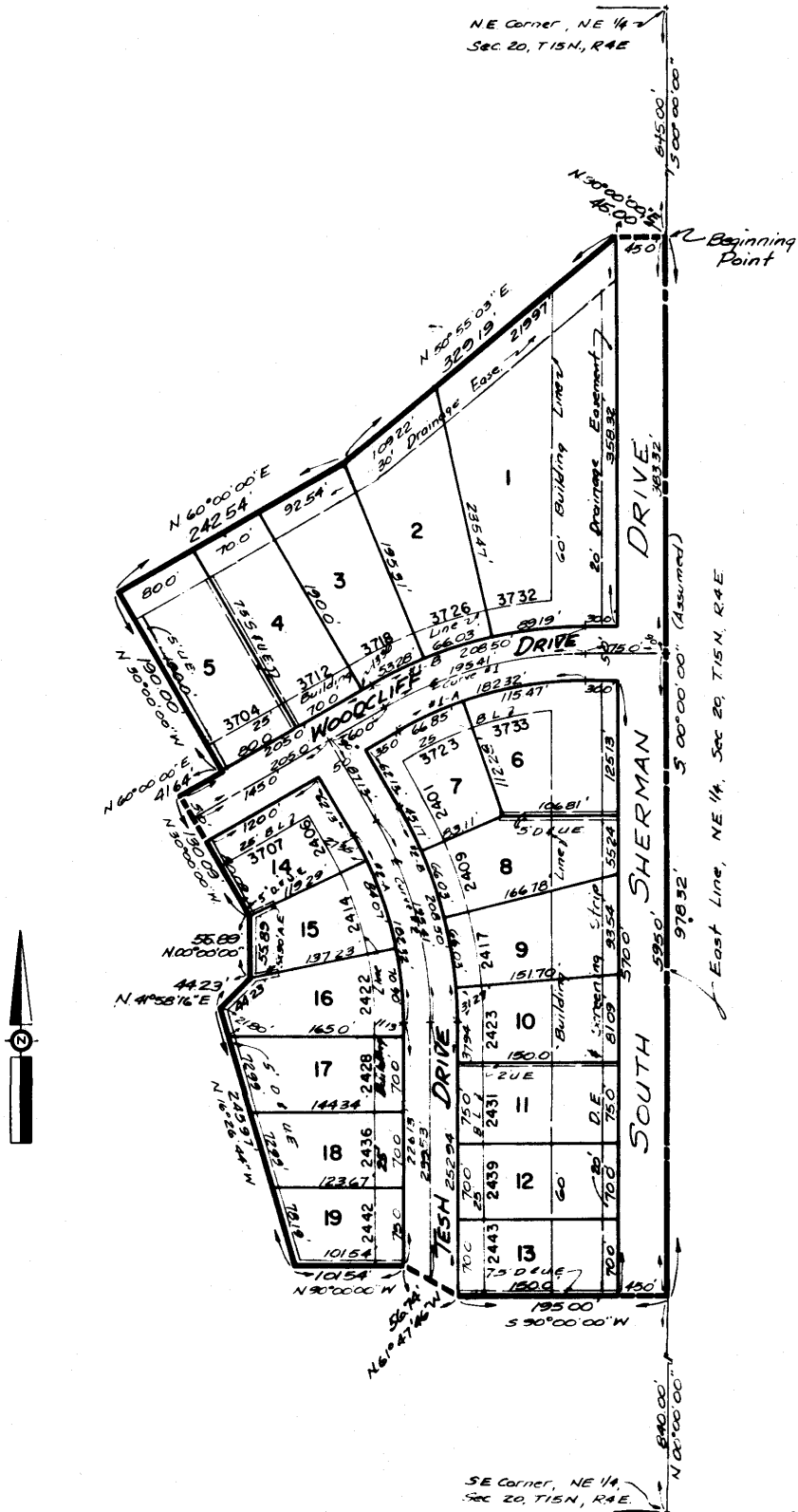


BEECHCREST, FIRST SECTION

INSTRUMENT #67-18111



zoned D-4  
 8-12-68  
 1000'-720' - 2 floor  
 900'-600' - 1 floor  
 Side 10'

