

The undersigned, M.I.P. Associates, Inc., by James L. Murray, Jr., President, and H. William Irwin, Secretary-Treasurer, being the owners of record of all of the above described tract of land do hereby lay off, plat and subdivide into lots and streets and do hereby dedicate for public use any of such streets not previously dedicated, in accordance with the within plat. The following restrictions, limitations, and covenants are hereby imposed upon and shall run with the land contained in such plat.

This subdivision shall be known and designated as CONNERWOOD, Section One, a subdivision in Hamilton County, Indiana.

In order to afford adequate protection to all present and future owners of lots in this subdivision, the undersigned owners hereby adopt and establish the following protective covenants, each and all enuring to the benefit of each and every owner of any lot or lots in said subdivision, their heirs and/or assigns, binding all the same each grantor and their heirs and/or assigns.

All lots in this subdivision are reserved for residential use, and no buildings other than a one family residence or structure or facility accessory in use thereto shall be erected thereon. Not more than one building shall be erected or used for residential purposes on any lot in this subdivision.

No building shall be erected or moved upon any lot in this subdivision until building plans, plot plans, and specifications of such structure proposed have been approved in writing by the Architectural Control Committee.

No residence, dwelling house, garage, servant's quarters or other structure of any nature, composition, or description shall be constructed or erected on any lot until the building plans including plot plans, specifications, plans for landscaping and any other data or information which may be requested shall be submitted to the Architectural Control Committee for approval, said approval to be evidenced by a written instrument executed by the committee and delivered to the person or persons requesting such approval.

The Architectural Control Committee shall consist of three members and shall be composed of the following: Thomas A. Heidenreich, James L. Murray, Jr., and William A. Pappas. A majority of the said members shall constitute a quorum for approval or disapproval of any plans submitted and the decision of the majority shall control without exception and their decision shall be final. The Committee shall determine whether the proposed structures, plans, etc., evidence conformity and harmony of external design with existing structures and whether the building and property set-back lines are in conformity. In the event that the Architectural Control Committee does not indicate in writing its approval or disapproval of plans submitted within a period of 30 days after submission, the Committee shall be deemed to have approved such plans. No charge shall be made to any purchaser of any lot for examination of plans or giving approval as provided. In the event of the death, disability, or resignation of any of the above named members, the remaining member or members shall select the successor or successors to fill the vacancy or vacancies created.

The ground floor area of the main structure, exclusive of one-story open porches and garages and breezeways shall be not less than 1600 square feet in the case of a one-story structure, nor less

than 1200 square feet in the case of a multiple story structure, provided no structure of more than one story shall have less than an aggregate of 2000 square feet of finished and liveable floor area. All garages shall be attached to the residence dwelling and be a minimum of two car size.

Front and side yard building setback lines are hereby established as shown on this plat. Between these lines and the property lines of the street no building or structure shall be erected or maintained.

Until such time as a sanitary sewerage system is installed in this subdivision, a sanitary septic tank with adequate absorption bed or dry well shall be installed for each dwelling erected. Such septic tank absorption bed and/or dry well shall be of such a type and construction and so located on the land as to be approved in writing by the Public Health Authorities and the Architectural Control Committee. No other sanitary project or device for sewer disposal shall be permitted or used in this subdivision unless prior approval is obtained from said committee and the same is approved by the proper regulatory authorities.

No fences shall be erected in this subdivision between the building lines and the property lines of the streets as shown on the within plat, except with the approval of the Architectural Control Committee. Any such fences shall not exceed 42 inches in height and shall be of a decorative nature.

Private swimming pools may be constructed only on the rear half of any residential lot, no closer than 20 feet to any side or rear lot line.

All motor vehicles belonging to members of a household shall have permanent parking spaces in garages or carports and no disabled vehicles shall be openly stored on any residential lot. Only passenger cars and station wagons shall be regularly parked in residential areas.

No lot in this subdivision shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and such material shall not be kept, except in sanitary containers.

