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THE TRAW GROUP, INC., an Indiana Corporation and K. V. THOMPSON ASSOCIATES, INC., an Indiana Corporation, as Tenant in Common owner of the real estate shown and described in this plat (the "Real Estate") hereby certifies that it has laid off, plotted and subdivided, and does hereby lay off, plat and subdivide said Real Estate in accordance with this plat. This subdivision shall be known and designated as Fox Estate, Section 1, Plat 1, 4, inclusive, as submitted to Marion County, Indiana, containing 4 lots.

In order to provide adequate protection to all present and future owners of lots in this Subdivision, the following covenants and restrictions, are hereby imposed upon the Real Estate and shall run with the Real Estate.

1. DRAINAGE & UTILITY EASEMENTS. There are areas of ground on this plat marked "Utility Easements" and "Drainage Easements" (D & UE), either separately or in combination. The Utility Easements are hereby created and reserved for the use of all public utility companies (not including transportation companies), and governmental agencies for access to and installation, maintenance, repair or removal of poles, mains, ducts, drains, lines, wires, cables and other equipment and facilities for the furnishing of utility services, including cable television services.

The Drainage Easements are hereby created and reserved: (i) for the use of Developer during the development of the Subdivision for access to and for the installation, repair or removal of a drainage system, either by surface drainage or appropriate underground installations, for the Real Estate and adjoining property and (ii) for the Department of Public Works of the City of Indianapolis for access to maintenance, repair and replacement of such drainage system; provided, however, that the owner of any lot in this Subdivision subject to a Drainage Easement shall be required to keep the portion of said Drainage Easement on his lot free from obstructions so that the surface water drainage will be unimpeded.

The delineation of the Utility Easement and Drainage Easement areas on this plat shall not be deemed a limitation on the rights of any entity for whose use any such easement is created and reserved to go on any lot subject to such easement temporarily to the extent reasonably necessary for the exercise of the rights granted to it by this paragraph. No permanent structures or fences shall be erected or maintained upon said easements. The owners of lots in this Subdivision shall take and hold title to the lots subject to the Utility Easements and Drainage Easements herein created and reserved.

2. DRAINAGE PLAN. It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times within the provisions of the drainage plan as approved for this plat by the Department of Public Works of the City of Indianapolis and the requirements of all drainage permits for this plat issued by said Department.

It shall be the duty of every owner of every lot in the Development on which any part of an open storm drainage ditch or swale is situated to keep such portion thereof as may be situated upon his lot continuously unobstructed and in good repair.

3. DEDICATION OF STREETS. The rights-of-way of the streets as shown on this plat, if not heretofore dedicated to the public, are hereby dedicated to the public for use as a public right-of-way, subject however to a reservation of ingress-egress for the maintenance to medians if any, in any entranceways to the subdivision.

4. BUILDING LOCATION. Building set-back lines and set back lines (e) as depicted on and on the plat. No building or structure shall be erected or maintained between said set-back lines and the front or rear lot line (as the case may be) of said lot. In addition, no building or structure shall be erected or maintained closer to any side lot line of any lot than seven (7) feet, with each lot having an aggregate side yard requirement of nineteen (19) feet. Where two or more contiguous lots are used as a site for a single dwelling, this side yard restriction shall apply to the combined lots as if they were a single lot. Whenever a dimension is referred to or referenced in this plat it is strictly for convenience and information and no instance is to be or be construed as a plat covenant and/or restriction.

5. MINIMUM LIVING AREA. No residence constructed on a lot herein shall have less than twelve hundred (1200) square feet of finished and livable floor area in

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5. MINIMUM LIVING AREA. No residence constructed on a lot herein shall have less than twelve hundred (1200) square feet of finished and livable floor area in aggregate for a one story residence exclusive of open porches and garages. A minimum square foot of one thousand (1000) square feet for the ground level shall be required for a multi-floor residence so as to conform to the Dwelling District Ordinance of Marion County.

6. TWO CAR GARAGES. All residences are required to have a garage which will accommodate two (2) automobiles.

7. HARD SURFACE DRIVEWAY. Each driveway in this Subdivision shall be of concrete or asphalt material with no additional parking permitted on a lot other than the existing driveway. No driveways shall be installed so as to intersect Bayside Road and 75th Street.

8. TEMPORARY RESIDENCES PROHIBIT/LIMITATION ON VEHICLES. No trailer, shack, tent, boat, basement, garage or other outbuilding may be used at any time as a residence, temporary or permanent; nor may any structure of a temporary character be used as a residence, except that used by a builder during the construction of a residential building on the property, which temporary construction structure shall be promptly removed upon completion of construction of the building.

