

COLONIAL MEADOWS
First Section
Covenants and restrictions

The undersigned, Robert K. Yeager and Virginia M. Yeager, husband and wife, and Wayne Copenhaver and Ruth R. Copenhaver, husband and wife, owners of the attached described real estate, herely lay off, plat and subdivide said real estate described on the preceding page, in accordance with the plat and certificate.

This subdivision shall be known and designated as COLONIAL MEADOWS, First Section.

The streets, if not heretofore dedicated, are hereby dedicated to public use.

There are strips of ground marked drainage and/or utility strips as shown on said plat, which are hereby reserved for public utilities, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drains, ducts, lines and wires. Purchasers of lots in this subdivision shall take title subject to the easements hereby created and subject at all times to the rights of proper authorities to service the utilities and the easements hereby created, and no permanent structure of any kind, and no part thereof, except fences, shall be built, erected or maintained on said "Utility Strips".

The lots in this subdivision and the use of the lots in this subdivision by present and future owners or occupants shall be subject to the following conditions and restrictions, which shall run with the land.

1. Front building lines are hereby established as shown on said plat, between which lines and the property lines of the several streets shall be erected or maintained no permanent or other structures or parts thereof.
2. All lots in this subdivision shall be designated as residential lots. Only one single family dwelling not exceeding two and one-half (2½) stories or thirty-five (35') feet in height with the usual accessory buildings, shall be erected or maintained on any lot in this addition.
3. No residence shall be erected or maintained on any lot in this addition having a ground floor area of less than 1500 square feet, if a one story structure, or 1000 square feet in the case of a higher structure
4. Every building or part thereof shall be so located as to provide a side yard on each side of said building of not less than 12 feet, except that in a case where the same person or persons own two adjoining lots not separated by a utility strip as shown on the plat, then this restriction shall apply to the lot lines of the extreme boundaries of the multiple lots.
5. No trailer, tent, shack, basement, garage or temporary structure of any kind shall be used for temporary or permanent residential purposes on any of these lots. No obnoxious or offensive trades shall be carried on upon any lot in this subdivision, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
6. 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 sight line 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 intersections unless the foliage line is main-

tained at sufficient height to prevent obstruction of such sight lines.

7. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to the conformity and harmony of external design with the existing structures in this subdivision, and as to location of the building with respect to the topography and finished ground elevations by Robert K. Yeager and Wayne Copenhaver, or by a representative or representatives designated by them. If said committee shall fail to act upon any plans submitted for its approval within 30 days, then the owner may proceed with the building plans submitted, provided such plans are not contrary to these covenants. Neither the members of such committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

8. The right to enforce each and all of the limitations, conditions and restrictions set forth herein, together with the right to cause the removal of any building erected or altered in violation thereof by injunction or other legal process is hereby reserved to each and every owner of the several lots in this subdivision, their grantees and assigns, who shall be entitled to such injunctive relief without being required to show any damages, together with reasonable attorney's fees..

9. These restrictions constitute covenants running with the land and shall be in full force and effect for a period of 25 years from date, provided that at the expiration of such term, these restrictions shall be automatically renewed thereafter, for periods of 25 years each, unless at least one year prior to the expiration of each 25 year period, the owner or owners of a majority of the lots in this addition shall execute and acknowledge a declaration in writing waiving renewals and said written declaration shall be recorded in Land Records of Johnson County, in which event the provisions above set forth for renewals shall be null and void.

Witness our signatures this 5th day of October, 1966

s/ Robert K. Yeager

s/ Wayne Copenhaver

s/ Virginia M. Yeager

s/ Ruth R. Copenhaver

State of Indiana: SS
County of Johnson:

Before me, the undersigned, a Notary Public in and for said County and State, appeared Robert K. Yeager and Virginia M. Yeager, his wife, and Wayne Copenhaver and Ruth R. Copenhaver, his wife, who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the use and purpose therein expressed, and affixed their signatures thereto.