At no time shall any lot or parcel be stripped of its top soil, trees, or allowed to go to waste by being neglected, excavated, unmowed, or having refuse or trash thrown or dumped upon it. No lumber, brick, stone, cinder block, concrete block or other materials used for building purposes, shall be stored upon any lot for more than the reasonable time required to expend said building materials or improvements on said lot.

No trailer, tent, shack, attached shed, basement, garage, or temporary building shall be used for temporary or permanent residence on any lot in this subdivision. An attached garage, tool shed, or detached storage building erected or used as an accessory to a residence in this subdivision shall be of a permanent type of construction and conform to the general architectural and appearance of such residence.

No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.

There are strips of ground as shown on this plat and marked Drainage and Utility Easement, reserved for the use of public

utilities, for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

On any lot in this subdivision any building erected shall have a rear yard of not less than 40 feet in depth and a side yard of not less than 20 feet except a side yard of 15 feet may be permitted if approval is secured in writing from the Architectural Control Committee. No building, structure or appurtenance thereto, except fences, shall be located within said side or rear yard unless varied by the civil authority having jurisdiction.

No noxious or offensive trade shall be carried on upon any lot in this addition nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.

No boats, campers, trailers or other vehicles, power driven or towed may be permanently stored on any lot except in garages or carports.

In the event storm water drainage from any lot or lots flows across another lot, provision shall be made to permit such drainage to continue, without restriction or reduction, across the downstream lot and into the natural drainage channel or course, even though no specific drainage easement for such flow of water is provided on said plat.

All owners of lots numbered 1, 2, 3 and 4 shall keep and maintain the fence along the front or eastern edge of said lots at essentially the same height, color and style as was present at the completion of the original residence construction on each of said lots. Said maintenance shall be under the exclusive control of the Architectural Control Committee.

The foregoing covenants, (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date of this plat, at which time said covenants, (or restrictions), shall be automatically extended for successive periods of 10 years unless changed by vote of a majority of the then owners of the lots covered by these covenants, or restrictions, in whole or in part. Invalidation of any one of the foregoing covenants or restrictions, by judgement or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