No inoperative or unlicensed vehicle shall be parked on or repaired on any lot or on the driveway thereof. No camper, trailer, mobile home, boat, truck or school bus may be parked in the Development unless such vehicle is kept in the garage, except for personal automobiles, vans, and pick-up trucks.

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Plat Covenants

9. RESIDENTIAL USE ONLY. All lots in this Subdivision shall be used solely for residential purposes except for residences used as model homes during the sale and development of this Subdivision. No business buildings shall be erected on said lots, and no business may be conducted on any part thereof, other than the same occupations permitted in the Dwelling Districts Zoning Ordinance of Marion County, Indiana. No residence shall be erected, altered, placed or permitted to remain on any lot herein, other than a detached single-family residence not to exceed two and one-half stories in height and permanently attached residential accessory buildings. Any attached garage, tool shed, storage building or any other attached building erected or used as an accessory to a residence shall be of a permanent type of construction and shall conform to the general architecture and appearance of such residence. Detached garages, tool sheds or storage buildings may not be erected on any lot.

10. LIMITATIONS RE TRASH. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Other waste must be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

11. ARCHITECTURAL DESIGN AND ENVIRONMENTAL CONTROL. No building, fence, walls, or other structure shall be erected, placed and altered on any building lot in this Subdivision until the building plans, specifications and plot plan showing the location of such structures have been approved as to the conformity and harmony of external design with existing structure herein and as to the building with respect to topography and finished ground elevations by an Architectural and Environmental Control Committee (Committee). The destruction of trees and vegetation and any other such matter as may affect the environment and ecology of this Subdivision shall be the proper concern of the Committee. The Committee will be composed of three (3) members, all appointed by the undersigned. 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 will have full authority to designate a successor. Neither the members of the Committee nor its designated representatives will be entitled to any compensation for services performed pursuant to the Covenant. The Committee will serve at the discretion of the undersigned. Within thirty (30) days following October 1, 1999, the Committee will notify all resident homeowners of a Committee meeting to be held within an additional thirty (30) days. At this meeting, resident homeowners will elect one new member to serve for a term of one (1) year, and one new member to serve for two (2) years. The remaining Committee member will serve for an additional one (1) year term and be elected out of the three (3) former members of the Committee, and will serve as President for his remaining year. The Committee will call a meeting with 30 day notification of resident property owners who will elect one (1) new committee member for a three (3) year term. The majority of the resident homeowners will elect the members of the Committee. The Committee will call yearly meetings thereafter for the election of a new member for his or her three (3) year term. The Committee's approval, or disapproval, as required in this covenant shall be in writing. In the event that said written approval is not received from the Committee within 14 days from the date of submission, it shall be deemed that the Committee had approved the presented plan.

This Committee shall require a dusk to dawn light plus a standardized mailbox for each residence with a further requirement to sod the front yard of each residence unless unanimously decided otherwise by this Committee.

This Architectural and Environmental Control Committee shall establish a design, material and paint specification for a mailbox which shall be standard for all mailboxes in this subdivision.

12. FENCE LIMITATION. No fence, wall, hedge or shrub planting which obstructs front lines at elevations between two (2) and six (6) feet above the street, shall be erected or permitted to remain on any corner lot within the triangular area formed by the street, property lines and a line connecting points twenty-five (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.

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11. FENCE LIMITATION. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (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 twenty-five (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 ten (10) feet from the intersection of a street line with the edge of a driveway pavement. No tree shall be permitted to remain within such instances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight line.

12. SIGN LIMITATIONS. No sign of any kind shall be displayed to the public view on any lot, except that one sign of not more than six (6) square feet may be displayed at any time for the purpose of advertising the property for sale or rent, except Developer and Builders may use larger signs but only during the sale and development of this subdivision.

13. PERMITTED ANIMALS AND BIRDS. 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 they are not kept, bred or maintained for any commercial purpose. Any animal or bird shall not be permitted to roam at large within the subdivision and shall be confined to the owners premises.

No animals or birds of any kind shall be permitted upon any lot in this subdivision which shall and may become a nuisance or annoyance to the neighborhood. No refuse shall be maintained on any lot. Garbage and trash shall be kept in approved containers which are not visible from the street, except on public holidays.

14. ENTRANCEWAYS AND LANDSCAPE MAINTENANCE OBLIGATION. The areas designated on the site plan as entranceways to the entire subdivision known as Fox Pointe as landscaped easements or landscape and utility easements shall be maintained as respects the maintenance obligation shall be the titleowner of the lot upon which same exists, or if there is no titleowner, then the property owners within all of the sections of the subdivision which are adjacent to the entranceway, which at least thirty percent (30%) of the lot shall be the titleowner of the lot, and in that event, the maintenance responsibility shall be that of the homeowners organization. Whoever is the titleowner of the lot shall have the right of contribution to the extent of cost expended from each lot owner on an equal proratable basis for all lots in all of the sections of this subdivision.