Witness my hand and seal this 10th day of October, 1966.

s/ David Puckett
Notary Public

Legal Description
COLONIAL MEADOWS
First Section

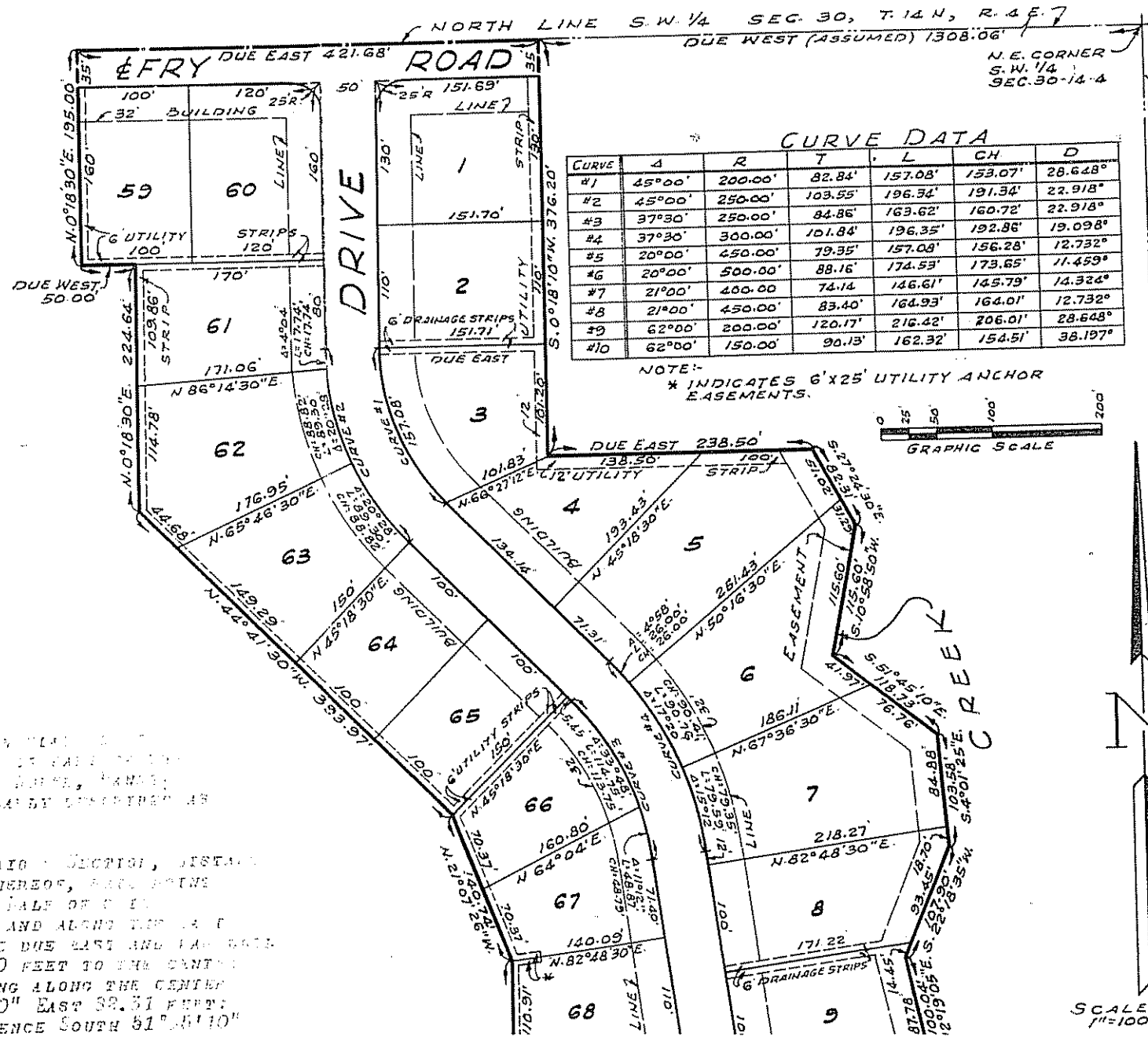
Part of the southwest quarter of section 30, township 14 north, range 4 east, Johnson County, Indiana, more particularly described as follows:

Beginning at a point on the north line of said $\frac{1}{4}$ section, distant 1308.06 feet west of the northeast corner thereof, said point also being the northwest corner of the east half of said $\frac{1}{4}$ section; running thence south 0 degrees 18 minutes 10 seconds west and along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 376.20 feet; thence due east and parallel with the north line of said $\frac{1}{4}$ section 238.50 feet to the center of Pleasant Creek; (the next 13 courses being along the center of said Creek) running thence south 27 degrees 24 minutes 30 seconds east 82.31 feet; thence south 10 degrees 58 minutes 50 seconds west 115.60 feet; thence south 51 degrees 45 minutes 10 seconds east 118.73 feet; thence south 4 degrees 01 minutes 25 seconds east 103.58 feet; thence south 22 degrees 18 minutes 35 seconds west 107.90 feet; thence south 12 degrees 19 minutes 05 seconds east 100.04 feet; thence south 21 degrees 54 minutes 35 seconds east 101.98 feet; thence south 43 degrees 37 minutes 25 seconds east 119.27 feet; thence south 17 degrees 26 minutes 35 seconds east 100.72 feet; thence south 10 degrees west 103.08 feet; thence south 11 degrees 27 minutes 35 seconds east 200.02 feet; thence south 12 degrees 10 seconds 55 minutes west 100.33 feet; thence south 83 degrees 48 minutes 30 seconds west 212.60 feet; thence north 6 degrees 11 minutes 30 seconds west 42 feet; thence south 83 degrees 48 minutes 30 seconds west 150 feet; thence north 6 degrees 11 minutes 30 seconds west 93.13 feet; thence north 13 degrees 56 minutes 50 seconds east 71.73 feet; thence north 23 degrees 56 minutes 30 seconds west 176.21 feet; thence south 62 degrees 48 minutes 30 seconds west 151.54 feet; thence north 0 degrees 18 minutes 30 seconds east 621.82 feet; thence north 21 degrees 07 minutes 26 seconds west 140.74 feet; thence north 44 degrees 41 minutes 30 seconds west 393.97 feet; thence north 0 degrees 18 minutes 30 seconds east 224.64 feet; thence due west 50 feet; thence north 0 degrees 18 minutes 30 seconds east 195 feet to the north line of said $\frac{1}{4}$ section; thence due east and along said north line 421.68 feet to the point of beginning, containing 17.22 acres, more or less.

Subject to all legal highways and/or rights of way.

