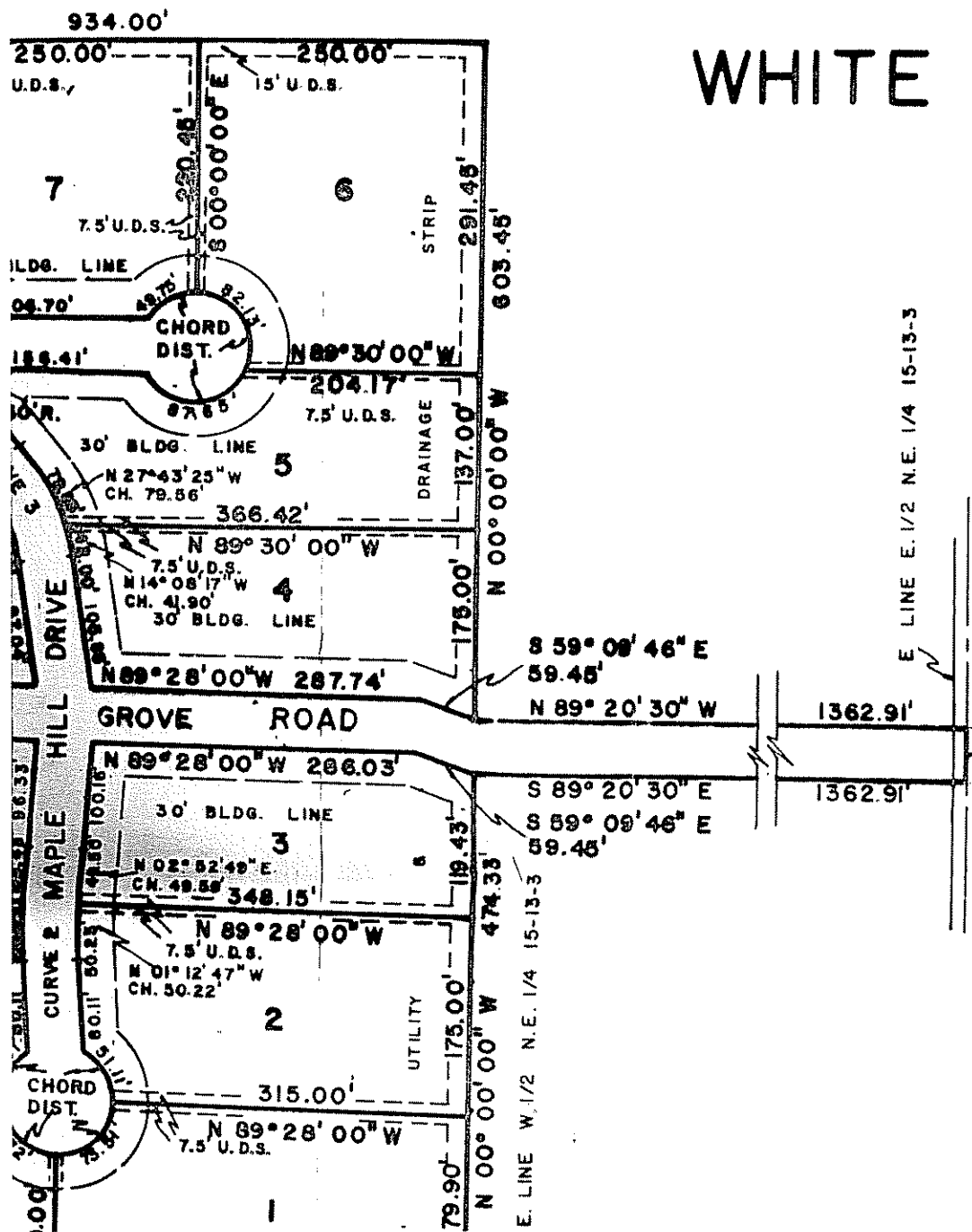


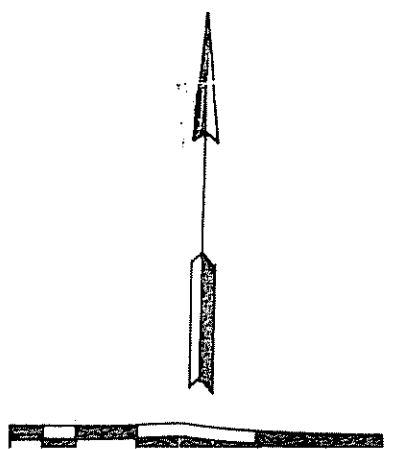
GOLDEN GROVE

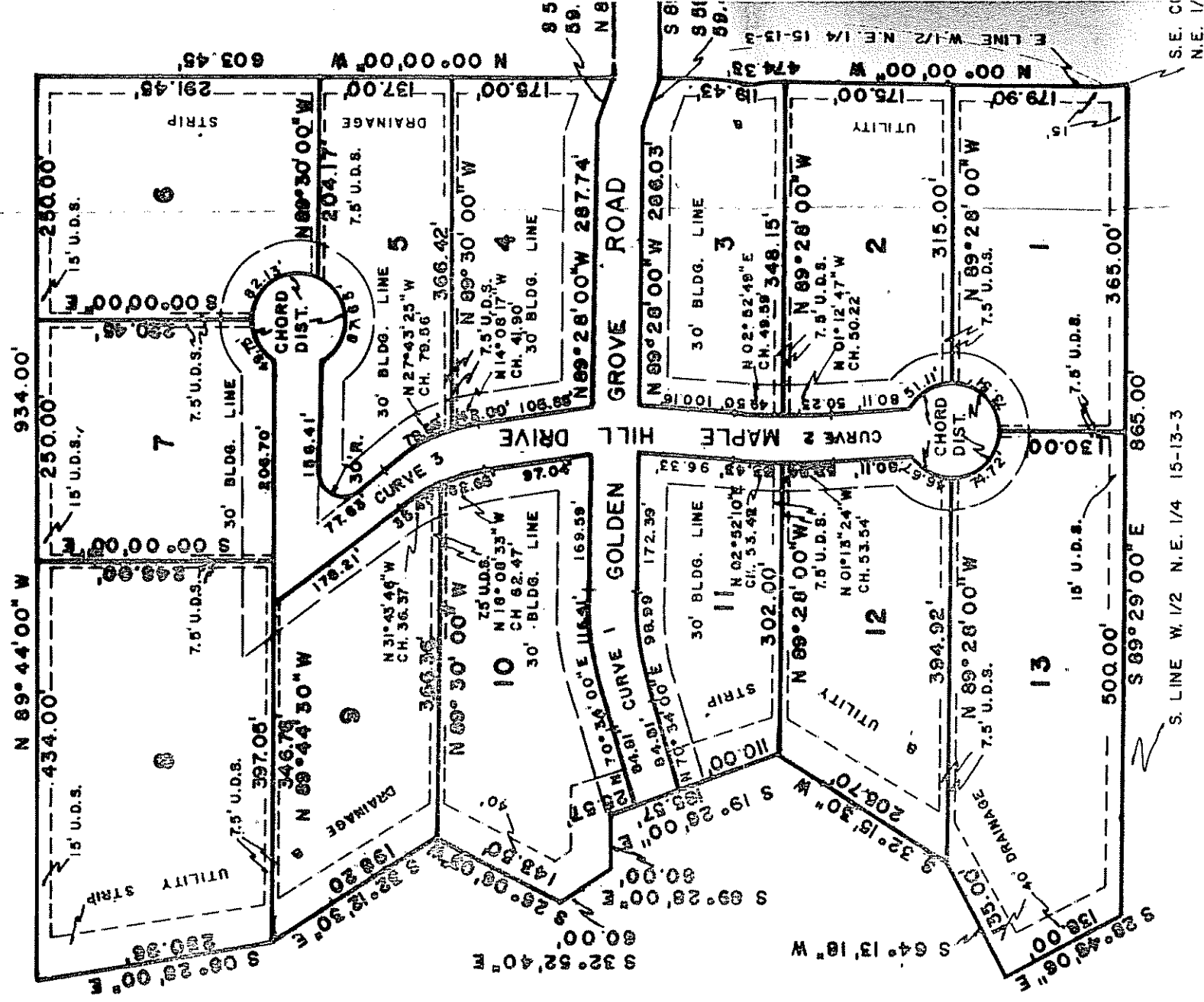
WHITE RIVER TOWNSHIP

JOHNSON COUNTY



CURVE		DATA			
NO.	LOCATION	DELTA	TANGENT	RADIUS	LENGTH
1	INSIDE	19°58'00"	50.00'	284.05'	98.99'
	OUTSIDE		58.80'	334.05'	116.41'
2	INSIDE	08°11'30"	50.00'	698.25'	99.83'
	OUTSIDE		53.58'	748.25'	106.98'
3	INSIDE	27°10'30"	50.00'	206.87'	98.12'
	OUTSIDE		62.08'	256.87'	121.83'





S. LINE W 1/2 N.E. 1/4 15-13-3

DESCRIPTION

PORT OF THE EAST HALF AND PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE 6
 BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS
 FEET TO THE EAST HALF OF THE SAID QUARTER SECTION; THENCE NORTH 02 DEGREES 52 MINUTES 17 SECONDS 30 FEET EAST 50.00 FEET ON
 NORTH 02 DEGREES 52 MINUTES 17 SECONDS 30 FEET ON AND ALONG THE SAID EAST LINE; THENCE NORTH 89 DEGREES 44' 00" EAST 45.00 FEET TO THE