All lots in this subdivision shall also be proratably liable for the maintenance and repair of lights and light fixtures and the maintenance and repair of landscaping in the medians with the public right of

Each lot owner's obligation shall mature thirty (30) days after date of receipt of notice of his obligation and shall draw interest at twelve percent (12%) after the obligation matures with reasonable attorney fees if such services are required to secure payment.

16. LIMITATION ON TIME TO BUILD. Any party other than the Developer who secures title to a lot in this Subdivision agree to complete construction of any residence on or before one (1) year from the date such construction commences on said lot. Failure to honor this condition/restriction shall establish an Option to Purchase said lot and improvements thereon for cash at an appraised price as herein-after detailed exercisable by written notice from the Developer to the owners of said lot within sixty (60) days of the expiration of the aforesaid 1 year period.

The appraised price shall be agreed upon within ten (10) days of the lot owners receipt of the above written notice and if that is not possible the lot owner and the Developer agree to submit the question of appraised value to appraisement and be bound by same as follows:

- (a) Each party shall select an appraiser and the two appraisers shall select a third, and this third appraiser shall proceed to determine the value of the lot and improvements. Both parties agree to name their respective appraiser within fifteen (15) days of the date of the aforesaid written notice.
- (b) The appraisement shall be made within twenty-five (25) days of the date of the aforesaid written notice and the appraiser shall make his report in writing and furnish a copy thereof to each of the parties within five (5) days thereafter.
- (c) Each party shall pay one-half (1/2) of the cost of this appraiser and shall be conclusively bound by the appraisers' determination.

17. FUEL STORAGE TANKS LIMITATIONS. All fuel storage tanks on any lot must be buried below the ground.

18. ANTENNA LIMITATIONS/SATELLITE DISHES PROHIBITED. Exposed antennas shall require approval by the Architectural Control Committee. Height shall not exceed five (5) feet above roof peak. No visible satellite receiver dishes or apparatus shall be allowed on any lot.

19. ABOVE GROUND POOLS PROHIBITED. Only in-ground pools will be permitted.

20. DURATION OF COVENANTS. These covenants and restrictions shall run with the land and shall be binding upon all persons or entities from time to time having any right, title or interest in the Real Estate, or any part thereof, and on all persons or entities claiming under them, until 20 years after date of recording hereof, in the last 15 years thereof 70% of the lot owners may amend these covenants in whole or in part. After said 20 years said covenants and restrictions shall be automatically extended for successive periods of ten (10) years each, unless prior to the commencement of any such extension period, by a vote of a majority of the then owners of the lots in the Subdivision it is agreed that said covenants and restrictions shall terminate in whole or in part; provided, however, that no termination of said covenants and restrictions shall affect any easement hereby created and reserved unless all persons entitled to the beneficial use of such easement shall consent thereto. Any such amendment or termination shall be evidenced by a written instrument, signed and acknowledged by the lot owner or owners concurring therein, which instrument shall set forth facts sufficient to indicate compliance with this paragraph and shall be recorded in the office of the Recorder of Marion County, Indiana.

21. ENFORCEMENT. Violation or threatened violation of these covenants and restrictions shall be grounds for an action by Developer, any person or entity having any right, title or interest in the Real Estate (or any part thereof), or any person or entity having any right, title or interest in a lot in the Subdivision and all persons or entities claiming under them, against the person or entity violating or threatening to violate any such covenants or restrictions. Available relief in any such action shall include recovery of damages or other sums due for such violation, injunctive relief against any such violation or threatened violation, declaratory relief, and the recovery of costs and attorneys' fees incurred by any party successfully enforcing these covenants and restrictions; provided, however, that the

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21. ENFORCEMENT. Violation or threatened violation of these covenants and restrictions shall be grounds for an action by Developer, any person or entity having any right, title or interest in the Real Estate (or any part thereof), or any person or entity having any right, title or interest in a lot in the Subdivision and all persons or entities claiming under them, against the person or entity violating or threatening to violate any such covenants or restrictions. Available relief in any such action shall include recovery of damages or other sums due for such violation, injunctive relief against any such violation or threatened violation, declaratory relief, and the recovery of costs and attorneys' fees incurred by any party successfully enforcing these covenants and restrictions; provided, however, that the Developer shall not be liable for damages of any kind to any person for failing to enforce or carry out such covenants or restrictions.