Pioneer National Title Insurance Company  
 UNION TITLE DIVISION

BEECHCREST - FIRST SECTION  
INSTRUMENT #67-18111  
RECORDED MAY 3, 1967  
RESTRICTIONS

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding ----- in heights may be erected or maintained on said lots.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot with the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway, pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at a sufficient height to prevent obstruction of the sight line.
- D. No one story house shall be erected on any lot in this Addition having a ground floor area of less than 900 square feet and no one and one half or two story house having a ground floor area of less than 660 square feet, exclusive of open porches, garages or basement, except lots 1, 6 and 8 through 13 inclusive, shall not have a ground floor area of less than 1000 square feet for one story house and 720 square feet for one and a one half or two story house, exclusive of open porches, garages or basements.
- E. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this Addition.
- F. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- G. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 8,437.5 square feet.
- H. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- I. There are strips of ground as shown on the within plat marked "Drainage Easement" and/or "Utility Easements" which are hereby reserved for the use of public utility companies, not including street car or transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of Marion County, Indiana, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their titles subject to the rights of the public utilities and to those of the other owners of lots in this Addition, to said easement herein granted for ingress and egress in, along and through the strips of ground so reserved.
- J. The right to enforce the within provisions, restrictions, and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Metropolitan Plan Commission, their successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any violation or attempted violation. Said provisions shall be in full force and effect until June 1, 1988, at which time said covenants 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 agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- K. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

