

HOLLEY HILLS ELEVENTH SPECIES

The following is a list of the species of plants and animals which have been observed in the area of the project. The list is based on the field notes of the project leader and the observations of the other members of the project. The list is not intended to be a complete list of all species which may be found in the area, but it is intended to provide a general idea of the types of species which are present.

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THE UNDERSIGNED, YEAZER CONTRACTING CO., INC., BY ITS
DULY AUTHORIZED OFFICER, ROBERT K. YEAZER, PRESIDENT,
AND VIRGINIA M. YEAZER, ASSISTANT SECRETARY AND
TREASURER, OWNER OF THE REAL ESTATE DESCRIBED IN THE
PLAY OF HOLLY HILLS, ELEVENTH SECTION, UPON HEREST LAY
OFF, PLAY AND SUBMIT THE SAME IN ACCORDANCE WITH
THE PLAY AND DESCRIPTION. THE FOLLOWING RESTRICTIONS,
LIMITATIONS AND COVENANTS ARE HEREBY INCORPORATED FROM THE
SMALL RUN WITH THE LAND OBTAINED IN SUCH PLAY.

1. THE FOREK. THE PLAY SHALL BE KNOWN AND DESIGNATED AS HOLLY HILLS, ELEVENTH SECTION.
2. STREETS IF ANY HERETOFORE DESIGNATED, ARE HEREBY DESIGNATED TO THE PUBLIC.
3. ALL NUMBERED LOTS IN THIS ADDITION ARE RESERVED FOR RESIDENTIAL PURPOSES.
4. THERE ARE BUILDING LINES AS SHOWN ON THE PLAY AND NO STRUCTURE OR PART THEREOF SHALL BE ERRECTED OR MAINTAINED BETWEEN SUCH BUILDING LINES AND THE FOREKAY LINES OF ANY STREET.
5. NOT MORE THAN ONE BUILDING SHALL BE ERRECTED ON ANY LOT FOR RESIDENTIAL PURPOSES OR ANY LOT IN THIS ADDITION. NO FENCE, WALL, HEDGE OR OTHER OBSTACLE SHALL BE ERRECTED OR MAINTAINED BETWEEN ANY ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE TRIANGULAR AREA FORMED BY THE FOREKAY FOREKAY LINES AND A LINE CONNECTING SAID 25 FEET FROM THE INTERSECTION OF SAID STREET LINES. THE SAID STREET LINE INTERSECTION SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE CASE OF A BAYHOLE. NO TREES SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE OF SUCH INTERSECTIONS UNLESS THE FOREKAY LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT BRANCHING OF SUCH STREET LINES.
6. NO TAILOR, SHOE, AND, PART OF TEMPORARY BUILDING SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENCE ON ANY LOT IN THIS ADDITION, AND NO SHED, TOOL SHED, OR STORAGE STRUCTURE INCLUDING GARAGE OR WORK SHEDS TO A BUILDING IN THIS ADDITION, SHALL BE OF A PERMANENT TYPE, OR CONSTRUCTION AND SUBJECT TO THE GENERAL APPEARANCE AND APPEARANCE OF SUCH RESIDENCE.
7. THERE ARE STRIPS OF GRASS AS SHOWN ON THE PLAY KNOWN AS "ORANGE AND/OR UTILITY EASEMENTS" WHICH ARE RESERVED BY THE OWNER FOR THE USE OF THE MUNICIPALITY IN WHICH THIS ADDITION IS LOCATED, AND PUBLIC UTILITY CONDUITS, FOR THE INSTALLATION, MAINTENANCE, USE, REPAIR, AND REMOVAL OF WATER, WATER MAINS, GAS MAINS, UTILITY POLES, WIRES AND OTHER FACILITIES AND UTILITIES NECESSARY OR INCIDENT TO THE GENERAL WELFARE AND THE USE AND CONVENIENCE OF RESIDENTIAL PURPOSES, OF THE NATURE TO BE ERRECTED IN THIS ADDITION. NO ENCLOSURE OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT WITHIN SUCH DISTANCE FROM ANY UTILITY STRIP AS SET FORTH HEREIN AND SHOWN ON THIS ADDITION UNLESS THE TITLE TO THE LAND OBTAINED IN SUCH UTILITY STRIP IS SET TO THE MUNICIPALITY WHEREBY RESERVED.
8. NO RESIDENCE SHALL BE ERRECTED NEARER TO ANY SIDE PROPERTY LINE THAN THE MINIMUM REQUIRED BY THE MAJORITY COUNTY ZONING ORDINANCE. NO RESIDENCE SHALL BE ERRECTED ON ANY LOT WHICH HAS A FRONT YARD AREA OF MORE THAN 7200 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, OR 720 SQUARE FEET

SMALL RUN WITH THE LAND OBTAINED IN SUCH PLAY.

1. The corner lot shall be shown and designated as Holly Hills, Eleventh Section.

2. Streets if not herebefore designated, are hereby dedicated to the public.

3. All numbered lots in this addition are reserved for residential purposes.

4. There are building lines as shown on the plat and as stipulated on said township shall be observed and maintained between when building lines and the curbside lines of any street.

5. Not more than one building shall be erected or used for residential purposes on any lot in this addition. No fence, wall, hedge or other planting which obstructs view shall be elevated between 2 and 6 feet above the street shall be placed or permitted to remain within the sidewalk area formed by the street sidewalk lines and a line connecting said 25 feet from the intersection of said street lines. The same street line limitations shall apply to any lot within 10 feet from the intersection of a street line with the curb of a building. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to obstruct view of such street lines.

6. No trailer, wagon, auto, boat or temporary structure shall be used for temporary or permanent residence on any lot in this addition, and no garage, tool shed, or other factory storage building erected or used accessory to a residence in this addition, shall be of a permanent type of construction and conform to the general appearance and appearance of such residence.

7. There are strips of lands as shown on the plat marked "Easements and/or Utility Easements" which are reserved as easements for the use of the municipality in which this addition is located, and public utility companies, for the installation, maintenance, use, repair, and removal of sewers, water mains, gas mains, utility poles, wires and other facilities and utilities necessary or incidental to the common welfare and the use and enjoyment of residential purposes of the lands to be situated in this addition. No easement or other stipulation except those as aforesaid shall be created or maintained upon, over, under or across any land within this addition shall take title to the land contained in such utility striping subject to the municipal easements hereby reserved.

8. No residence shall be constructed nearer to any side property line than the minimum required by the Madison County Zoning Ordinance. No residence shall be erected on any lot within having a square plan area of more than 1200 square feet is the case of a one story structure, or 700 square feet is the case of a two story structure, provided that a dwelling shall have no less than a total of 1200 square feet floor area, exclusive of porch porches and carport, in all cases. The net total of 1200 square feet shall also apply to a two (2) story residence. Each residence shall have at least a single car, attached or integrally designed, garage.

