



UNION TITLE COMPANY

all easements are 5 feet wide unless otherwise specified

No side Area 900-720 Road D-4

EAGLEDALE ELEVENTH SECTION PART TWO
PLAT BOOK 31, PAGE 405
RECORDED DECEMBER 8, 1960
RESTRICTIONS

- A. The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B. All numbered lots in this addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
- C. Front and side building lines are established as shown on this plat between which lines and the property lines of the street shall be erected and maintained no structure. No fence shall be erected closer to the property line of an abutting street than such building lines.
- D. No one story house shall be erected on any lot in this addition having a ground floor area of less than 900 square feet and no one and one half or two story house having a ground floor area of less than 720 square feet exclusive of open porches, garages, basements or utility rooms.
- E. No dwelling shall be built on any lot which shall be of the cost of less than \$6,000.00.
- F. No trailer, tent, shack, basement, garage, barn or other out-building or temporary structure shall be used for temporary or permanent residential purposes on any lot in this addition.
- G. 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.
- H. No lot in this subdivision shall be resubdivided into a building lot having an area of less than 6800 square feet.
- I. 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.
- J. No lots shall be sold and no structure shall be erected in this addition until the street on which the lot fronts has been improved in accordance with the drainage, grade and cross section plans have been approved by the local authority having jurisdiction.
- K. There are strips of ground as shown on the within plat marked "Drainage and/or Utility Easements" which are hereby reserved for the use of public utility companies, not including street car or transportation companies for installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of the City of Indianapolis, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in this addition, however, shall take their titles subject to the rights of the public utilities and to those of the other owners of lots in this addition to said easement herein granted for ingress and egress in, along, across and through the strips of ground so reserved.
- L. Protective screening areas are established as shown on the above plat, including a 15 foot strip of land. Planting, fences or walls shall be maintained throughout the entire length of such areas by the owner or owners of the lots at their own expense to form an effective screen for the protection of the residential area. No building or structure except a screen fence or wall or utilities or drainage facilities shall be placed or permitted to remain in such areas. No vehicular access over the areas shall be permitted except for the purpose of installation and maintenance of screening, utilities and drainage facilities.
- M. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provisions shall be in full force and effect until July 1, 1985, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of the majority of the then owners of the lots, it is agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- N. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

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