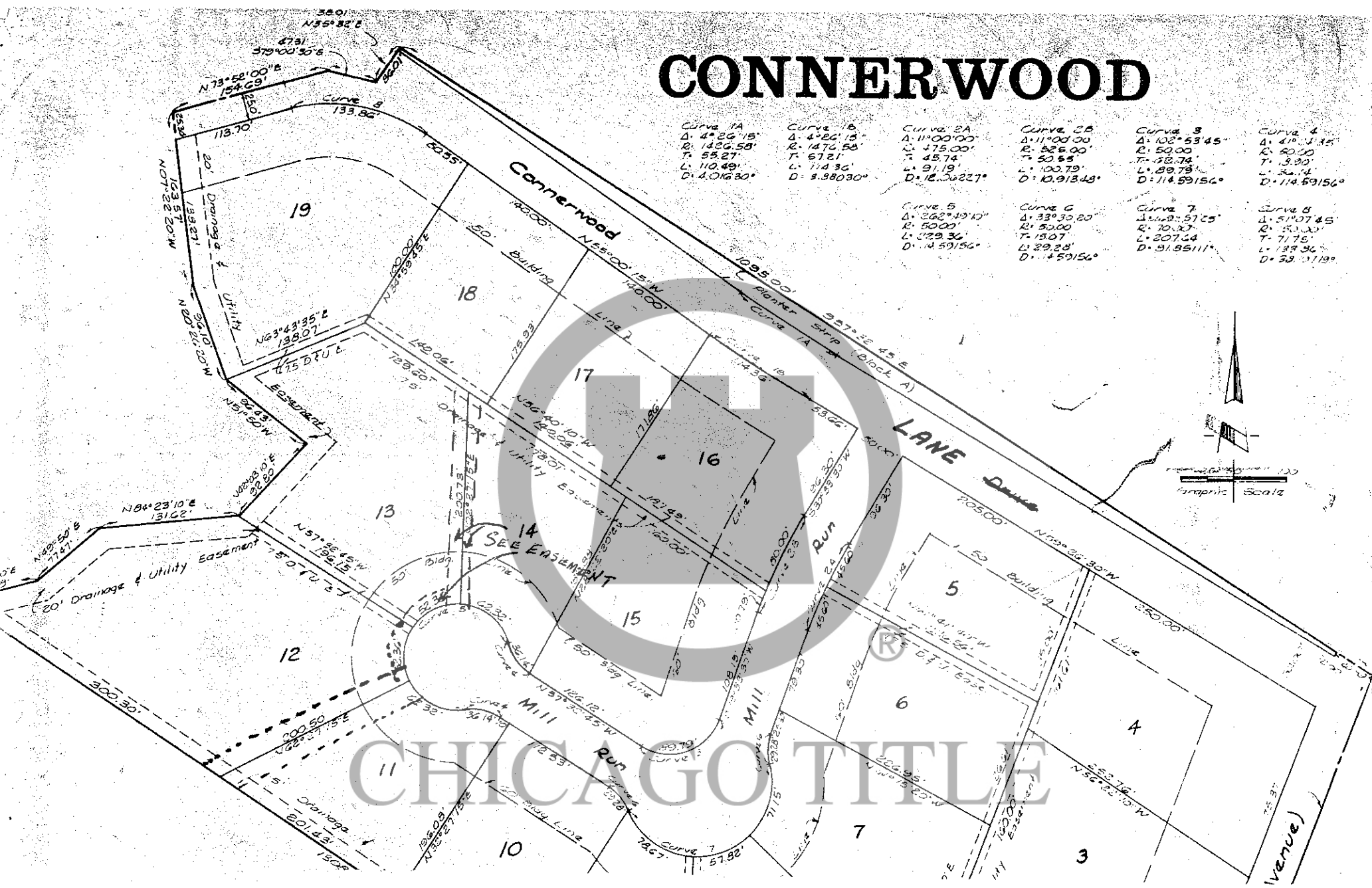
The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

M. L. P. & Associates, Inc.

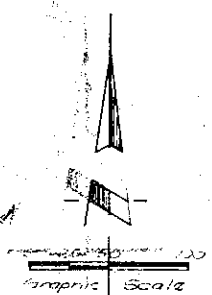
By James L. murray, Jr., President

H. William Irwin, Secretary-Treasurer

CONNERWOOD



<p>Curve 1A $\Delta: 4^{\circ}26'15''$ $R: 1426.58'$ $T: 53.27'$ $L: 110.49'$ $D: 4.01630^{\circ}$</p>	<p>Curve 1B $\Delta: 4^{\circ}26'15''$ $R: 1476.58'$ $T: 67.21'$ $L: 114.36'$ $D: 4.98030^{\circ}$</p>	<p>Curve 2A $\Delta: 11^{\circ}00'00''$ $R: 375.00'$ $T: 45.74'$ $L: 91.19'$ $D: 18.04227^{\circ}$</p>	<p>Curve 2B $\Delta: 11^{\circ}00'00''$ $R: 525.00'$ $T: 52.64'$ $L: 100.79'$ $D: 10.91348^{\circ}$</p>	<p>Curve 3 $\Delta: 102^{\circ}53'45''$ $R: 50.00'$ $T: 28.74'$ $L: 89.75'$ $D: 114.59156^{\circ}$</p>	<p>Curve 4 $\Delta: 41^{\circ}4'35''$ $R: 50.00'$ $T: 3.30'$ $L: 32.74'$ $D: 114.59156^{\circ}$</p>
<p>Curve 5 $\Delta: 262^{\circ}49'10''$ $R: 50.00'$ $L: 129.36'$ $D: 14.59156^{\circ}$</p>	<p>Curve 6 $\Delta: 33^{\circ}30'20''$ $R: 50.00'$ $T: 15.07'$ $L: 29.28'$ $D: 14.59156^{\circ}$</p>	<p>Curve 7 $\Delta: 142^{\circ}57'25''$ $R: 50.00'$ $L: 207.64'$ $D: 51.85111^{\circ}$</p>	<p>Curve 8 $\Delta: 51^{\circ}07'45''$ $R: 50.00'$ $T: 7.75'$ $L: 139.96'$ $D: 33.1119^{\circ}$</p>		



CHICAGO TITLE

Entry No.