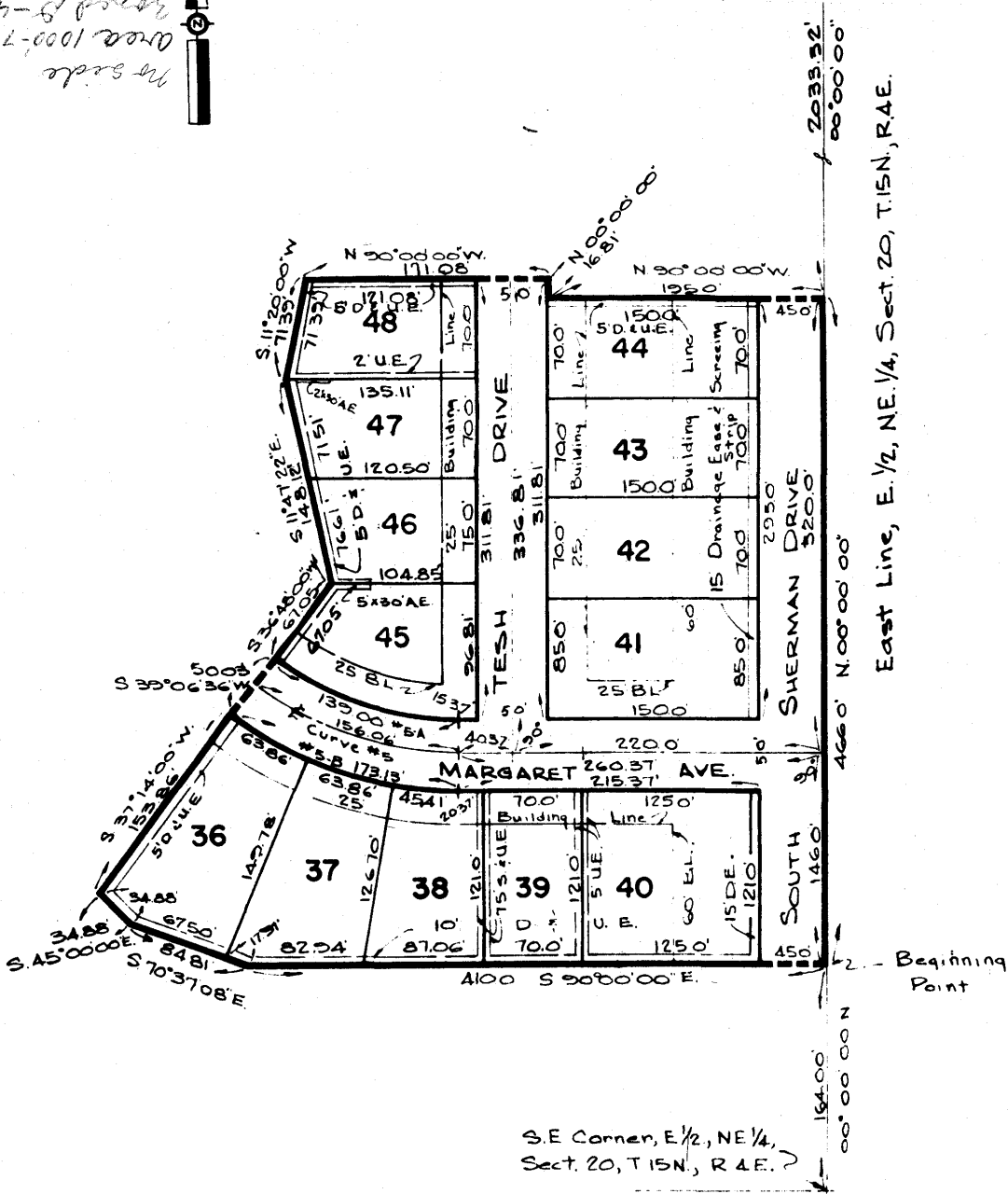
BEECHCREST - SECTION 3-A

INSTRUMENT #65-14270

NE. Corner, E. 1/2, NE. 1/4,  
Sect. 20, T. 15N., R. 4E.

Rights of Henry P. Ostrom, Grantee in Quitclaim deed from  
Home Building Corporation dated March 14, 1966, as instrument #66-13444,  
March 16, 1966, recorded.

