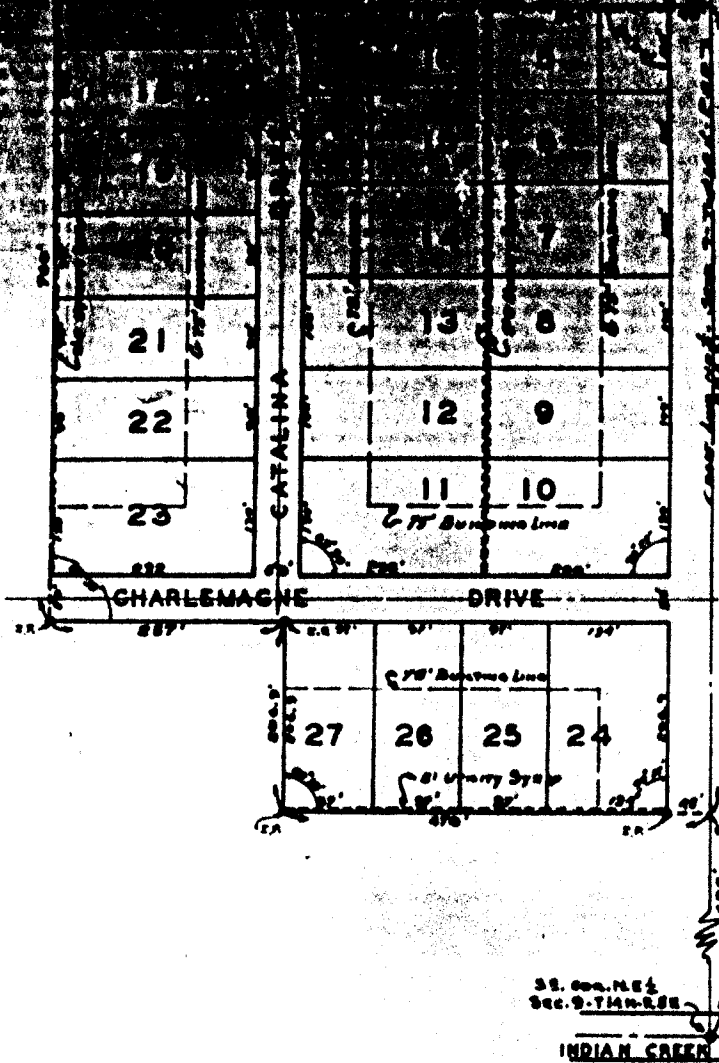


21-11-12
 7-17-72
 12-10-82
 8-1-1984



CHAR-LE-SUMAC ESTATES

I, the Undersigned, do hereby certify that the above plat and conveyance represents a subdivision in
 and lots of a part of the Northwest 1/4 of Section 9, Township 14 North, Range 3 East, in Madison County, Indiana,
 particularly described as follows: ...
 THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 3 EAST, MADISON COUNTY, INDIANA,
 AS SHOWN ON THE PLAT HEREIN, BEING THE SAME AS SHOWN ON THE PLAT OF THE ...
 EAST 1/2 ...
 410. ...
 EAST ...

Use of These Units, Not American...
Subject At All Times...
Structures Are To Be Erected...
Support To The Rights Of The Public...
No Structures Shall Be Erected...
Should Family Structures Not Exceed Two...
And Other Accessory Buildings Not To Exceed One...
May Be Erected As An Integral Part Of The Dwelling...
Dwellings, The Above Provisions Shall Not Apply...
Servants Employed By The Occupants Of The Residence...
Building May Be Erected On One For Such Purposes...
No Trailer, Warehouse, Shop, Tent, Garage, Barn...
As A Residence, Temporarily Or Permanently, Nor Shall Any Structure...
Residence.

No Building Shall Be Erected, Placed, Altered, Owned, Used, Occupied, Or Moved Upon Any Lot In This Subdivision Until Building Plans, Specifications, And Location For All Structures Proposed To Be Erected Thereon, Showing Location Of Such Building Have Been Approved In Writing As To Conformity And Harmony Of External Design With Existing Structures In This Subdivision, Location Of The Building With Respect To Topography And Finish Ground Elevation, Materials To Be Used, By A Committee Composed Of Victor M Adams And Bonnie C Adams Or By A Representative Designated By A Majority Of The Members Of Said Committee. In The Event Of Death Or Resignation Of Any Member Of Said Committee, The Remaining Member Or Members, Shall Have Full Authority To Approve Or Disapprove Such Design, Specifications And Location, Or To Designate A Representative With Like Authority In The Event Said Committee, Or Its Designated Representative, Fails To Approve Or Disapprove Such Design, Specifications, And Location Within 30 Days After Such Plans And Specifications Have Been Submitted To It, Or In Any Event, If No Suit To Enjoin The Erection, Placing, Altering, Owning, Using, Occupying, Or Moving Such Building Has Been Commenced Prior To The Completion Thereof, Such Approval Will Not Be Required And This Covenant Will Be Deemed To Have Been Fully Complied With. Neither The Members Of Such Committee, Nor Its Designated Representative Shall Be Entitled To Any Compensation For Services Performed Pursuant To This Covenant. The Powers And Duties Of Such Committee, And Of Its Designated Representative Shall Cease On And After January 1, 1964. Thereafter The Approval Described In This Covenant Shall Not Be Required, Unless Prior To Said Date And Effective Thereon A Written Instrument Shall Be Executed By The Then Record Owners Of A Majority Of The Lots In This Subdivision And Duly Recorded Appointing A Representative Or Representatives, Who Shall Thereafter Exercise The Same Powers Exercised Previously By Said Committee.

