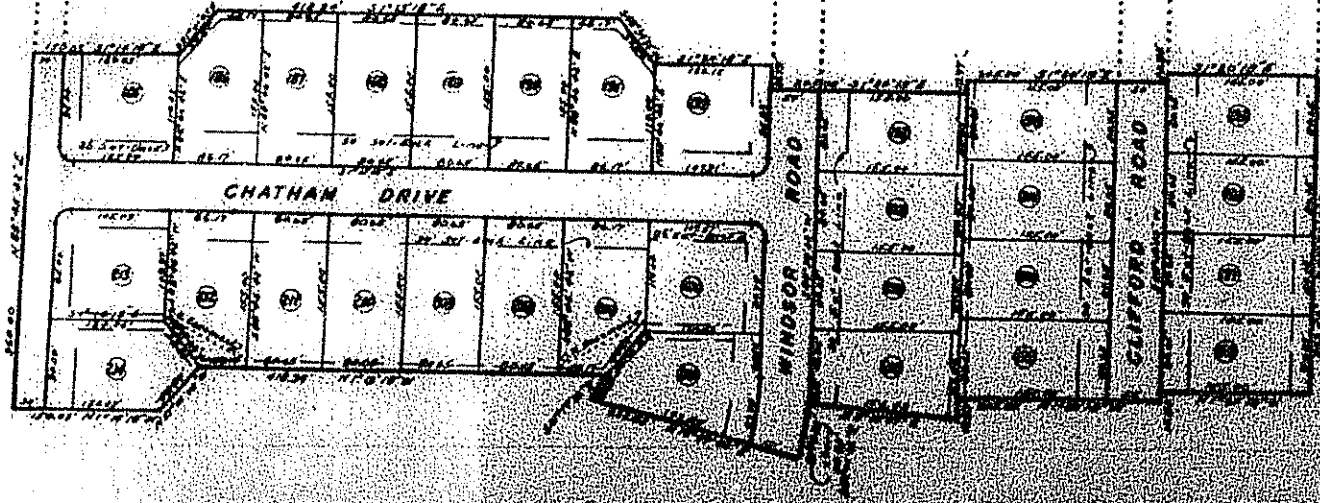


↑ NORTH

CLERMONT

7

SECTION 6



The above plat was filed for record in the office of the Recorder of Deeds for Hendricks County, Indiana, on this 8th day of May, 1967, at 10:30 a.m. and is hereby certified as a true and correct copy of the original as the same appears in the Recorder's office.

This subdivision shall be known and designated as Clermont Heights, Section 6, being located in the unincorporated township of Hendricks County, Indiana. All streets, not herebefore dedicated, are hereby dedicated to the public.

Front yard setback lines and the side yard setback lines on corner lots are hereby established at thirty (30) feet, as shown on the hereon plat, between which lines and the setback lines of the street there shall be no building or structure erected or maintained, except that awnings, eavings, or roofs of unenclosed porches may project over said lines for a distance not to exceed three (3) feet.

There are strips of ground shown on the hereon plat, marked "Utility Easement", reserved for the use of public utilities for the installation of water and sewer mains, their appurtenances, poles, ducts, lines and wires, subject to all laws, as proper authority hereunto may be ascertained thereon reserved. There are also strips of ground marked "Drain Easement" reserved as drainage areas and ditches, and said ditches to be maintained by any owner to the satisfaction as shown on the plat with the Hendricks County Public Health Department. No drainage easement may be obstructed, in any manner, to restrict the flow of water along said easement. All easements shown as "Utility Easement" also are drainage easements and subject to all drainage easement restrictions.

No permanent or any other structure is to be erected or maintained upon any easement shown upon the hereon plat, and the owners of lots shall take their title subject to the rights of the above described easements.

The attached protective covenants are to run with the land, and shall be binding upon all parties and all persons claiming under them until April 1st, 1987, at which time said covenants shall be automatically extended for successive periods of 10 years, unless terminated by a majority of the then owners of the building sites covered by these covenants, in whole or in part. Invalidity of any one of the aforesaid covenants, by judgment or decree of any court, shall in no way affect any of the other covenants which shall remain in full force and effect.

The rights set on force these provisions, together with the right to cause same to be enforced, or any, structure or part thereof, erected or permitted to remain in violation thereof, and the right to have said drainage ditches returned to the original condition, is hereby dedicated to the public and reserved to the several owners of the several lots in the subdivision and to their heirs and assigns.

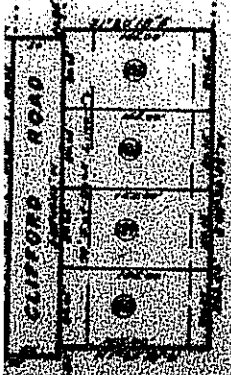
Witness our Hands and Seals, this 8th day of May, 1967.

M & H Homes, Inc. by Loren C. Mann, President

State of Indiana }
County of Hendricks } SS:

Before me, the undersigned Notary Public, in and for the County, and State, personally appeared _____, and acknowledged the execution of the foregoing

Instrument as his voluntary act and deed, for the purpose herein expressed. Witness my Hand and Notarial Seal, this _____ day of _____, 1967.