*Mr. Side  
Area 1000-720  
3-11-64*



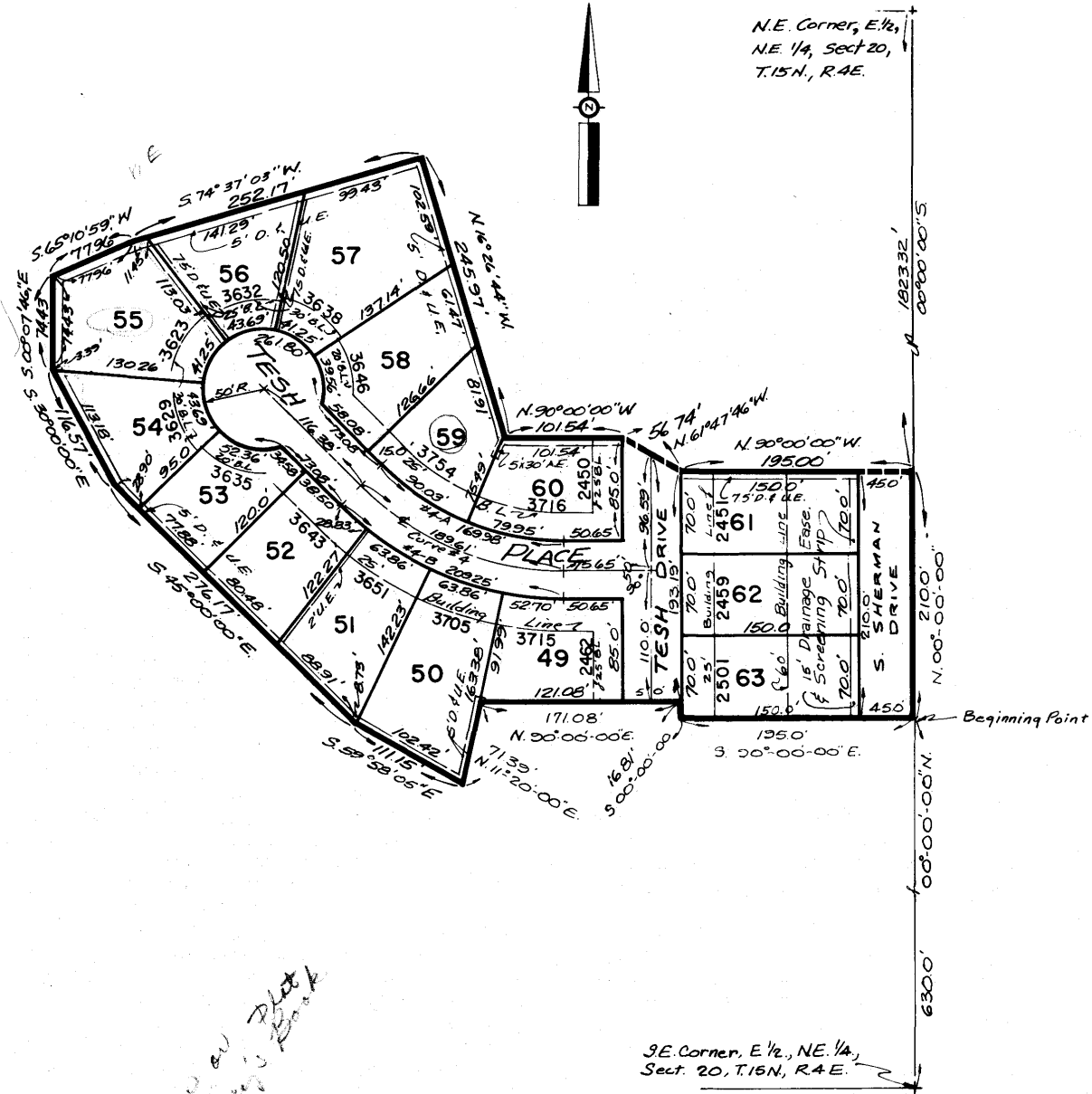
UNION TITLE COMPANY

BEECHCREST-SECTION 3-A  
INSTRUMENT #65-14270  
RECORDED MARCH 30, 1965  
RESTRICTIONS

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway, pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at a sufficient height to prevent obstruction of the sight line.
- D. No one story house shall be erected on any lot in this Addition having a ground floor area of less than 1,000 square feet and no one and one half or two story house having a ground floor area of less than 720 square feet, exclusive of open porches, garages or basements.
- E. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this addition.
- F. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- G. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 11,250 square feet.
- H. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- I. There are strips of ground as shown on the within plat marked "Drainage Easement" and/or "Utility Easements" which are hereby reserved for the use of public utility companies, not including street car or transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of Marion County, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their titles subject to the rights of the public utilities and to those of the other owners of lots in this Addition, to said easement herein granted for ingress and egress in, along and through the strips of ground so reserved.
- J. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Metropolitan Plan Commission their successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any violation or attempted violation. Said provisions shall be in full force and effect until June 1, 1988, at which time said covenants 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 agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- K. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

