EL DOR/

streets in accordance with the plat hereto attached, which addition shall be known as "El Dorado V", Johnson County, Indiana, that the streets as shown on the attached plat are hereby dedicated to public use and that all of the lots contained in the above plat or any portion thereof shall be subject to the following restrictions, which restriction shall be considered and hereby partnership, owners of plat, subdivide, lay of The undersigned, declared to be covenants running with the land, which said restrictive follows, to-wit ers of the attached described real estate, do hereby a lay off and dedicate said described real estate into **>** Biehl, Henry Scheid and William F. VanHoy, Jr. a which addition shall be lots coverants

- erected, altered, placed, or permitted to remain on any lot other the detached single family dwelling not to exceed two stories in height. shall be further subdivided to make another lot. shall be used except for residential purposes. No building shall be than one No lot
- ١, plan and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmansh and materials, hermony of external design with existing structures, as to locat No building shall be erected, placed or altered on any lot until the constructi with respect to topography and finish grade elevations.
- (A)No fence or wall shall be erected, placed, or altered on any to the street than the minimum building set-back line unless approved, and in no case shall be greater than three and one feet in height. Approval shall be provided in part (10) ten or altered on any lot nearer one half (3½) similarly
- (B) No single story dwelling shall have a ground floor area less than 1700 square feet and no two story dwelling shall have a ground floor area less than 1200 square feet
- 9 No building shall be shall be located closer than 25 feet to the total side shall be located nearer than 7.5 feet yard set-back (both sides) must be at rear lot to a side yard line, the least 15 feet. No builds line.
- Θ Each dwelling shall have at least specifically prohibited. a two car garage but open sided carport:
- Each dwelling shall be and a garbage disposal unit in its required to initial construction. include an electric or gas incinerator
- Ψ minimum building set-back lines shown on the recorded plat. For the post of this covenant, eaves, steps, and open porches shall not be consider as a part of the building, provided, however, that this shall not be to permit any portion of a building on a lot to encroach upon another shall be located on any lot nearer to the front line than the snown on the recorded plat. For the pur and open porches shall not be considered For the purposes not be construct
- r. or other lots in this subdivision, for ingress and egress in and through the several strips so reserved. There are also shown on this plat and marked Utility and Drainage Strips, a reserved for utilities and for the channeling of the existin Certain strips of land designated as sanitary sewers on the plat are reserved for Community Sanitation Corporation, their and assigns for purposes of installation corporation, their plat, Easements for installation and maintenance of utilities and drainage facilitie are reserved as shown on the recorded plat and over the rear fifteen (15) feet easements subject at all times to the installation each perimeter lot. maintained on which are hereby reserved for use of public and private utilities, for which are hereby reserved for use of public and private utilities, for lation and maintenance of poles, wires, mains, ducts, drains and sewers could be anothered. It is proper civil officers and to the cut at all times to the authority of the proper civil officers and to the erected ents herein reserved. No permanent or other structure shall be erected intained on said strips, but such owners shall take their titles subject intained on said strips, but such owners shall take their titles subject in this subdivision, for ingress and to the rights of owners her lots in this subdivision, for ingress and egress in, along, across, her lots in this subdivision, for ingress and egress in, along, across, her lots in this subdivision, for ingress and egress in, along, across, her lots in this subdivision, for ingress and egress in, along, across, her lots in this subdivision, for ingress and egress in, along, across, her lots in this subdivision, for ingress and egress in, along, across, her lots in this subdivision, for ingress and egress in, along, across, her lots in this subdivision, for ingress and egress in, along, across, her lots in this subdivision, for ingress and egress in, along, across, her lots in this subdivision. There are strips of ground of widths as shown on this the existing water flow. sanitary their successors and strips accompanying ground being

- ٠ anything be done thereon which may be or may become an annoyance or nuisance the neighborhood noxious or offensive activity shall be carried on upon any lot. Nor shall ť
- Ġ to the main residence, including, but not necessarily limited to any tent, basement, shack, garage, barn or other outbuildings, shall be moved onto or used on any lot at any time, for any purnous апу connected constructed trailer,
- to keep their yard and lot in an attractive manner and in such a condit that it shall not detract from the property value of the addition and ti sole judge as to whether or not it is being so kept shall remain in the Architectural Control Committee, members of which are provided hereafte dwellings erected on the No trailer, boat, on these camping equipment, 111 lots and the residents shall make every effort дür manner disabled motor vehicle or whatsoever in front of and in such a condition the house or otherwise hereafter and the
- -,1 by the developer. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee the remaining members shall have full authority to designate a successor. Architectural Control Committee is composed of three members, the developer. A majority of the committee may designate a rejact for it. In the event of death or resignation of any member
- said nominations must be signed by at least ten percent of the fee title owners, each lot having one vote, nominations will be closed after thirty days notice has been served upon the Architectural Control Committee. The election will then be held at the time and place selected by the Architectural Control Committee, ballots shall be cast in writing and committee must be made in writing to a said nominations must be signed by at owners, each lot having one vote, nominations. majority of the Notice is served This aforementioned Architectural Control Committee may be elected by has been requested, said notice being signed by title owners of the lots in this subdivision. vote will be of the lot owners when the following steps have been served upon the Architectural Control Committee that Control Committee, be be cast for each lot subdivision. (2) Nominations for said to the Architectural Control Committee 7 at least ten percent of the fee title in the subdivision. fifty percent of t 2) Nomination been taken: the election the (1)
- (B) judgement on construction and maintenance of these drives shall be under the control of the Architectural Control Committee. All drives into these lots shall be hard surfaced and constructed in a manner befitting the other lots in the neighborhood. Said decision and
- approval will not be required and the been fully complied with The Architectural Control these convenants shall be to enjoin the plans and designated venants shall be in writing. In the event the committee, or its d representatives, fail to approve or disapprove within 30 days after specifications have been submitted to it, or in any event, if no suit the construction has been commenced prior to the completion thereof; Committee approval or disapproval as in writing. In the event the committ related covenants shall be deemed to have required in no suit
- sanitary No downspout shall sewer. Ç, connected đ or caused d discharge rainwater into