 CENTER LINE; THENCE SOUTH 32 DEGREES 24 MINUTES 30 SECONDS EAST 100.00 FEET ON AND ALONG THE SAID CENTER LINE; THENCE SOUTH 89 DEGREES
 00' 00" ALONG THE SAID CENTER LINE; THENCE SOUTH 89 DEGREES 00' 00" ALONG THE SAID CENTER LINE; THENCE SOUTH 89 DEGREES 00' 00" ALONG
 THE SAID CENTER LINE; THENCE SOUTH 02 DEGREES 52 MINUTES 17 SECONDS 30 FEET ON AND ALONG THE SAID CENTER LINE; THENCE SOUTH 89 DEGREES
 00' 00" ALONG THE SAID CENTER LINE; THENCE SOUTH 89 DEGREES 00' 00" ALONG THE SAID CENTER LINE; THENCE SOUTH 89 DEGREES 00' 00" ALONG
 THE SAID CENTER LINE; THENCE SOUTH 89 DEGREES 00' 00" ALONG THE SAID CENTER LINE; THENCE SOUTH 89 DEGREES 00' 00" ALONG THE SAID CENTER LINE

I, ROBERT H. BYRNAY, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE
 STATE OF MISSOURI, AND THAT THE INSTRUMENTS SHOWN ACTUALLY EXIST AND THEIR LOCATION IS ACCURATELY SHOWN.

OVER — RESTRICTIONS

20. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE; OTHER WASTE SHALL NOT BE KEPT, EXCEPT IN SANITARY CONTAINERS. ALL INSTRUMENTS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

21. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE ROADWAYS SHALL BE PLACED OR MAINTAINED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINE, AND A LINE CONNECTING THOSE AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN THE CASE OF A ROSSSED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY PAVEMENT. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

22. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENT WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1908, AND ALL ORDINANCES THEREOF.

23. EACH PROPERTY OWNER SHALL MAINTAIN HIS PROPERTY AND YARD SO AS TO PRESERVE A REASONABLY NICE APPEARANCE, COMENSURATE WITH THE SURROUNDING NEIGHBORHOOD.