Page No.

AFFIDAVIT

James L. Murray Jr. and M. William Irvin, hereinafter called "affiants", being first duly sworn, state that they are the President and Secretary-Treasurer respectively of M. I. P. & Associates, Inc., a corporation organized and existing under the laws of the State of Indiana with principal offices in Indianapolis, Marion County, Indiana, which corporation is the sole title holder of a subdivision in Hamilton County, Indiana known as Connerwood, Section One, as recorded on September 6, 1968 in Book 3, Page 64 in the office of the Recorder of Hamilton County, Indiana.

Affiants further state that said recorded plat inadvertently contains a scrivener's error showing Connerwood Lane as Connerwood Drive. Affiants hereby state that the name of said street as shown on subject plat shall be Connerwood Lane.

James L. Murray, Jr., President
H. William Irwin, Secretary-Treasurer

Subscribed and sworn to before me this 10th day of September, 1968.

Jack F. Clayton

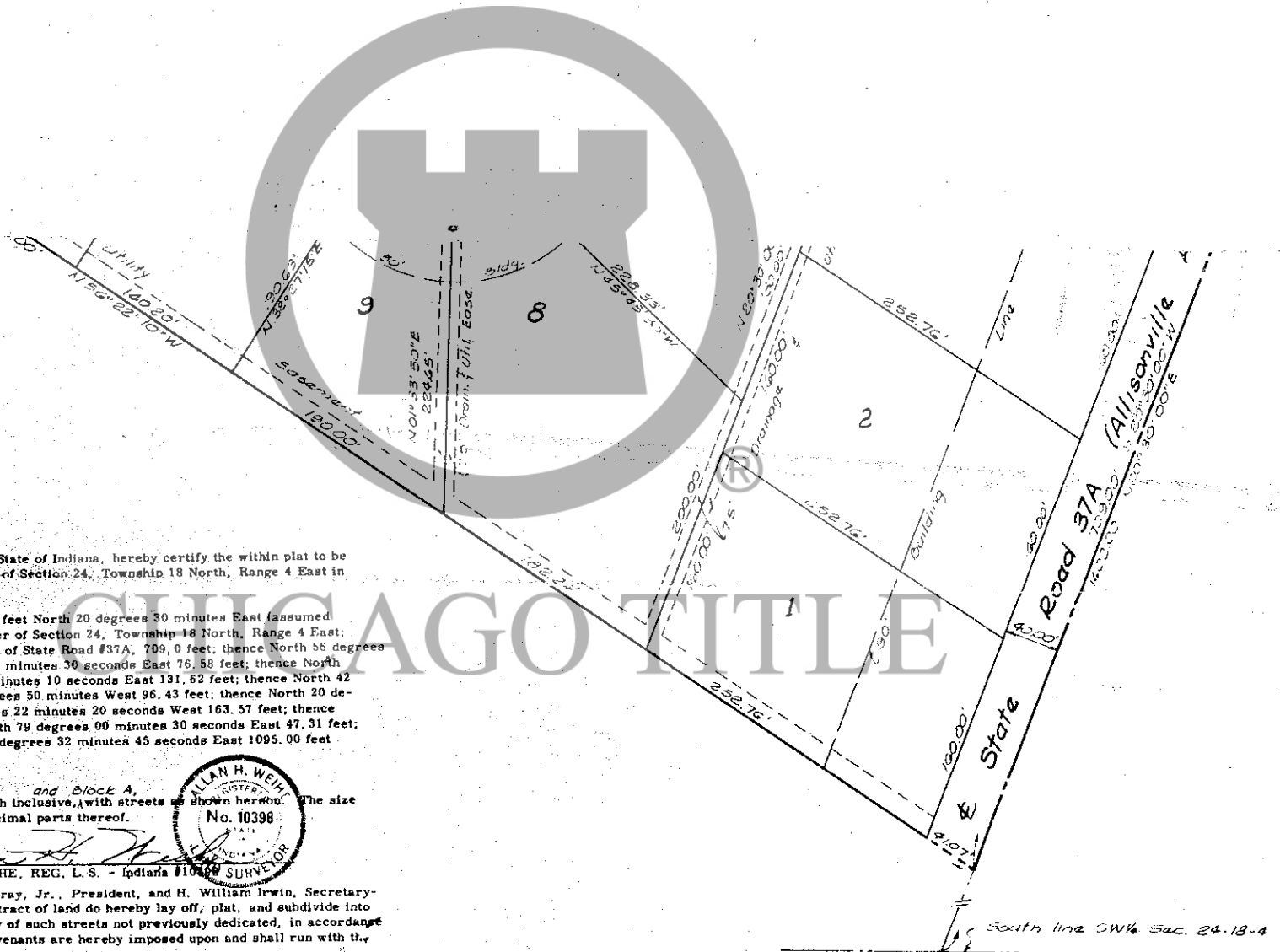
My commission expires:
July 7, 1971

This instrument was prepared by James L. Murray Jr.



CHICAGO TITLE

Connerwood



undersigned, being a duly registered land surveyor in the State of Indiana, hereby certify the within plat to be correct, representing a subdivision of part of the South Half of Section 24, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

beginning at a point in the centerline of State Road #37A, 1402.0 feet North 20 degrees 30 minutes East (assumed) to the intersection with the South line of the Southwest Quarter of Section 24, Township 18 North, Range 4 East; thence North 29 degrees 30 minutes West on and along said centerline of State Road #37A, 709.0 feet; thence North 58 degrees 00 minutes West 1308.00 feet; thence North 75 degrees 47 minutes 30 seconds East 76.58 