

ENTERED FOR RECORD

2/17/68

DEDICATION OF CLEMONI HEIGHTS, SECTION EIGHT

We, the undersigned, F. H. HOMES, Inc., by Loren C. Mann, President, owners of the real estate shown and described on the plat hereon, do hereby certify that we have laid off, platted and subdivided; and do hereby lay off, plat, and subdivide said real estate in accordance with the hereon plat.

This subdivision shall be known and designated as Clemon Heights, Section 8, being located in Lincoln Township, Hendricks County, Indiana. All streets, not heretofore dedicated, are hereby dedicated to the public.

Front yard set-back lines and the side yard set-back lines on corner lots are hereby established at twenty-five (25) feet, as shown on the hereon plat, between which lines and the property lines of the street, there shall be no building or structure erected or maintained, except that eaves, awnings, porches, 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, at all times, the proper authorities and to the easement therein reserved. There are also strips of ground marked "Drainage easement" reserved as drainage areas and ditches, and said ditches are to be maintained by any owner, to the elevations as shown on the plans on file with the Hendricks County Planning Commission. 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.

In permanent, nor 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 titles subject to the rights of the above described easements.

The attached protective covenants are to run with the land; and shall be binding upon said covenants shall be automatically extended for successive periods of 10 years, unless changed 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 shall remain in full force and effect.

The right to enforce these provisions, by injunction, together with the right to cause removal by due 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 20 day of MARCH, 1968.

F. 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 LOREN C. MANN; and acknowledged the execution of the foregoing instrument as his voluntary act and deed for the purpose herein expressed.

Attest my Hand and Notarial seal, this 20 day of March, 1968.

[Signature]
Notary Public

My commission expires Jan. 17-1971.

PROTECTIVE COVENANTS, CLEMONI HEIGHTS, SECTION EIGHT

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 25 foot minimum set-back line shown on the plat. No building shall be located nearer than 5 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.

SEWER 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 activities 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.

GARBAGE AND REFUSE DISPOSAL -

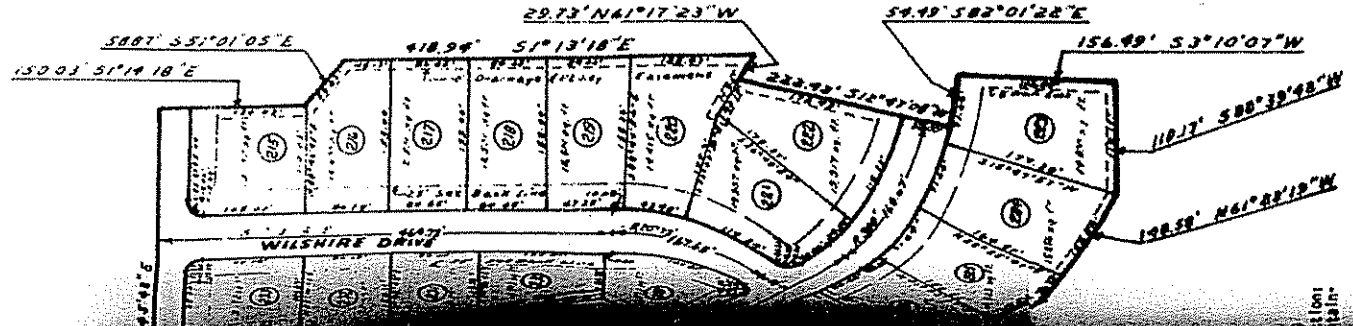
No lot shall be used or maintained as a dumping ground for rubbish. Trash garbage or other waste shall be kept in a clean and sanitary condition.

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 distances of such intersections unless foliage line is maintained at sufficient height as to prevent obstruction of such sight lines.

