Bart 13

HUNTER'S CREEK SOUTH SECTION 2

SECONDARY PLAT

TRI IT OF THE ALL STATES SHA : 1 " CHERRY

DEED OF DEDICATION AND PROTENTIVE COVENANTS

SIDEWALKS; A SIDEWALK NO LESS THAN FOUR (4) FEET IN WIDTH, SHALL BE REQUIRED ACHOSS THAT PORTION OF A LOT WHICH IS CONSIDERED THE FRONTAGINSTALLATION AND MAINTENANCE OF SAID SIDEWALK SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

PHOSECUTE ANY PHOCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND EITHER PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAMFUL FOR ANY OTHER PERSON OWNING ANY REAL PROPERTY SITUATED IN THIS ADDITION TO IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL, VIOLATE OR ATTEMPT TO VIOLATE ANY OF THESE COVENANTS, PREVENT HIM OR HER OR THEM FROM DOING SO, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION. RESTRICTIONS, ENFORCEMENT:

OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAM, OF ANY STRUCTURE OR PART THEREOF ERECTED, OR MAINTAINED IN VIOLATION HEREOF, I OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS. ENFORCEMENT:

TERM: THE NITHIN COVENANTS, LIMITATIONS, AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING WIDER THEM. THESE COVENANTS SHALL BE IN FULL FORCE AND EFFECT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM RECORDING DATE, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY 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 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.

FOY 104 Boat 13

18" 11" 21 1 di Fal

PRESIDENT

HUNTER'S CREEK SOUTH SECTION

SECONDARY PLAT

DULY EN	FERED FOR TH	XATION
26 m	aruari	1 1087
valery	Pearce	Anditor

	Cut.	i.ck	N1	COVENANTS
 0.0	ACTION OF THE OW	AND	PROTECTIVE	COVE

THE UNDERSIGNED, GUADHANT DEVELOPMENT COMPANY, INC., BY JOHN T. SCHUTZ, PRESIDENT, AND G. WILLIAM WRIGHT, SECRETARY, BEING THE OWNERS OF THE THE UNDERSIGNED, GUADHANT DEVELOPMENT COMPANY, INC., BY JOHN T. SCHUTZ, PRESIDENT, AND G. WILLIAM WRIGHT, SECRETARY, BEING THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE AND INTO LOTS, PUBLIC WAYS AND EASEMENTS IN ACCORDANCE WITH THE WITHIN DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE AUTHOR SECTION 2", AN ADDITION IN HAMILTON COUNTY, CLAY TOWNSHIP, INDIANA. PLAT, THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "HUNTER'S CREEK JUTH SECTION 2". AN ADDITION IN HAMILTON COUNTY, CLAY TOWNSHIP, INDIANA.

DIRECTS: THE STREETS. TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE WITHIN PLAT ARE HERBBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESEING TO THE DEDICATORS. THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREON, WHENEVER DISCONTINUED BY LAW.

UILDING LOCATION: NO BUILDING OR STRUCTURE SHALL BE LOCATED ON ANYOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE CORNER LOTS, THAN THE MINIMUM BUILDING SETBACK LINES AS SHOWN ON THE THIN PLAT. BUILDING LOCATION:

CORNER LOTS) THAN THE MINIMUM BUILDING SCHOOL AS SHOWN ON THE WITHIN PLAMARKED D.U.SS.E. (DRAINAGE, UTILITY AND SCHER EASEMENT) WHICH ARE
ASCHENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAMARKED D.U.SS.E. (DRAINAGE, UTILITY AND SCHER EASEMENT) WHICH ARE
ASCHENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAMARKED D.U.SS.E. (DRAINAGE, UTILITY AND SCHER EASEMENT) WHICH ARE
ASCHENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE STRIPS, STAND COMPANIES, BUT NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE
ASCHENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCKINGS SHALL JAMUSED TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC DYLLTTES AND STRIPS SO RESERVED.
WALKWAYS. THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER SHALL TAKTHER TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC DYLLTTES AND STRIPS SO RESERVED. OWNERS OF SAID LOTS IN THIS ADDITION, HOWEVER SHALL TAKTHEIR TITLE SUBJECT TO THE RIGHTS UP THE PUBLIC STRIPS SO RESERVED.