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219-51

OVENANTS

- No sign of any kind shall be displayed to the publexcept one professional sign of not more than one of not more than five square feet advertising the rent, or signs used by a builder to advertise the rent, or signs used by a build construction and sales period. one square foot, one sign the property for sale or the property during the public view on any lot
- 11. or minime or nor shall oil wells, tanks, tunner, permitted upon or in any lot. No derrick or other structure permitted upon or in any lot and lot actural gas shall be erected, maintained, No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lanor shall oil wells, tanks, tunnels, mineral excavations or shafts be of any kind shall be permitted upon or in any lo tanks, tunnels, mineral excavations or shafts be any lot. No derrick or other structure designed Lot,
- 12 No animals, livestock, or poultry of any kind shall be raised, be kept on any lot, except that dogs, cats or other household pets kept provided that they are not kept, bred or maintained for any commercial purpose. household pets may bred,
- سر ن containers. All incinerators or other equipment for the storage disposal of such material shall be kept in a clean and sanitary or garbage. ners. All in shall be used or maintained as a dumping ground for rubbish, or garbage. Other waste shall not be kept, except in sanitary ners. All incinerators or other equipment for the storage or condition
- ۳4 4. No fence, wall, hedge or shrub planting which obstructs elevations between two and six feet above roadways shall maintained at sufficient height to prevent obstruction of of a driveway or alley pavement. within such distances of such int extended. The same sight line limitations shall apply on any lot elevations between two and six feet permitted to remain on any corner l by the street property line, and a feet from the intersection of the feet from the intersection of a street property alley pavement. No tree shall be such intersection unless the foliage anting which obstructs sight line at et above roadways shall be placed or lot within the triangular area formed street lines, or in the case of permitted to remain line with the edge such sight line lot within ρι line
- 15. on rear lot lines shall be preserved and not obstructed in accordance with a general drainage plan on file with the authorities who have All swales, for drainage of lots, that are located on side lot lines on rear lot lines shall be preserved and not obstructed in accordance jurisdiction. and
- 16. Any field tile or underground drain which is encountered in cons of any improvement within this subdivision shall be perpetuated, owners of lots in this subdivision and their successors shall cothe Indiana Drainage Code of 1965, and all amendments thereto. encountered in construction shall comply with and all
- 17. shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has them recorded, agreeing to change +hom in the lots has parties and all covenants these covenants are recorded. After which time sa are to run with the land and shall be binding on all years from
- 8 Invalidation of any one shall in no wise affect any of of these covenants by se covenants by judgement or the other provisions which s which shall court order remain

- 9 restrictions shall be reserved unto the Johnson County Plan Commission, Johnson County, Indiana, as well as all other persons owning property within this subdivision. restrain violation or to recover damages without the necessity of proving actual damages and the right and authority to enforce these covenants and Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to
- ŏ and/or The above covenants above covenants are subject to all prevailing rules and regulations Johnson County Plan Commission, Johnson County, Indiana, its assigns successors. o f

day of November, VanHoy, Jr. for and for and in behalf of such own such owner-Meridia 1

drq IN WITNESS WHEREOF, this indenture siehl, Henry Scheid and William F. thip 7th day of Woveners, 1977. OUNTY OF TATE BIEHL 엵 INDIANA) JOHNSON) SS: HENRY SCHEID duly commissioned to take acknowledgements MILLIAM 1-21 1 VANHOY

, the undersigned, a notary public, duly com nd administer oaths in the State of Indiana, cheid and William F. VanHoy, Jr. personally he execution of the foregoing indenture, as their duly authorized acts, commission expires 6-17-1981 1977. , certify that Gene A. Biehl, Henry appeared before me and acknowledged this

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JOHNSON COUNTY PLAN COMMISSION

ssembly, or pprova arlin Mary authority provided by Chapter 174, Acts of 1947, enacted by the bly, State of Indiana, and all acts amendatory thereto, this plan Prince, the Johnson County Plan Commission at a meeting held Chairman Floyd Estes, Ø Secretary Oles on the plat was General 10 gaven

nder authority provided by Chapter 47, Acts of 1951, enacted by ssembly, and all acts amendatory thereto, and an ordinance by ounty Commissioners of Johnson County, State of Indiana, this pproval by the Board of County Commissioners at a meeting held NOVEMBER by the Board of County enacted by the General inance by the Board of held on the plat was: gayen Wen

7y, 01 pproved by edric Sturgeon edric Sturgeon , Struggeon the Johnson County Drainage Board this Meon William R. Drake William R. Drake 2 day of Tab Eugene L. Barger Eugene Barger Re 1977.

ntered for taxation this _day of Towarder, 1977.

Ind

recorded in plat book grant name M. Wood, Auditor, 1977 at 3:00 Johnson County,

ey (ott. Nougherd Son County, Indiana. Hougland Recorder

HIS INSTRUMENT PREPARED BY ROBERT M. MURRAY