

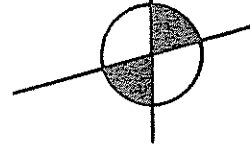
PLAT RESTRICTIONS

The undersigned, LAND DEVELOPERS GROUP INCORPORATED, an Indiana corporation, owner of the real estate described in the plat of Brunson Acres, Section I does hereby lay off, plat and subdivide the same in accordance with the plat and description. Brunson Acres, Section I consists of 25 lots numbered 1 through 13 inclusive, 102 through 106 inclusive, 150 through 155 inclusive, and 110. The following restrictions, limitations and covenants are hereby imposed upon and shall run with the land contained in such plat.

1. The foregoing plat shall be known and designated as Brunson Acres, Section I.
2. All numbered lots in this subdivision are reserved for residential purposes only.
3. There are front yard building lines as shown on the plat and no structure or part thereof shall be erected or maintained between such building lines and the property lines of the lot. The minimum side yards of any lot would be an aggregate of 17 feet; provided, however, no side yard shall be less than 7 feet.
4. No lot shall hereafter be subdivided into parcels for additional residential purposes.
5. No trailer, tent, garage or other out building erected in the subdivision shall be used as a residence, temporarily or permanently, nor shall any building of a temporary character be erected."
6. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
7. No trailer, shack, shed, tent or temporary building shall be used for a temporary or permanent residence on any lot in this addition and any garage, tool shed or detached storage building erected or used accessory to a residence in this addition shall be of a permanent type construction and conform to the general architecture and appearance of such residence.
8. Not more than one building shall be erected or used for residential purposes on any lot in this addition.
9. No fence, wall, hedge or shrub planting which obstructs site lines at elevations between 2' and 6' above the street shall be placed or permitted to remain within the triangular area formed by the street, property lines and a line connecting points 25 feet from the intersection of said street lines. The same site line limitation shall apply to any lot within 10 feet from the intersection of the street line with the edge of a driveway. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of site lines.
10. No animals, livestock or poultry shall be raised, bred or kept on any lot except that dogs, cats and other household pets may be kept provided that they are not

11. Brunson Acres, Section I is part of certain real estate (the "Real Estate"), the legal description of which is set forth in certain commitments made in connection with the zoning of the Real Estate and which are recorded as Instrument No. 85-15310. Houses located on the two rows of lots located at the south end of the Real Estate (not included in Brunson Acres, Section I) shall have at least 1500 square feet inclusive of open porches, basements and attached garages. The minimum square footage of any single family residence on any other lot within the Real Estate ("Remaining Lots") (including lots in Brunson Acres, Section I) shall be 1325 square feet; provided, however, at least 70% of the single family residences constructed on the Remaining Lots shall have a minimum square foot area, exclusive of open porches, basements and attached garages, of 1440 square feet.
12. All driveways in the subdivision shall be paved with either asphalt or concrete.
13. There are strips of ground as shown on the plat marked drainage and/or utility easements which are reserved as easements for the use of the municipality in which this addition is located and public utility companies for the installation, maintenance, use, repair and removal of sewers, water mains, gas mains, utility poles, wires and other facilities and utilities necessary or incident to the common welfare and the use and occupancy of residential purposes of the houses to be erected in this addition. No buildings or other structure except walks or driveways shall be erected or maintained upon, over, under or across any such utility strip for any use except as set forth herein and owners in this addition shall take title to the land contained in such utility strips subject to the perpetual easements hereby reserved.
14. Streets as designated on the plat if not heretofore dedicated are hereby dedicated to the public.
15. No lot in the subdivision shall be less than 11,250 square feet.
16. The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority, to enforce any covenants, commitments, restrictions or other limitations contained in this plat other than those covenants, commitments, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided further, that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the subdivision control ordinance, 58-AO-3, as amended, or any conditions attached to approval of this plat by the Plat Committee.

*This Instrument Prepared By: JOHN WHITLOCK*



**Evergreen**

Development Corporation

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