22. SEVERABILITY. Every one of the Restrictions is hereby declared to be independent of, and severable from, the rest of the Restrictions and of and from every other one of the Restrictions, and of and from every combination of the Restrictions.

23. METROPOLITAN DEVELOPMENT COMMISSION. The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority, to enforce any covenants, commitments, restrictions or other limitations contained in this plat other than those covenants, commitments, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided further, that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the subdivision control ordinance, 58-AO-3, as amended, or any conditions attached to approval of this plat by the Plat Committee.

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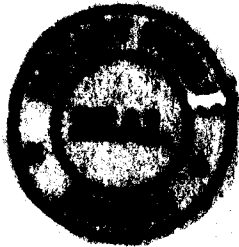
This Instrument By
Raymond Good
SCHNORR, GOOD &
144 N. Delaware
Indianapolis, IN 46204
(317) 636-1100
LS17/7/16/87 Rev

Witness my hand and Notarial Seal.

My Commission Expires:

APRIL 6, 1990

STATE OF INDIANA)
) SS:
COUNTY OF MARION)



Judy K. Seeley
Signature

JUDY K. SEELEY
Printed

County of Residence: MARION

Before me, a Notary Public in and for said County and State, this 4TH day of OCTOBER, 1989, personally appeared R. N. Thompson, President of R. THOMPSON & ASSOCIATES, INC., an Indiana corporation, a joint venturer of Camp Joint Venture, an Indiana joint venture, who acknowledged the execution of foregoing Plat Covenants for an on behalf of said joint venture and joint ventur for the use and purposes set forth therein.

Witness my hand and Notarial Seal.

My Commission Expires:

APRIL 6, 1990

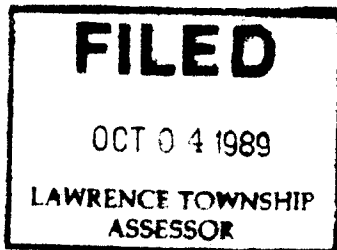


Judy K. Seeley
Signature

JUDY K. SEELEY
Printed

County of Residence: MARION

LA11/10/2//89



APPROVED THIS 4TH DAY OF Oct 1989
LAWRENCE TOWNSHIP ASSESSOR
S. Gardiner DRAFTSMAN

RECEIVED FOR TRANSFER
SECTION
001 000004908



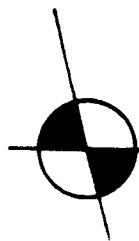
| |
|---|
| PLAT COMMITTEE METROPOLITAN DEVELOPMENT COMMISSION DIVISION OF DEVELOPMENT SERVICES MARION COUNTY, INDIANA <u>OCT 4 19 89</u> |
| PROPER PUBLIC NOTICE OF THE HEARING HAS BEEN PUBLISHED |
| CHAIRMAN <u>[Signature]</u> |
| MEMBER <u>[Signature]</u> |

890093566

VOID UNLESS RECORDED BEFORE 2-8-91

ent Prepared By:

O & OLVEY
are Street
Indiana 46204-2551
00
lev.



Evergreen

Planners, Inc.

234 SOUTH FRANKLIN RD., INDIANAPOLIS, INDIANA 4621
317/353-6161

RECEIVED FOR RECORD
89OCT-5 PM 1:01
MARION COUNTY RECORDER

890093506

IN WITNESS WHEREOF, the Assignor has caused these presents to be executed
4TH day of OCTOBER, 1989, as tenants in common.

R. N. THOMPSON & ASSOCIATES, INC.
an Indiana Corporation

THE INLAND GROUP, INC.,
an Indiana Corporation

By: R. N. Thompson Pres
R. N. Thompson, President

By: Hayes T. O'Brien
Hayes T. O'Brien, President

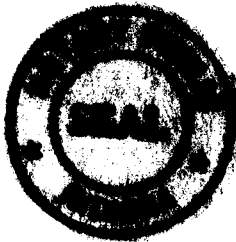
STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, this 4TH da
OCTOBER, 1989, personally appeared Hayes T. O'Brien, President of
INLAND GROUP, INC., an Indiana corporation, a joint venturer of Camp Elm J
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Plat Covenants for an on behalf of said joint venture and joint venturer, for the
and purposes set forth therein.

Witness my hand and Notarial Seal.

My Commission Expires:

APRIL 6, 1990



Judy K. Seeley
Signature

JUDY K. SEELEY
Printed

County of Residence: MARION

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

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Witness my hand and Notarial Seal.

My Commission Expires:



Judy K. Seeley
Signature