LAND USE: ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS SIDENTIAL LOTS. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY IELLING.

NO HOTEL BUILDING, BOARDING HOUSE. MERCANTILE OR FACTOR BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERECTED OR ANY LOT WITHIN THIS ADDITION.

TEMPORARY STRUCTURES: NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, IN OR OTHER GUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSE ON ANY LOT IN THIS ADDITION.

FLOOR AREA: NO DNE-STORY DWELLING SHALL BE ERECTED ON ANY LOT IN THE ADDITION HAVING A MAIN FLOOR AREA OF LESS THAN 1300 SQUARE FEET AND NO RESIDENCE WITH MORE THAN ONE-STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 1000 SQUARE FEET EXCLUSIVE OF OPEN PORCHES AND GARAGES.

LAND USE: NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS AUDITION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED AS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN AUTH EXISTING STRUCTURES; COMPOSED OF THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION, BY A COMMITTEE ("ARCHITECTURAL CONTROL COMMITTEE") OF THE UNDERSIGNED DWNERS OF THE WITHIN DESCRIBED REAL ESTATE, OR BY THEIR DULY AUTHORIZED REPRESENTATIVE. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF SAID COMMITTEE, THE REMAINING MEMBER OR HEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH DESIGNATION OF TO DESIGNATE A REPRESENTATIVE WITH LIKE AUTHORITY; IF THE COMMITTEE FAILS TO ACT UPON ANY PLANS SUBMITTED TO IT FOR ITS APPROVAL WITHIN A PERIOD OF FIFTEEN (15) DAYS FROM THE SUBMISSION DATE OF THE SAME. THE OWNER MAY PROCEED THEN WITH THE BUILDING ACCORDING TO THE PLANS APPROVED. NEITHER THE COMMITTEE MEMBERS NOR THE DESIGNATED REPRESENTATIVES SHALL SE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

NUISANCES: 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.

STORM MATER DRAINAGE: IN THE EVENT STORM WATER DRAINAGE FROM ANY LOT OR LOTS FLOW ACROSS ANOTHER LOT, PROVISION SHALL BE MADE TO PERMIT SUCH DRAINAGE TO CONTINUE WITHOUT RESTRICTION OR REDUCTION (ARTIFICIAL AND/OR NATURAL) ACROSS THE DOWNSTREAM LOT AND INTO THE NATURAL DRAINAGE CHANNEL OR COURSE, EVEN THOUGH NO SPECIFIC DRAINAGE EASEMENT FOR SUCH FLOW OF WATER IS PROVIDED ON THE WITHIN PLAT.

FENCES: NO FENCE SHALL BE ERECTED ON OR ALONG ANY LOT LINE, NOR ON ANY LOT. THE PURPOSE OF WHICH WILL BE TO COSTRUCT REASONABLE VISION, LIGHT ON ALL PENCES SHALL BE ERECTED TO EXCHANGING THE PURPOSE OF WHICH WILL BE TO COSTRUCT REASONABLE VISION, LIGHT OR OBSTRUCTION TO ANY OTHER PROPERTY. NO FENCE SHALL BE ERECTED BETWEEN THE FRONT PROPERTY LINES AND THE BUILDING SETBACK LINE OTHER THAN A FENCE OF A DECORATIVE NATURE NOT EXCREDING THREE (3) FEET IN HEIGHT.

ANIMALS: NO ANIMALS LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT. EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOL' PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO ERECT AND MAINTAIN A "DUSK TILL DAWN" TYPE LIGHT IN FRONT OF THEIR RESPECTIVE FRONT YARDS.

PLAN COMMISSION: UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1881, P. L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAY WAS GIVE APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:

ADOPTED BY THE CARMEL PLAN COMMISSION AT A MEETING HELD ... FEBRUARY . 19 1886 CARMEL PLAN COMMISSION RICHARD ALBRIGHT

UNDER AUTHORITY PROVIDED BY TITLE 38, ACTS OF 1881, P. L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDA OR SUPPLEMENTARY THERETO, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COMMISSIONERS OF COUNTY OF HAMILTON AT A MEETING HELD

JANUARY 20. 1987 THE ROUGHERUST BOARD OF COMMISSIONERS OF COUNTY OF HAMILTON ATTEST: Pully J PEG L GOLDBERG. POLLY PEARCE, COUNTY AUDITOR JERE ROUDEBUSH

L' THIS INSTRUMENT PREPARED BY JOHN T. SCHUTZ, PRESIDENT, QUADRANT DEVELOPMENT COMPANY INC.