BEECHCREST - SECTION 3-B

INSTRUMENT #67-39094



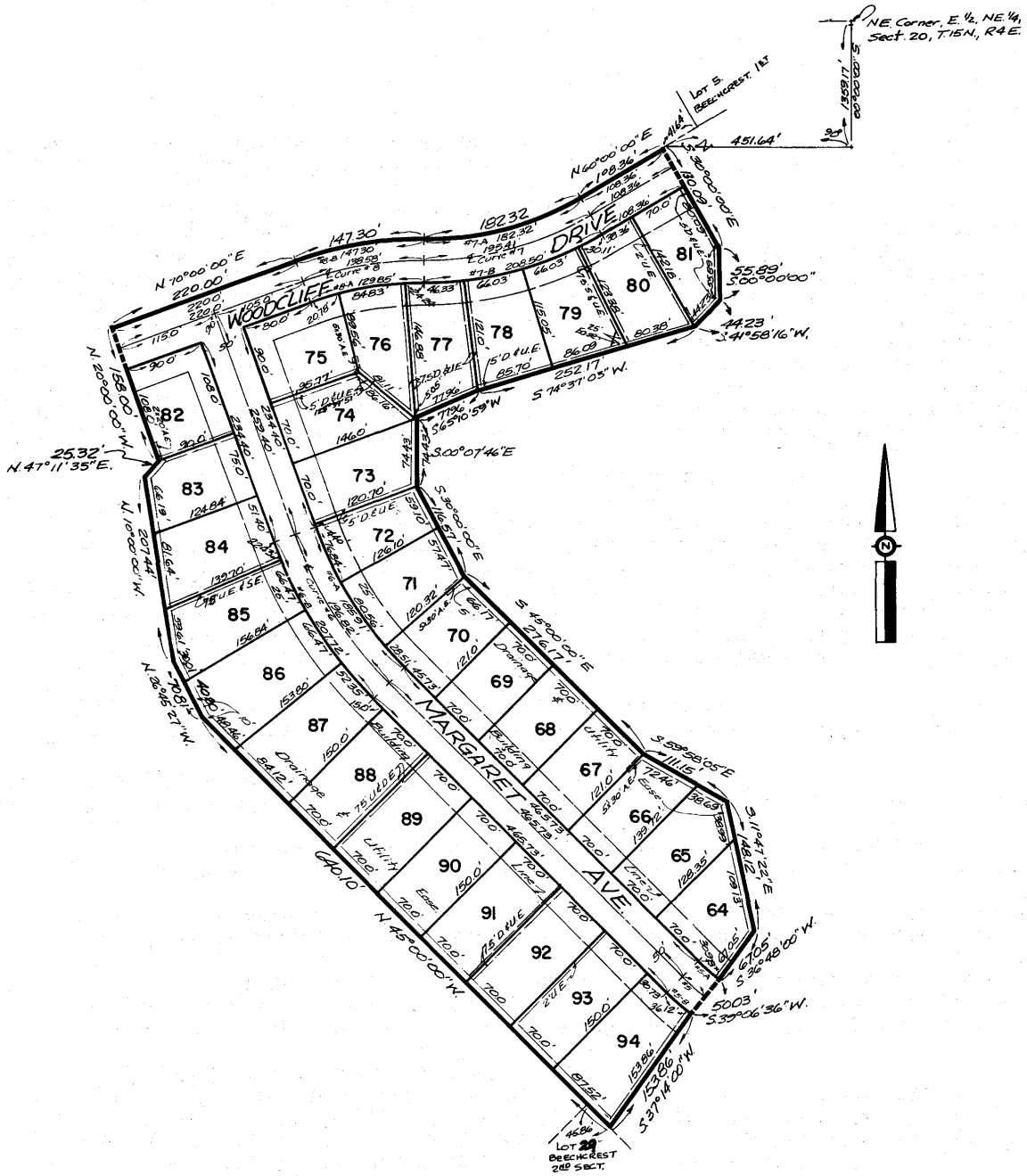
Pioneer National Title Insurance Company  
UNION TITLE DIVISION

*No side area  
20-61-63  
1000-720  
Rest  
900-660*

*D-4*

BEECHCREST - SECTION 3-B  
INSTRUMENT #67-39094  
RECORDED AUGUST 18, 1967  
RESTRICTIONS

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway, pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at a sufficient height to prevent obstruction of the sight line.
- D. No one-story house shall be erected on any lot in this addition having a ground floor area of less than 900 square feet and no one and one half or two story house having a ground floor area of less than 660 square feet, exclusive of open porches, garages or basements, except lots 61 through 63 inclusive, shall not have a ground floor area of less than 1,000 square feet for one story house and 720 square feet for a one and a one half and two story houses, exclusive of open porches, garages or basements.
- E. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this Addition.
- F. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- G. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 8,437.5 square feet.
- H. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- I. There are strips of ground as shown on the within plat marked "Drainage Easement" and/or "Utility Easements" which are hereby reserved for the use of public utility companies, not including street car or transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of Marion County, Indiana, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their titles subject to the rights of the public utilities and to those of the other owners of lots in this Addition, to said easement herein granted for ingress and egress in, along and through the strips of ground so reserved.
- J. The right to enforce the within provisions, restrictions, and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Metropolitan Plan Commission, their successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any violation or attempted violation. Said provisions shall be in full force and effect until June 1, 1988 at which time said covenants 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 agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- K. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.



UNION TITLE COMPANY

*No side  
area 90-92  
zoned R-4  
See plat sheet on  
Beechcrest for dead  
See Sec. 3-A*

BEECHCREST FOURTH SECTION  
PLAT BOOK 32 PAGE 293  
RECORDED MARCH 5, 1963  
RESTRICTIONS

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway, pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at a sufficient height to prevent obstruction of the sight line.
- D. No one story house shall be erected on any lot in this Addition having a ground floor area of less than 900 square feet and no one and one half or two story house having a ground floor area of less than 720 square feet, exclusive of open porches, garages or basements.
- E. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this Addition.
- F. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- G. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 8,437.5 square feet.
- H. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- I. There are strips of ground as shown on the within plat marked "Drainage Easement" and/or "Utility Easements" which are hereby reserved for the use of public utility companies, not including street car or transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of Marion County, Indiana, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their title subject to the rights of the public utilities and to those of the other owners of lots in this Addition, to said easement herein granted for ingress and egress in, along and through the strips of ground so reserved.
- J. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provisions shall be in full force and effect until June 1, 1986, at which time said covenants 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 agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- K. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

