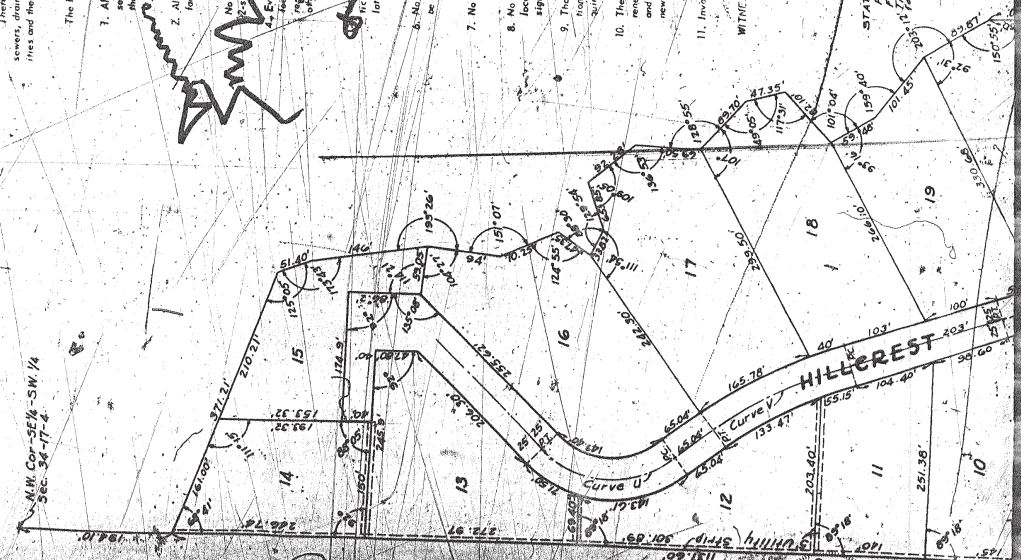


RESTRICTIONS AND DEDICATIONS FOR AYALON HILLS

The Fidelity Trust Company, Trustee of The Peoples Bank & Trust Company, Trustee, hereby lay off, alter and subdivide lots, streets, lanes and easements. Lot 2 through 25, both inclusive, are in the name of Fidelity Trust Company, Trustee, unless otherwise shown. Lots 26 through 44, both inclusive, are in the name of The Peoples Bank & Trust Company, Trustee. This subdivision shall be known as the "AYALON HILLS", in addition to Marion County, Indiana.

The streets not heretofore dedicated are hereby dedicated to the public, except those streets which are indicated on the plan as "Private-Drives".

N.W. Cor. SE 1/4 - SW 1/4
Sec. 34-17-4



Every strip of ground marked "Utility Strip" shown on the plat hereon, reserved for public utilities, not including transportation companies, for the installation and maintenance of power lines, sewers, drains, ducts, lines and wires. Purchasers of lots in this subdivision shall be bound to the easements hereby created, and no permanent structure of any kind, and no post, fence, or other obstruction, shall be erected or maintained on any lot in this subdivision.

The lots in this subdivision and the use of the lots in this subdivision shall be subject to the following conditions and restrictions, which shall run with the lots.

- All lots in this addition and all improvements thereon shall conform to the requirements designated in the R-1 District of the Zoning Ordinance of Marion County, Indiana, except that the front setback requirements shall be as shown on the plat hereon, and the rear setback shall be as shown on the plat hereon.
- All lots in this addition shall be designated and used as residential lots, except that the lot area of a property of lot area less than 10,000 sq. ft. shall be used for other or school purposes. Only one family dwelling not exceeding two and one-half stories or thirty-two (32) feet in height with a maximum lot coverage of 40% shall be permitted on any lot in this addition.
- No residential structure shall be erected or maintained on any lot in this addition having a front lot area of less than 1,500 sq. ft., if a one-story or split-level structure, or 1,000 sq. ft. ground level if a two-story structure.
- Every building erected hereon shall be so located as to provide a side yard on each side of said building equal in width to fifteen (15) feet, except that the side yard on the lot of any front lot of the house or front lot of any other lot in this addition shall be as shown on the plat hereon, and the rear yard shall be as shown on the plat hereon. The rear yard shall be as shown on the plat hereon, and the side yard shall be as shown on the plat hereon.
- No utility lines shall be installed in this subdivision or on any lot in this addition, except as provided for in the plat hereon, and no utility lines shall be installed in this subdivision or on any lot in this addition, except as provided for in the plat hereon.
- No water, gas, electric, telephone, or other utility lines shall be installed in this subdivision or on any lot in this addition, except as provided for in the plat hereon, and no utility lines shall be installed in this subdivision or on any lot in this addition, except as provided for in the plat hereon.
- No lot in this addition shall be subdivided except that lot 7 may be subdivided into lots with a minimum area of 24,000 square feet.
- No buildings, fences, walls, mail-box posts or other structures shall be erected or placed on or adjacent to any lot in this addition until the building plans, floor plans and specifications have been approved in writing by the Peoples Bank and Trust Company, Trustee.
- The right to enforce each and all of the limitations, conditions and restrictions set forth herein, together with the right to cause the removal of any structure erected in violation hereof, shall be deemed to be assigned to the Peoples Bank and Trust Company, Trustee, together with the right to enforce each and all of the limitations, conditions and restrictions set forth herein, together with the right to cause the removal of any structure erected in violation hereof, shall be deemed to be assigned to the Peoples Bank and Trust Company, Trustee.
- These covenants, conditions and restrictions running with the lots and which shall be in effect for a period of 25 years from the date of the completion of such lots shall be deemed to be renewed hereafter for periods of 25 years each, unless at least one year prior to the expiration of each twenty-five year period, the owner or owners of a majority of the lots in this subdivision shall file a written declaration in writing showing renewal, and said written declaration shall be recorded in the Land Records of Marion County, Indiana, in which event the provisions above set forth shall be deemed to be renewed.
- Invalidation of any one of these covenants by payment or court order shall not affect any of the other provisions which shall remain in full force and effect.

WITNESS our hands and seals this 31st day of May, 1955.

FIDELITY TRUST CO., TRUSTEE THE PEOPLES BANK & TRUST COMPANY, TRUSTEE
By *Mary E. Smart*
Vice President

STATE OF INDIANA COUNTY OF MARION
Personally appeared before me, the undersigned, a notary public in and for the County of Marion, State of Indiana, *Mary E. Smart*, of the County of Marion, State of Indiana, who being duly sworn, depose and say that she is the Vice President of the Peoples Bank & Trust Company, Trustee of the Ayalon Hills, and that she has read and understands the contents of the foregoing instrument, and that she has signed and caused to be signed the same at the place and date hereinafter stated.

Mary E. Smart
Vice President

My commission expires May 1956

1330 2'