SHEET 2 OF 3

Book 13 Page 104

Opposed Bob & Lough RECEIVED

Jan 26 10 15 NH '87

HUNTER'S CREEK SOUTH SECTION

SECONDARY

DEED OF DEDIGATION AND PROTECTIVE COVENANTS

WITHIN DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS, PUBLIC WAYS AND EASEMENTS IN ACCORDANCE WITH THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "HUNTER'S CREEK SOUTH SECTION 2", AN ADDITION IN HAMILTON COUNTY, CLAY TOWNSHIP, IND THE UNDERSIGNED, QUADRANT DEVELOPMENT COMPANY, INC., BY JOHN T. SCHUTZ, PRESIDENT, AND C. WILLIAM WRIGHT, SECRETARY, BEING THE OWNERS OF TH HAMILTON CO. IN

DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREON, WHENEVER DISCONTINUED BY LAW. THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING. TREES AND SHRUBBERY THEREON, AS SHOWN ON THE WITHIN PLAT ARE HEREBY

BUILDING LOCATION: BUILDING LOCATION: , NO BUILDING OR STRUCTURE SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LI (CORNER LOTS) THAN THE MINIMUM BUILDING SETBACK LINES AS SHOWN ON THE WITHIN PLAT.

INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SEWERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS EXCEPT FOR FENCES, DRIVEWAYS AND WALKWAYS. THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN THIS ADDITION TO SAID EASEMENTS HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED. EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D.U.QS.E. (DRAINAGE, UTILITY AND SEWER EASEMENT) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, BUT NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF MAINS, DUCTS, POLES, LINES, WIRES, SEWERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND T

PERMITTED LAND USE: ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED, 유

MAINTAINED ON NO HOTEL BUILDING, BOARDING HOUSE, ANY LOT WITHIN THIS ADDITION. MERCANTILE OR FACTORY BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERECTE

TEMPORARY STRUCTURES: NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, BARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSE ON ANY LOT IN THIS ADDITION.

FLOOR AREA: | NO ONE-STORY DWELLING SHALL BE ERECTED ON ANY LOT IN THIS ADDITION HAVING A MAIN FLOOR AREA OF LESS THAN/1300 SQUARE FEET AND RESIDENCE WITH MORE THAN ONE-STORY SHALL HAVE A MAIN FLOOR AREA OF LESS THAN 1000 SQUARE FEET EXCLUSIVE OF OPEN PORCHES AND GARAGES.

COMPOSED OF THE UNDERSIGNED OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, OR BY THEIR DULY AUTHORIZED REPRESENTATIVE. IN THE EVENT OF THE DEA PLOT PLAN SHOWING THE LOCATION-OF SUCH-BUILDING-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 ELEVATION, BY A COMMITTEE ("ARCHITECTURAL CONTROL COMMITTEE") RESIGNATION OF ANY MEMBER OF SAID COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH DESIGN OR TO DESIGNATE A REPRESENTATIVE WITH LIKE AUTHORITY. IF THE COMMITTEE FAILS TO ACT UPON ANY PLANS SUBMITTED TO IT FOR ITS NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING PLOT IN THIS ADDITION UNTIL THE BUILDING PLANS, SPECIFICATIONS

DISYXVI. BUIL UNINXLAIM ATING. Belly Pearce Author Hamilton Co

4 Pc 2006 29 مانك - 4 مارك 8701794 RECEIVED FOR FILIPPO JAN 26 10 15 MM '87 SHARCE E CHERRY RECOPUER HAMILTON CO., IN CREEK SOUTH B13 Pgr. 103-105 SECONDARY
PART S.W.1/4 SEC.24-IBN-3E 12k-1 P. 9 Par Harry James WARRANTY DEED BOOK 341, PAGE 972-979 QUADRANT DEV. CO. INC., SUBMITTED DECEMBER 27, 1965 THIS INSTRUMENT PREPARED BY : EDWARD D. GIACOLETTI, SCHNDER ENGINEERING CORP. REG. LAND SURVEYOR - IND. #50840