INDUSTRIAL USES, INCLUDING BUT NOT LIMITED TO: STORAGE OF MATERIALS, OFFICE BUILDINGS, REPAIR SHOPS, AND OTHER INDUSTRIAL USES. THESE RIGHTS SHALL BE RESERVED TO THE PUBLIC.

This subdivision shall be known and designated as Clermont Heights, Section 7, being located in the City of Indianapolis, Marion County, Indiana. All streets, easements or dedications shown hereon shall be reserved to the public.

Each lot shall have a width of thirty (30) feet, as shown on the hereon plat, between which lines and the center line of the street there shall be no building or structure erected or maintained, except that eaves, awnings, or roofs of unenclosed porches or project over said lots for a distance not to exceed three (3) feet.

There are utility easements shown on the hereon plat, marked "utility easement". reserved for the use of public utilities for the installation of water and sewer mains, that electric, gas, telephone, poles, ducts, lines and wires, subject to all easements, as proper authority shall be given to the abutting utility companies. There are also streets of graded marked "drainage easement" reserved as drainage areas and ditches, and said ditches to be maintained by the owner of the lots shown on the plat, and the plat of the Hendricks County, Indiana, shall be subject to the drainage easement shown on the plat of the Hendricks County, Indiana, and subject to all drainage easements and restrictions.

No person, nor any other structure, is to be erected or maintained upon any lot shown upon the hereon plat, and the owners of lots shall take their title subject to the rights of the above described easements.

The stated protective covenants are to run with the land, and shall be binding upon all parties and all persons claiming under them until April 1st, 1987, at which time said covenants shall be automatically extended for successive periods of 10 years, unless terminated by a majority of the then owners of the building sites covered by these covenants in whole or in part. Invalidity of any one of the aforesaid covenants, by judgment or by court order, shall in no way affect any of the other covenants which shall remain in full force and effect.

The right to enforce these provisions, by injunction, together with the right to cause removal by the process of law, of any structure or part thereof, erected or permitted to remain in violation thereof, and the right to have said drainage ditches returned to their original condition, is hereby dedicated to the public, and reserved to the several owners of the several lots in the subdivision and to their heirs and assigns.

Witness our Hands and Seals, this 8th day of May, 1967.

M & H Homes, Inc. by Loren C. Mann, President

State of Indiana }
County of Hendricks } SS:

Before me, the undersigned Notary Public, in and for the County, and State, personally appeared _____, and acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose herein expressed.

Witness my Hand and Notarial Seal, this 8th day of May, 1967.

My commission expires 7 _____

Notary Public

ANDERSON & ASSOCIATES, ENGINEERS		
PROJECT- CLERMONT HEIGHTS , SECTION 7		
Title- PLAT		
SCALE Mechanical 1" = 100' Vertical	Date Drawn MARCH 1967 Revision 1 Revision 2	REFER. NO.
Drawn by	Sheet of	

HEIGHTS, SECTION 7

ENTERED FOR RECORD

25 11 1967
Recorder, Hendricks County

CERTIFICATION AND DESCRIPTION OF SEVERAL HEIGHTS, SECTION SEVEN

I, the undersigned, being duly authorized and licensed as a Registered Professional Engineer and Land Surveyor within the State of Indiana, do hereby certify that the attached plat and survey of Clermont Heights, Section Seven, is situated in the Township of Hendricks County, Indiana, and is a true representation of a subdivision of a part of the northeast quarter of the Southeast quarter of Section 17, Township 16 North, Range 7 East; and being more particularly described, as follows, to wit: From the northeast corner of the aforesaid tract, proceed thence South 88°45'42" West for a distance of 109.99 feet to the point of beginning. From said point of beginning, proceed thence South 1°14'18" East for a distance of 150.03 feet; thence South 1°20'18" East for a distance of 68.27 feet; thence South 1°13'18" East for a distance of 24.79 feet; thence South 1°20'18" East for a distance of 58.86 feet; thence North 28°39'42" East for a distance of 10.64 feet; thence South 88°39'42" East for a distance of 205.00 feet; thence North 88°39'42" East for a distance of 10.64 feet; thence South 1°20'18" East for a distance of 155.00 feet; thence North 1°20'18" West for a distance of 19.89 feet; thence North 88°39'42" West for a distance of 156.49 feet; thence North 82°01'01" East for a distance of 205.00 feet; thence South 12°47'36" East for a distance of 222.43 feet; thence South 41°39'42" East for a distance of 29.73 feet; thence North 1°13'18" East for a distance of 54.49 feet; thence North 51°01'05" West for a distance of 360.00 feet; thence South 61°17'23" West for a distance of 150.03 feet; thence North 88°45'42" East for a distance of 360.00 feet to the point of beginning, containing 10.6118 Acres, more or less. All bearings being calculated from solar observation.

Said addition consists of 30 lots, numbered 185 through 214. The locations and dimensions of the lots, streets, and easements are shown on the plat; and all dimensions are shown in feet and decimal parts thereof.