No Lot Shall Be Subdivided Into Two Or More Lots, Nor Shall Any Lot In This Subdivision Be Reduced In Size Or Area Below The Dimensions Shown In This Plan.

No Industry, Commercial Enterprise, Raising Or Harboring Of Livestock, Fur Bearing Animals Or Industry Of Any Description, Or Any Other Than Residential Use For One Single Family Shall Be Permitted In Any Building, Structure, Or Accessory Building, Or On Any Lot In This Subdivision.

No Noxious Or Offensive Trade Or Activity Shall Be Carried On Upon Any Lot, Nor Shall Anything Be Done Thereon Which May Become An Annoyance Or Nuisance To The Neighborhood.

All Construction Work On Any Dwelling Or Accessory Building Shall Commence Within One Month After The Material Of Any Kind Is Delivered On Any Building Site In This Subdivision And Completed Within Six (6) Months, Unless An Extension Is Applied For Approved By The Committee In Writing.

All Lawns Shall Be Finish Graded And Seeded Within Sixty (60) Days After Completion Of The Construction Of The Principal Building. All Weeds Shall Be Kept Eradicated Or Mowed All Gardens Shall Be Restricted To The Rear One Half Of Each Lot And Shall Be Limited To The Truck-Garden Type Of Produce.

Covenants Shall Run With The Land And Shall Be Binding On All Owners, Heirs And Assigns From And After January 1, 1979. At Which Time Said Covenants Shall Be Automatically Extended For Successive Periods Of 20 Years, Unless By Vote Of A Majority Of The Then Owners Of Lots In This Subdivision It Is Agreed To Waive Such Covenants In Whole Or In Part.

All Lots In This Subdivision Shall Conform To Marion County R-2 Building Restrictions.

If The Parties Hereto, Or Any Of Them Or Their Heirs Or Assigns Shall Violate Or Attempt To Violate Any Of The Covenants Herein It Shall Be Lawful For Any Other Person Or Persons Owning Any Real Property Situated In This Subdivision To Cause The Removal Of Any Structure Or Part Thereof Maintained In Violation Hereof Or To Prosecute Any Proceedings At Law Or In Equity Against The Person Or Persons Violating Or Attempting To Violate Any Such Covenant And Either To Prevent Him Or Them From So Doing Or To Recover Damages Or Other Dues For Such Violation.

Enforcement Of Any Of These Covenants By Court Order Shall In No Wise Affect Any Of The Other Covenants Which Shall Remain In Full Force And Effect.

WITNESS OUR SIGNATURES THIS DAY OF MAY 1954

BY _____ BY _____
Victor M Adams Bonnie C Adams

STATE OF INDIANA }
COUNTY OF MARION } SS
Personally appeared before me, a Notary Public in and for said County and State, Victor M Adams and Bonnie C Adams, husband and wife, and acknowledged the execution of the above and foregoing certificate as their voluntary act and deed for the use and purpose therein expressed.

WITNESS MY HAND AND SEAL THIS DAY OF MAY 1954.

My Commission Expires _____ Notary Public

PRINTED AT THE MARION COUNTY COURTHOUSE, MARION, INDIANA

RECORDED

MAY 19 1954

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STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL NOT BE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

No Structures Shall Be Erected, Placed, Altered, Moved, Used, Occupied, Or Moved Upon Any Lot Other Than One Occupied Single-Family Dwelling Not To Exceed Two Stories In Height, And A Detached Garage For Not More Than 20 Cars And Other Accessory Buildings Not To Exceed One Story In Height. No Structures Shall Be Erected, Placed, Altered, Moved, Used, Occupied, Or Moved Upon Any Lot As A Separate Structure At Least 10 Feet To The Rear Of The Dwelling, The Above Provisions Shall Not Apply To The Use Of An Accessory Building As Quarters For bona fide servants employed by the occupants of the residence dwelling on the same lot, providing that no accessory building may be erected or used for such purposes prior to the erection of the principal residence building on said lot.

No Trailer, Racecart, Shack, Tent, Garage, Barn Or Other Outbuilding Erected On Any Lot At Any Time Be Used As A Residence, Temporarily Or Permanently, Nor Shall Any Structure Of A Temporary Character Be Used As A Residence.