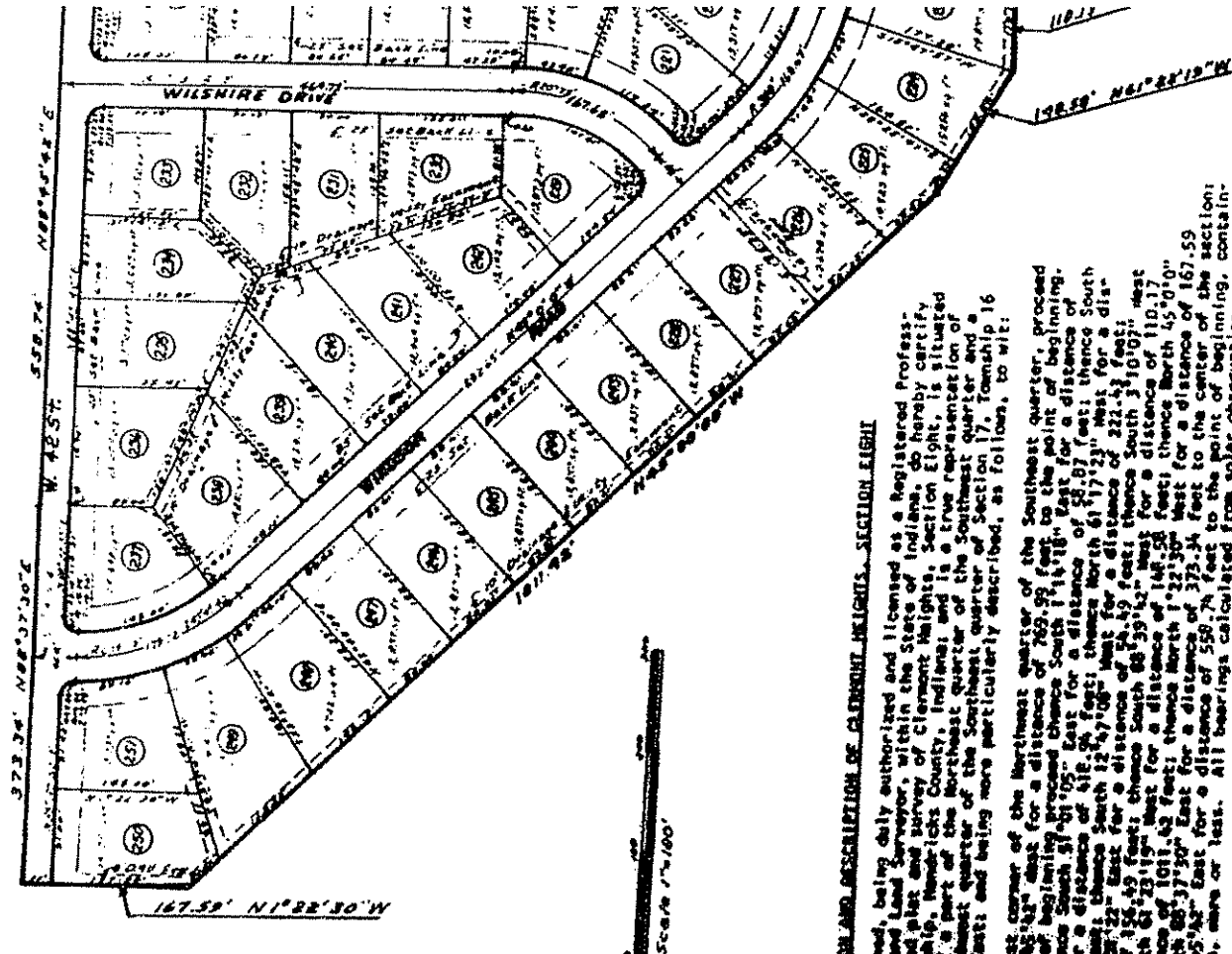
FENCES AND SCREEN PLANTINGS -

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.



By May 1969
 of May 1969
 Notary Public
 State of Indiana

CLERMONT HEIGHTS, SECTION 8



Scale 1"=100'

GENERALIZATION AND DESCRIPTION OF CLERMONT HEIGHTS, SECTION EIGHT

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 Eight, is situated in Ellettsville Township, Hendricks County, Indiana; and is a true representation of a subdivision of a part of the Northeast quarter of the Southeast quarter of the Northwest quarter of the Southeast quarter of Section 17, Township 16 North, Range 2 East and being more particularly described, as follows, to wit:

From the Northwest corner of the Northwest quarter of the Southeast quarter of the Northwest quarter of the Southeast quarter of Section 17, Township 16 North, Range 2 East for a distance of 750.99 feet to the point of beginning. From said point of beginning proceed thence South 14°18' East for a distance of 110.17 feet; thence South 51°01'05" East for a distance of 50.87 feet; thence South 11°13'18" East for a distance of 418.94 feet; thence North 61°17'23" West for a distance of 29.71 feet; thence South 12°47'10" West for a distance of 22.43 feet; thence South 61°23'19" West for a distance of 74.47 feet; thence South 3°10'10" West for a distance of 156.49 feet; thence South 68°59'42" West for a distance of 110.17 feet; thence North 61°23'19" West for a distance of 144.58 feet; thence North 45°10'10" West for a distance of 1011.43 feet; thence North 1°22'30" West for a distance of 167.59 feet; thence North 60°37'30" East for a distance of 373.34 feet to the center of the section; thence North 60°35'43" East for a distance of 558.74 feet to the point of beginning, containing 16.2885 Acres, more or less. All bearings calculated from solar observation.

Said addition consists of 37 lots, numbered 215 through 251. The locations and dimensions of the lots, streets, and easements are shown on the plat; and all dimensions are shown in feet and in decimal parts thereof.

I do hereby certify that all of the above is true and correct; and in witness thereof, do hereby set up Name and Seal, this 16th day of May, 1968.

Carl M. Anderson
 Carl M. Anderson, P.E., L.S.
 Reg. Land Surveyor #9601
 State of Indiana

Under authority provided by chapter 174, Acts of 1967, 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 15, 1968, 1968.



Carl M. Anderson
 President

Received for record this _____ day of _____, 1968, at _____ o'clock; and recorded in Book _____, page _____.

Entered for taxation this _____ day of _____, 1969, at _____ o'clock;

Recorder, Hendricks County
 Auditor, Hendricks County