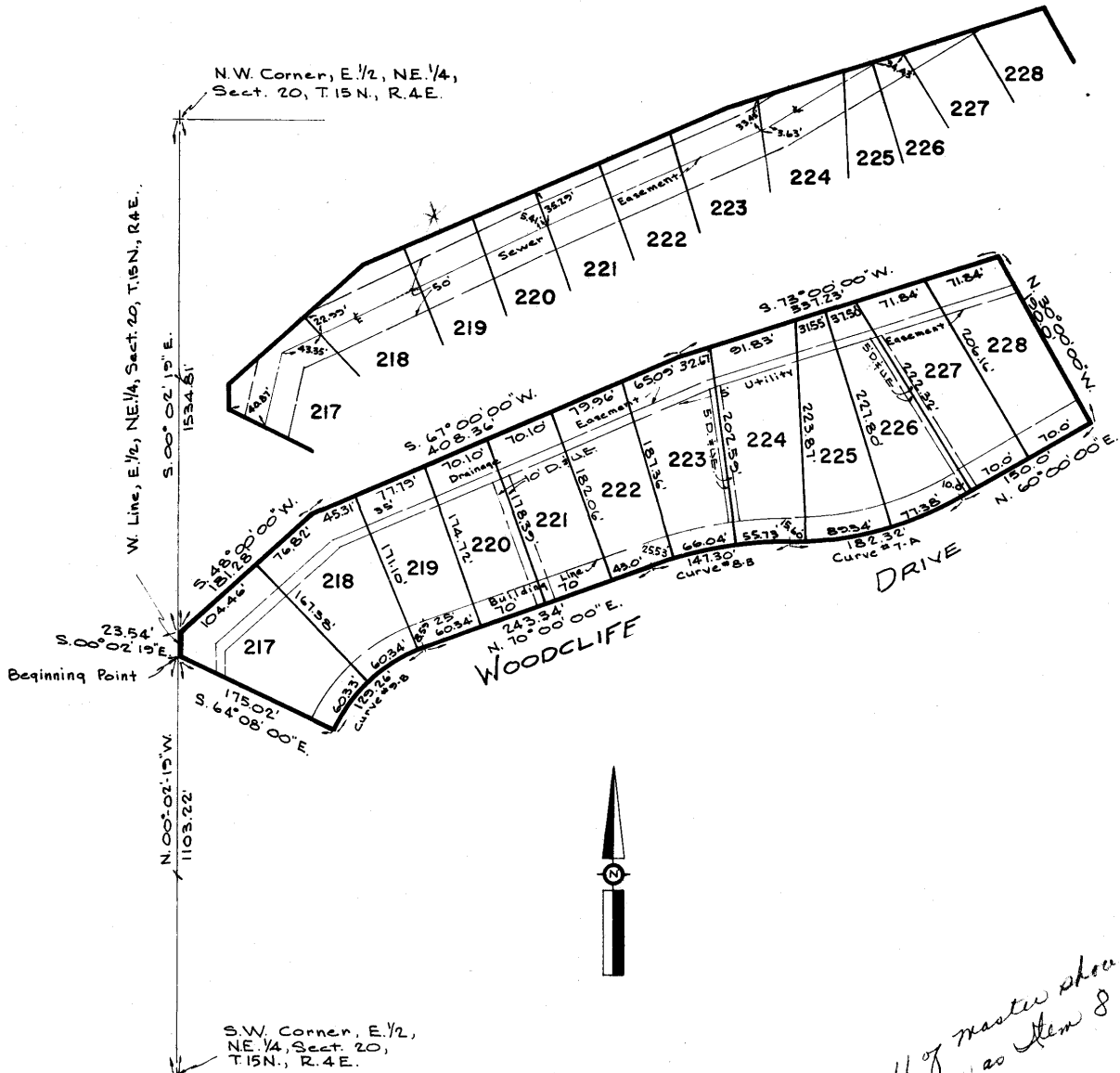




BEECHCREST FIFTH SECTION  
PLAT BOOK 32 PAGE 199  
RECORDED JUNE 8, 1962  
RESTRICTIONS

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway, pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at a sufficient height to prevent obstruction of the sight line.
- D. No one story house shall be erected on any lot in this Addition having a ground floor area of less than 900 square feet and no one and one half or two story house having a ground floor area of less than 720 square feet, exclusive of open porches, garages or basements.
- E. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this Addition.
- F. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- G. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 8,437.5 square feet.
- H. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- I. There are strips of ground as shown on the within plat marked "Drainage Easement" and/or "Utility Easements" which are hereby reserved for the use of public utility companies, not including street car or transportation companies, for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of Marion County, Indiana, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their titles subject to the rights of the public utilities and to those of the other owners of lots in this Addition, to said easement herein granted for ingress and egress in, along and through the strips of ground so reserved.
- J. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provisions shall be in full force and effect until June 1, 1986, at which time said covenants 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 agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- K. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

BEECHCREST - NINTH SECTION  
INSTRUMENT #64-27884



UNION TITLE COMPANY

*Item 11 of master should be shown as Item 8*

*see notes in Jerry's Plat Book*

*see Sec. 3-A*

*area 1000-720  
See next page of Beechcrest  
area for road  
zone 8-4*

Easement for sewer in favor of City of Indianapolis by its Department of Public Sanitation and its Indianapolis Sanitary District over 50 foot strip with use of an additional 25 feet on each side of said strip during construction as set out in Town Lot Record 1951, page 492, recorded September 19, 1962.

BEECHCREST - NINTH SECTION  
INSTRUMENT #64-27884  
RECORDED JUNE 9, 1964  
RESTRICTIONS

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of the streets, no structure shall be erected or maintained. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway, pavement or alley line. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at a sufficient height to prevent obstruction of the sight line.
- D. No one story house shall be erected on any lot in this Addition having a ground floor area of less than 1,000 square feet and no one and one half or two story house having a ground floor area of less than 720 square feet, exclusive of open porches, garages or basements.