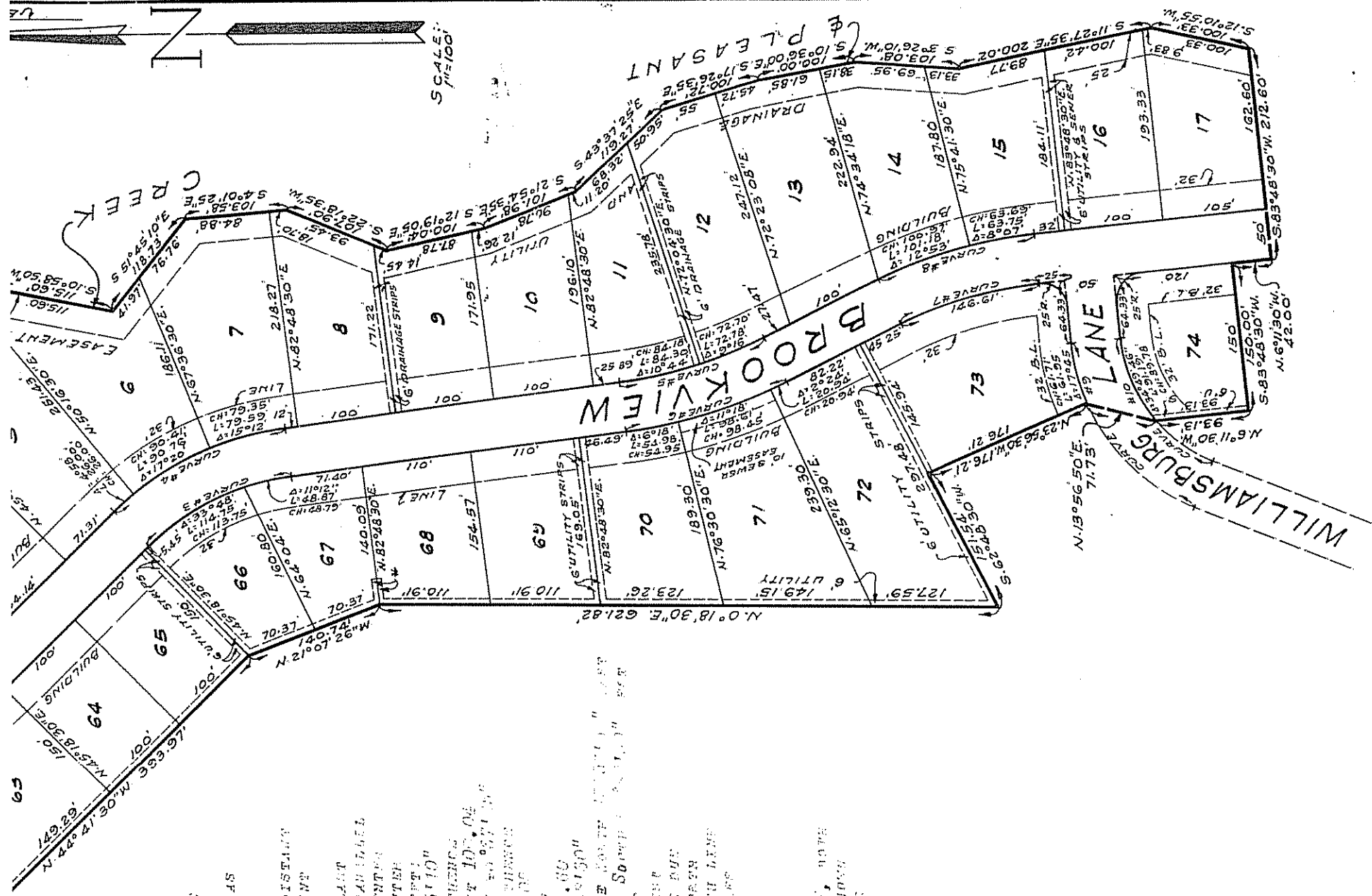
COLONIAL MEADOWS

FIRST SECTION



I, THE UNDERSIGNED, HEREBY CERTIFY AND WARRANT THAT THE FOREGOING IS TRUE AND CORRECT, REPRESENTING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 4 EAST, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, DISTANT 1308.06 FEET WEST OF THE NORTHEAST CORNER THEREOF, BEING THE NORTHWEST CORNER OF THE SAID HALF OF SAID SECTION; RUNNING THENCE SOUTH 0°18'10" WEST AND ALONG THE NORTH LINE OF SAID SECTION 376.20 FEET; THENCE DUE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 238.50 FEET TO THE CENTER OF PLEASANT CREEK; (THE NEXT 13 COURSES BEING ALONG THE CENTER OF SAID CREEK) RUNNING THENCE SOUTH 27°24'50" EAST 32.31 FEET; THENCE SOUTH 51°51'10" WEST 115.60 FEET; THENCE SOUTH 51°51'10"



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 66 FEET THENCE SOUTH 67° 10'
 S EAST 100.78 FEET THENCE
 TO CORNER OF LOT 10
 62 FEET THENCE SOUTH
 54° 10' 00" EAST 10.00
 S THENCE SOUTH 67° 10'
 E 176.21 FEET THENCE SOUTH 67° 10'
 E 201.00 FEET THENCE
 TO NORTH CORNER OF LOT
 10 201.00 FEET THENCE
 S AND ALONG EAST CORNER
 CONTAINING 5.00 ACRES

10000 00 00

NUMBERED FROM 10 TO 17, HAVE
 BEEN SET OFF TO SHOW
 THE 100.00 FEET

AUGUST 1911