feet; thence North 42 minutes 10 seconds East 77.47 feet; thence North 84 degrees 23 minutes 10 seconds East 131.52 feet; thence North 42 minutes 10 seconds West 96.10 feet; thence North 07 degrees 22 minutes 20 seconds West 163.57 feet; thence North 03 degrees 52 minutes 00 seconds East 154.69 feet; thence South 78 degrees 00 minutes 30 seconds East 47.31 feet; thence North 35 degrees 32 minutes East 38.01 feet; thence South 57 degrees 32 minutes 45 seconds East 1095.00 feet to a point of beginning, containing 18.46 acres, more or less.

This subdivision consists of 19 lots, numbered from 1 to 19, both inclusive, with streets as shown hereon. The size and width of streets are shown in figures denoting feet and decimal parts thereof.

Witness my hand and signature this 19th day of August, 1988.

Allan H. Wehbe
 ALLAN H. WEHBE, REG. L. S. - Indiana #10398
 REGISTERED SURVEYOR
 No. 10398

Authorized by M. I. P. & Associates, Inc., by James L. Murray, Jr., President, and H. William Irwin, Secretary, and the owners of record of all of the above described tract of land do hereby lay off, plat, and subdivide into lots and do hereby dedicate for public use any of such streets not previously dedicated, in accordance with this plat. The following restrictions, limitations, and covenants are hereby imposed upon and shall run with the lots shown in such plat. This subdivision shall be known and designated as CONNERWOOD, Section One, a subdivision in Hamilton County.

To give adequate protection to all present and future owners of lots in this subdivision, the undersigned owners hereby agree that each and every owner in the subdivision shall be the benefit of each and every owner of any

No noxious or offensive trade shall be carried on upon any lot in this addition nor shall anything be done thereon which shall