24. ALL DRIVEWAYS AND PARKING AREAS SHALL BE PAVED WITH AN ASPHALT OR CONCRETE SURFACE.

25. THESE COVENANTS 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 THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS 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 BEEN RECORDED, AGREEING TO CHANGE THEM IN WHOLE OR IN PART.

26. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

27. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES; REASONABLE ATTORNEY FEES AND LITIGATION EXPENSES OF THE PREVAILING PARTY OR PARTIES SHALL BE BORNE BY THE UNSUCCESSFUL LITIGANT OR LITIGANTS.

WITNESS OUR HANDS AND SEALS THIS 21 DAY OF July, 1971.

Charles R. Willsey
CHARLES R. WILSEY

Virginia R. Willsey
VIRGINIA R. WILSEY

Filmore W. Willsey
FILMORE W. WILSEY

Mary K. Willsey
MARY K. WILSEY

STATE OF INDIANA) 86
COUNTY OF JOHNSON)

BEFORE ME, THE UNDEERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHARLES R. WILSEY, VIRGINIA R. WILSEY, DONALD R. WILSEY, VIRGINIA R. WILSEY, FILMORE W. WILSEY, AND MARY K. WILSEY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21st DAY OF October, 1971.

MY COMMISSION EXPIRES May 26, 1974

James O. Barnett
NOTARY PUBLIC

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY STATE OF INDIANA, AND ALL ACTS AMENDATORY THEREOF, AND AN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JOHNSON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF JOHNSON AS FOLLOWS:

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION AT A MEETING HELD July 16 1971.

Marlin Primm
MARLIN PRIMM, CHAIRMAN

James O. Barnett
JAMES O. BARNETT, SECRETARY

UNDER AUTHORITY PROVIDED BY CHAPTER 47, ACTS OF 1901, OF THE GENERAL ASSEMBLY, STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, INDIANA, AT A MEETING HELD ON THE 18th DAY OF October, 1971.

Eugene D. Berger
EUGENE BERGER

Norman McGillin
NORMAN MCGILLIN

Maurice Bogarty
MAURICE BOGARTY

ENTERED FOR TAXATION THIS 28th DAY OF October, 1971.

James M. Wood
JAMES M. WOOD, ASST. CLERK
JOHNSON COUNTY, INDIANA

NO. 013485

RECEIVED FOR RECORD THIS 28 DAY OF October, 1971, AT 1:30 P.M., AND RECORDED IN PLAT BOOK NO. 7

PAGE NO. 35

FEES 7.20
Mary Etta Hongland
MARY ETTA HONGLAND, RECORDER
JOHNSON COUNTY, INDIANA

B-412

GOLDEN G

THE UNDERSIGNED, CHARLES R. WILLEY AND CHARLIE B. WILLEY, DONALD R. WILLEY, DONALD R. WILLEY AND WENDONA R. WILLEY, FRANKIE B. WILLEY AND MARY E. WILLEY ARE OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY LAY OFF PLAT AND SUBMIT SAID REAL ESTATE FOR RECORD AS THE RECORDED PAGE, IN ACCORDANCE WITH THE PLAT AND CERTIFICATE.

THIS DIVISION SHALL BE ZONED AND DESIGNATED AS GOLDEN GROVE, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA. THIS DIVISION SHALL BE PUBLIC USE.

THE LOTS CONTAINED IN THIS PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH RESTRICTIONS SHALL BE CONSIDERED AND ENFORCED AS DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHOEVER SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS, TO-WIT:

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES, NO BUILDING SHALL BE ERECTED, ALTERED OR PLACED OR REBUILT ON ANY LOT OTHER THAN THE SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO (2) STORIES IN HEIGHT AND AN APPROVED GARAGE FOR NOT MORE THAN THREE (3) CARS. DETACHED BUILDINGS OR DETACHED ACCESSORY BUILDINGS SHALL BEY BE PERMITTED ON ANY LOT.
2. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLAN AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO SUABILITY OF MATERIALS AND MATERIALS, NATURE OF EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATIONS. NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED UNLESS SPECIALLY APPROVED. APPROVAL SHALL BE AS PROVIDED IN PART 13.
3. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE FINISHED LIVING FLOOR AREA OF THE MAIN STRUCTURE EXCLUSIVE OF GARAGE PORCHES AND GARAGES, SHALL BE NOT LESS THAN 2,500 SQUARE FEET.
4. NO UTILITIES SHALL BE PERMITTED ON ANY LOT UNLESS IT HAS AT LEAST 80 PERCENT COVERAGE OF BRICK OR STONE VENEER CONSTRUCTION AND MASONRY CHIMNEY.
5. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT.
6. NOT MORE THAN ONE (1) RESIDENTIAL STRUCTURE SHALL BE ERECTED OR PLACED ON ANY LOT SHOWN ON THIS PLAT.
7. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT AND OVER THE REAR 15 FEET OF EACH LOT.
8. AT NO TIME SHALL ANY UNLICENSED, UNOPERATIVE AUTOMOBILE OR TRUCK BE PERMITTED ON ANY LOT.
9. NO BOAT, TRAILER, OR MOBILE LIVING FACILITY SHALL BE PARKED OR STORED ON ANY LOT EXCEPT BEHIND THE BUILDING SETBACK LINE.
10. NO BURNING OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORS. TRAILERS, BOATS, CAMPERS AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT, SIDE OR REAR YARD.
11. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BOAT, MESSHED, TENT, SHACK, BARABE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY. NOR SHALL A PARTIALLY COMPLETED DWELLING BE PERMITTED.
12. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF THREE (3) MEMBERS, CHARLES R. WILLEY, DONALD R. WILLEY AND FRANKIE B. WILLEY, APPOINTED BY THE BOARD. 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 SUCCESSION. WHETHER THE MEMBERS OF THE COMMITTEE, NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT. AT ANY TIME, EIGHTY PERCENT (80%) OF THE THEN REGISTERED OWNERS OF THE LOTS SHALL HAVE THE POWER THROUGH A DULY RECORDED WRITTEN INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO WITHDRAW FROM THE COMMITTEE OR RESERVE TO IT ANY OF ITS POWERS AND DUTIES.
13. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING. IN THE EVENT THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVE, FAILS TO APPROVE OR DISAPPROVE WITHIN THIRTY (30) DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT, IF NO SUIT TO ENFORCE THE CONSTRUCTION HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.
14. WITH WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE AND THE JOHNSON COUNTY PLAN BOARD, AND WHERE, IN THE OPINION OF SAID COMMITTEE, THE LOCATION WILL NOT DETRACT MATERIALLY FROM THE APPEARANCE AND VALUE OF OTHER PROPERTIES, A DWELLING MAY BE LOCATED NEARER TO A STREET THAN ABOVE PROVIDED, BUT NOT NEARER THAN 20 FEET TO ANY STREET LIGHT.
15. DISTURBANCES SHALL NOT BE PLACED IN, NOR BE PERMITTED TO REMAIN IN AREAS DESIGNATED AS DRAINAGE EASEMENTS. THESE AREAS SHALL BE PRESERVED AND MAINTAINED AS PERMANENT DRAINAGE EASEMENTS, AS SHOWN ON THE GENERAL DEVELOPMENT PLAN, OR FILE WITH THE JOHNSON COUNTY PLAN COMMISSION.
16. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS APPROVED BY JOHNSON COUNTY AND IS LOCATED, DESIGNED, AND CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS, STANDARDS AND REGULATIONS OF THE INDIANA STATE BOARD OF HEALTH.
17. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGN USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
18. NO OIL DRILLING, OIL DEVELOPMENT OPERATION, OIL REFINING, QUARRYING, OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY LOT. NO DISTRICT OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED UPON ANY LOT.
19. NO ANIMALS, LIVESTOCK, OR FOWLERY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT THAT BEEHIVES OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT BRED, KEPT OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

GOLDEN GROVE

White River Township

Johnson County

(Plat Book 7, Page 35 of the records of Recorder's Office, Johnson Co.)