- E. No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes on any lot in this Addition.
- F. No noxious or offensive trade shall be carried on upon any lot in this Addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- G. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 11,250 square feet.
- H. No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- I. There are strips of ground as shown on the within plat marked "Drainage Easement" and/or "Utility Easements" which are hereby reserved for the use of public utility companies, not including street car or transportation companies for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of Marion County, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this Addition, however, shall take their titles subject to the rights of the public utilities and to those of the other owners of lots in this Addition, to said easement herein granted for ingress and egress in, along and through the strips of ground so reserved.
- J. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, and the Metropolitan Plan Commission, their successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any violation or attempted violation. Said provisions shall be in full force and effect until June 1, 1988, at which time said covenants 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 agreed to change the covenants in whole or in part. Invalidity of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- K. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

BEECHCREST- SEC 9 NOTE

Easement for drainage over 35 foot strip in rear of lot, easement for public utilities over 5 foot strip lying south of and adjacent to aforesaid drainage easement, as shown on plat.

Easement for sewer in favor of City of Indianapolis by its Department of Public Sanitation and its Indianapolis Sanitary District, over 50 foot strip with use of an additional 25 feet on each side of said strip during construction, as set out in Town Lot Record 1951, page 432, recorded September 19, 1962. (Supplemental drawing on plat shows a 50 foot sewer easement across rear of lot.)

Building lines, building, use, nuisance and planting restrictions set out in plat recorded June 9, 1964.

Violation thereof will not result in forfeiture or reversion of title.

Agreement for construction of a section of Bean Creek Interceptor Sewer between Home Building Corporation and City of Indianapolis, dated November 21, 1961, recorded March 5, 1962, in Town Lot Record 1913, page 657.

Agreement for Construction of Storm and Sanitary Sewer between Home Building Corporation and City of Indianapolis dated April 26, 1962, recorded June 29, 1962, in Deed Record 1934, page 212.

Agreement for construction of Sanitary Sewer between Sheehan Construction Company and City of Indianapolis, dated June 19, 1964, recorded July 2, 1964, as Instrument #64-32278.  
(Ninth Section)