I do hereby certify that all of the above is true and correct, and in witness thereof, do hereby set my hand and seal, this March 4, 1967

Carl M. Anderson, P.E., E.L.S.
Reg. Land Surveyor #3801
State of Indiana

Under authority provided by chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto; and ordinances adopted by the Board of Trustees of the County of Hendricks, as follows:

Approved by the Hendricks County Plan Commission, at a meeting May 8, 1967.

President
Secretary

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Received for record this 13th day of July, 1967, at 10:43 O'clock A.M. and recorded in Book 6, Page 129.

Entered for taxation this 28th day of July, 1967 at 11:30 O'clock Recorder, Hendricks County

Recorder, Hendricks County

PROTECTIVE COVENANTS, CLERMONT HEIGHTS, SECTION SEVEN

LAND USE AND BUILDING TYPE - No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one single family dwelling, not to exceed two stories in height and a private garage for not more than two cars.

DWELLING SIZE AND OCCUPANCY - The ground floor area of the main structure, exclusive of one story porch and garages, shall not be less than 1000 square feet. In the case of a two story structure, the ground floor, exclusive of open porches and garages, shall not be less than 750 square feet. All dwellings must be fully completed on the outside before being occupied.

EXTERIOR WALLS FOR ADDITIONS TO ANY STRUCTURE - Any addition to any house within this subdivision shall use the same material for the exterior walls of said addition as the material used on the rest of the building.

BUILDING LOCATION - No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the 30 foot minimum set-back line shown on the plat. No building shall be located nearer than 8 feet to an interior lot line, except that 5 foot side yard shall be permitted for a detached garage, located 70 feet behind the front set-back line. Eaves, awnings, steps and unenclosed open porches may project over said set-back line for a distance, not to exceed 3 feet.

SEWERAGE DISPOSAL - All disposal systems shall meet the minimum requirements of the Indiana State Board of Health at the time of installation, however, in no case shall septic tanks be less than 1000 gallon capacity, nor shall any finger system have less than a minimum of 750 square feet of percolation area.

TEMPORARY STRUCTURES - No structure of temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used upon any lot, at any time, as a residence, either temporarily or permanently.

NUISANCES - No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which may be, or may become, an annoyance or a nuisance to the neighborhood.

SIGNS - No sign of any kind shall be displayed to the public view upon any lot, except that one sign, of not more than 5 square feet, advertising the property for sale or for rent, or signs used by a builder, advertising the property during the construction and sales period, may be used. However, any sign required by law may be displayed during the construction period.

LIVESTOCK AND POULTRY - No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

p. 13

Received for record this 13th day of July, 1967, at 2:03 o'clock
A.M. and recorded in Book 6, page 129

Entered for taxation this 23rd day of July, 1967 at 4:10 o'clock,

Recorder, Hendricks County

Robert L. Raymond
Auditor, Hendricks Co.

PROJECTIVE COVENANTS, CLERMENT HEIGHTS, SECTION SEVEN

LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one single family dwelling, not to exceed two stories in height and a private garage for not more than two cars.

DWELLING SIZE AND OCCUPANCY

The ground floor area of the main structure, exclusive of one story porches and garages, shall not be less than 1000 square feet. In the case of a two story structure, the ground floor, exclusive of open porches and garages, shall not be less than 750 square feet. All dwellings must be fully completed on the outside before being occupied.

EXTERIOR WALLS FOR ADDITIONS TO ANY STRUCTURE

Any addition to any house within this subdivision shall use the same material for the exterior walls of said addition as the material used on the rest of the building.

BUILDING LOCATION

No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the 30 foot minimum set-back line shown on the plat. No building shall be located nearer than 8 feet to an interior lot line, except that 5 feet side yard shall be permitted for a detached garage, located 70 feet behind the front set-back line. Eaves, awnings, steps and unenclosed open porches may project over said set-back line for a distance, not to exceed 3 feet.

SEWAGE DISPOSAL

All disposal systems shall meet the minimum requirements of the Indiana State Board of Health at the time of installation, however, in no case shall septic tanks be less than 1000 gallon capacity, nor shall any finger system have less than a minimum of 750 square feet of percolation area.

TEMPORARY STRUCTURES

No structure of temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used upon any lot, at any time, at a residence, either temporarily or permanently.

NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which may be, or may become, an annoyance or a nuisance to the neighborhood.

SIGNS

No sign of any kind shall be displayed to the public view upon any lot, except that one sign, of not more than 5 square feet, advertising the property for sale or for rent, or signs used by a builder, advertising the property during the construction and sales period, may be used. However, any sign required by law may be displayed during the construction period.

LIVESTOCK AND POULTRY

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

GARAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall be kept in a clean and sanitary condition.

SIGHT DISTANCE AT INTERSECTIONS

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any lot within the triangular area formed by the street property lines and along a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded corner, from the intersection of the street property line extended. The same sight line limitation shall apply on any lot within 10 feet of the intersection of a street property line with the edge of driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless foliage line is maintained at sufficient height as to prevent obstruction of such sight lines.

FENCES AND SCREEN PLANTINGS

No screen planting or fence above a height of 6 inches shall be permitted between the front lot line and the building set-back line.

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