No Building Shall Be Erected, Placed, Altered, Moved, Used, Occupied, Or Moved Upon Any Lot In This Subdivision Until Building Plans, Specifications, And Floor Plans For All Structures Proposed To Be Erected Thereon, Showing Location Of Such Building Have Been Approved In Writing As To Conformity And Harmony Of External Design With Existing Structures In This Subdivision, Location Of The Building With Respect To Topography And Finish Ground Elevation, Materials To Be Used, By A Committee Composed Of Victor M. Adams And Bonnie C. Adams Or By A Representative Designated By A Majority Of The Members Of Said Committee. In The Event Of Death Or Resignation Of Any Member Of Said Committee, The Remaining Member Or Members, Shall Have Full Authority To Approve Or Disapprove Such Design, Specifications And Location, Or To Designate A Representative With Like Authority. In The Event Said Committee, Or Its Designated Representative, Fails To Approve Or Disapprove Such Design, Specifications, And Location Within 30 Days After Such Plans And Specifications Have Been Submitted To It, Or In Any Event, If No Suit To Enjoin The Erection, Placing, Altering, Owning, Using, Occupying, Or Moving Such Building Has Been Commenced Prior To The Completion Thereof, Such Approval Will Not Be Required And This Covenant Will Be Deemed To Have Been Fully Complied With. Neither The Members Of Such Committee, Nor Its Designated Representative Shall Be Entitled To Any Compensation For Services Performed Pursuant To This Covenant. The Powers And Duties Of Such Committee, And Of Its Designated Representative Shall Cease On And After January 1, 1964. Thereafter The Approval Described In This Covenant Shall Not Be Required, Unless Prior To Said Date And Effective Thereon A Written Instrument Shall Be Executed By The Then Record Owners Of A Majority Of The Lots In This Subdivision And Duly Recorded Appointing A Representative Or Representatives, Who Shall Thereafter Exercise The Same Powers Exercised Previously By Said Committee.

No Lot Shall Be Subdivided Into Two Or More Lots, Nor Shall Any Lot In This Subdivision Be Reduced In Size Or Area Below The Dimensions Shown In This Plan.

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No Noxious Or Offensive Trade Or Activity Shall Be Carried On Upon Any Lot, Nor Shall Anything Be Done Thereon Which May Become An Annoyance Or Nuisance To The Neighborhood.

All Construction Work On Any Dwelling Or Accessory Building Shall Commence Within One Month After A Basement's dug Or Building Material Of Any Kind Is Delivered On Any Building Site In This Subdivision And Completed Within Six (6) Months, Unless An Extension Is Applied For Approved By The Committee In Writing.

All Lawns Shall Be Finish Graded And Seeded Within Sixty (60) Days After Completion Of The Construction Of The Principal Building. All Weeds Shall Be Kept Eradicated Or Mowed All Gardens Shall Be Restricted To The Rear One Half Of Each Lot And Shall Be Limited To The Truck-Garden Type Of Produce.

These Covenants Shall Run With The Land And Shall Be Binding On All Owners, Heirs And Assigns From January 1, 1979. At Which Time Said Covenants Shall Be Automatically Extended For Successive Periods Of 21 Years, Unless By Vote Of A Majority Of The Then Owners Of Lots In This Subdivision It Is Agreed To Change Said Covenants In Whole Or In Part.

All Lots In This Subdivision Shall Conform To Marion County R-2 Building Restrictions.

If The Parties Hereto, Or Any Of Them Or Their Heirs Or Assigns Shall Violate Or Attempt To Violate Any Of The Covenants Herein It Shall Be Lawful For Any Other Person Or Persons Owning Any Real Property Situated In This Subdivision To Cause The Removal Of Any Structure Or Part Thereof Maintained In Violation Hereof Or Prohibit Any Proceedings At Law Or In Equity Against The Party Or Parties Violating Or Attempting To Violate Any Such Covenant And Either To Prevent Him Or Them From So Doing Or To Secure The Damages Or Other Remedies For Such Violation. Enforcement Of Any Of These Covenants By Court Order Shall In No Wise Affect Any Of The Other Covenants Which Shall Remain In Full Force And Effect.

WITNESSE OUR SIGNATURES THIS DAY OF MAY 1954

BY _____ BY _____
VICTOR M. ADAMS BONNIE C. ADAMS

STATE OF INDIANA } 55
COUNTY OF MARION }
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, VICTOR M. ADAMS AND BONNIE C. ADAMS, HUSBAND AND WIFE, AND ACKNOWLEDGED THE EXECUTION OF THE ABOVE AND FOREGOING CERTIFICATE AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED.

WITNESSE MY HAND AND SEAL THIS DAY OF MAY 1954.
My Commission Expires _____ Notary Public

NOTARY PUBLIC
JUN 1 1954
ATWELL J. 2092
DAY OF MAY 1954
MARION COUNTY
JAMES T. COLLET

PRINT...
S...
Edward
24954 Indiana