Signature
7/2/2006
The undersigned, Charles R. Willsey and Bonnie B. Willsey, Donald R. Willsey, Filmore W. Willsey and Mary K. Willsey, the owners of the attached described real estate, hereby lay off and subdivide said real estate described on the preceding page, in accordance with the plat and

This subdivision shall be known and designated as Golden Grove, White River Township, Johnson County, Indiana.

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

The lots contained in this plat or any portion thereof shall be subject to the following restrictions which restrictions shall be considered and hereby are declared to be covenants running with the land, which said restrictive covenants are as follows: To-wit:

1. No lot shall be used except for residential purposes, no building shall be erected, altered or placed or permitted on any lot other than the single-family dwelling, not to exceed two (2) stories in height and an attached garage for not more than three (3) cars. Detached buildings or detached accessory buildings shall not be permitted on any lot.
2. No building shall be erected, placed or altered on any lot until the construction plan and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finished grade elevation. No fence or wall shall be erected, placed or altered unless similarly approved. Approval shall be as provided in Part 13.
3. No dwelling shall be permitted on any lot unless the finished living floor area of the main structure exclusive of one-story open porches and garages, shall be not less than 2,500 square feet.
4. No dwelling shall be permitted on any lot unless it has at least 50 percent coverage of brick or stone veneer construction and masonry chimney.
5. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat.
6. Not more than one (1) residential structure shall be erected or placed on any lot shown on this plat.
7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 15 feet on each lot.
8. At no time shall any unlicensed, unoperative automobile or truck be permitted on any lot.
9. No boat, trailer, or mobile living facility shall be parked or stored on any lot except behind the building setback line.

10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. Trailers, boats, campers and similar equipment shall not be kept or stored in the front, side or rear yard.
11. No structure of a temporary character, trailer, boat, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. Nor shall a partially completed dwelling be permitted.
12. The Architectural Control Committee is composed of three (3) members, Charles R. Willsey, Donald R. Willsey and Filmore W. Willsey, appointed 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. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, eighty percent (80%) of the then recorded owners of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the committee or restore to it any of its powers and duties.
13. The Architectural Control Committee approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representatives, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
14. With written approval of the Architectural Control Committee and the Johnson County Plan Board, and where, in the opinion of said committee, the location will not detract materially from the appearance and value of other properties, a dwelling may be located nearer to a street than above provided, but not nearer than 20 feet to any street line.
15. Obstructions shall not be placed in, nor be permitted to remain in areas designated as drainage easements. These areas shall be preserved and maintained as permanent drainage easements, as shown on the General Development Plan, on file with the Johnson County Plan Commission.
16. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is approved by Johnson County and is located, designed, and constructed in accordance with requirements, standards and recommendations of the Indiana State Board of Health.
17. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
18. No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
19. 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 that they are not bred, kept or maintained for any commercial purpose.

20. (Incomplete on copy)

21. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property line, and a line connecting them at points 25 feet from the intersection of the 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 on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

22. Any field tile or underground drain which is encountered in construction of any improvement within this subdivision shall be perpetuated, and all owners of lots in this subdivision and their successors shall comply with the Indiana Drainage Code of 1965, and all amendments thereto.

23. Each property owner shall maintain his property and yard so as to preserve a reasonably nice appearance, commensurate with the surrounding neighborhood.

24. All driveways and parking areas shall be paved with an asphalt or concrete surface.

25. These covenants 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 these covenants are recorded, after which time said covenants 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 been recorded, agreeing to change them in whole or in part.

26. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

27. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages; reasonable attorney fees and litigation expenses of the prevailing party or parties shall be born by the unsuccessful litigant or litigants.

Witness our hands and seals this _____ day of _____, 1971.

Charles R. Willsey

Donald R. Willsey

Filmore W. Willsey

Bonnie B. Willsey

Virginia R. Willsey

Mary K. Willsey

State of Indiana } SS:
County of Johnson }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles R. Willsey, Bonnie B. Willsey, Donald R. Willsey, Virginia R. Willsey, Filmore W. Willsey, and Mary K. Willsey and acknowledged the execution of the foregoing as their voluntary act and deed.

Witness by hand and seal this _____ day of _____, 1971.

Notary Public

(NOTE: the copy of plat in the Recorder's Office is signed.)

**GOLDEN GROVE
WHITE RIVER TOWNSHIP
JOHNSON COUNTY, INDIANA
Plat Book 7, Page 35
Covenants and Restrictions**

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

The lots contained in this plat or any portion thereof shall be subject to the following restrictions which restrictions shall be considered and hereby are declared to be covenants running with the land, which said restrictive covenants are as follows, to-wit:

1. No lot shall be used except for residential purposes, no building shall be erected, altered or place or permitted on any lot other than the single-family dwelling, not to exceed two (2) stories in height and an attached garage for not more than three (3) cars. Detached buildings or detached accessory buildings shall not be permitted on any lot.
2. No building shall be erected, placed or altered on any lot until the construction plan and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to the quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finished grade elevation. No fence or wall shall be erected, placed or altered unless similarly approved. Approval shall be as provided in Part 13.
3. No dwelling shall be permitted on any lot unless the finished living floor area of the main structure exclusive of one-story open porches and garages, shall be not less than 2,500 square feet.
4. No dwelling shall be permitted on any lot unless it has at least 50 percent coverage of brick or stone veneer construction and masonry chimney.
5. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum setback lines shown on the recorded plat.
6. No more than one (1) residential structure shall be erected or placed on any lot shown on this plat.
7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown the recorded plat and over the rear 15 feet of each lot.
8. At no time shall any unlicensed, unoperative automobile or truck be permitted on any lot.

9. No boat, trailer, or mobile living facility shall be parked or stored on any lot except behind the building setback line.
10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. Trailers, boats, campers and similar equipment shall not be kept or stored in the front, side or rear yard.
11. No structure of a temporary character, trailer, boat, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. Nor shall partially completed dwelling be permitted.
12. The Architectural Control Committee is composed of three (3) members, Charles R. Willsey, Donald R. Willsey, and Filmore W. Willsey, appointed 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. Neither the members of the Committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, eighty percent (80%) of the then recorded owners of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers and duties.
13. The Architectural Control Committee approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representatives, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
14. The written approval of the Architectural Control Committee and the Johnson County Plan Board, and where in the opinion of said Committee, the location will not detract materially from the appearance and value of other properties, a dwelling may be located nearer to a street than above provided, but not nearer than 20 feet to any street line.
15. Obstructions shall not be placed in, nor be permitted to remain in areas designated as drainage easements. These areas shall be preserved and maintained as permanent drainage easement, as shown on the General Development Plan, on file with the Johnson County Plan Commission.

16. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is approved by Johnson County and is located, designed, and constructed in accordance with requirements, standards and recommendations of the Indiana State Board of Health.
17. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
18. No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
19. 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 that they are not bred, kept or maintained for any commercial purpose.
20. No lot shall be used or maintained as dumping ground for rubbish, trash or garbage; other waste shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
21. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property line, and line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sight line limitation shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
22. Any field tile or underground drain which is encountered in construction of any improvement within this subdivision shall be perpetuated, and all owners of lots in this subdivision and their successors shall comply with the Indiana Drainage Code of 1965, and all amendments thereto.
23. Each property owner shall maintain his property and yards so as to preserve a reasonable nice appearance, commensurate with the surrounding neighborhood.
24. All driveways and parking areas shall be paved with an asphalt or concrete surface.

25. These covenants 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 these covenants are recorded, after which time said covenants 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 been recorded, agreeing to change them in whole or in part.
26. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
27. Enforcement shall be proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages; reasonable attorney fees and litigation expenses of the prevailing party or parties shall be born by the unsuccessful litigant or litigants.