Book 13 Page 104 REGITTED F07 3 1111

CREEK SOUTH SECTION HUNTER'S

SECONDARY PLAT

DULY ENTERED FOR TAXATION	
26 my January 108	7
Polly Pearce Auditor	
Vocas Oscarde Auditor	

18" |F 21 11 65 Hal

EED OF DEDICATION, AND PROTECTIVE COVENANTS

HAMILION CO. IN

HE UNDERSIGNED, QUADRANT DEVELOPMENT COMPANY, INC., BY JOHN T. SCHUTZ, PRESIDENT, AND C. WILLIAM WRIGHT, SECRETARY, BEING THE OWNERS OF THE UNDERSIGNED, QUADRANT DEVELOPMENT COMPANY, INC., BY JOHN T. SCHUTZ, PRESIDENT, AND C. WILLIAM WRIGHT, SECRETARY, BEING THE OWNERS OF THE UNDERSIGNED, QUADRANT DEVELOPMENT COMPANY, INC., BY JOHN T. SCHUTZ, PRESIDENT, AND C. WILLIAM WRIGHT, SECRETARY, BEING THE OWNERS OF THE UNDERSIGNED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE WATCH DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE WATCH DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE WATCH DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE WATCH DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE WATCH DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE WATCH DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE WATCH DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE WATCH DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE WATCH DESCRIBED REAL ESTATE, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE WATCH DESCRIBED REAL ESTATE.

THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE WITHIN PLAT ARE HEREBY TREETS: THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, THEES AND SHRUBBERY THEREON, AS SHOWN ON THE WITHIN PLAT ARE HEREBY EDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. RESETING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR EVERSIONS THEREON. WHENEVER DISCONTINUED BY LAW.

NO BUILDING OR STRUCTURE SHALL BE LOCATED ON ANY OT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE UILDING LOCATION: NO BUILDING OH STHUCTUME SHALL BE LOCATED ON ANTOT NEAHER PORNER LOTS) THAN THE MINIMUM BUILDING SETBACK LINES AS SHOWN ON THE (THIN PLAT.

CORNER LOTS) THAN THE MINIMUM BULLDING SETAKO SHOWN ON THE WITHIN PLAMARKED D.U. &S.E. (DRAINAGE, UTILITY AND SEWER EASEMENT) WHICH ARE
ASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAMARKED D.U. &S.E. (DRAINAGE, UTILITY AND SEWER EASEMENT) WHICH ARE
ASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAMARKED D.U. &S. SERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE
ESSENCED FOR THE USE OF PUBLIC UTILITY COMPANIES, WIRES, SERS AND DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE
ESSENCED RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL JAMINETED THE SUBJECT TO THE RIGHTS OF THE FUEL OF THE PUBLIC UTILITIES AND STRIPS
WALKMAYS. THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER SHALL TAKTHEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND STRIPS.

WALKMAYS. THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER SHALL TAKTHEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND STRIPS.

WALKMAYS. THE OWNERS OF SUCH LOTS IN THIS ADDITION, HOWEVER SHALL TAKTHEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES. OWNERS OF SAID LOTS IN THIS ADDITION, HOWEVER SHALL TAKTHEIR TITLE SUBJECT TO THE HIGHES OF THE FORLIG STRIPS SO RESERVED.

LAND USE: ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS SIDENTIAL LOTS. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY WELLING.

NO HOTEL BUILDING, BOARDING HOUSE, MERCANTILE OR FACTOR BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERECTED OR MAINTAINED ON ANY LOT WITHIN THIS ADDITION.

TEMPORARY STRUCTURES: NO TRAILER, TENT, SHACK, BASEMENT, GARAGE, ARN OR OTHER OUTBUILDING OR TEMPORARY STRUCTURE SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSE ON ANY LOT IN THIS ADDITION.

NO ONE-STORY DWELLING SHALL BE ERECTED ON ANY LOT IN TIS ADDITION HAVING A MAIN FLOOR AREA OF LESS THAN 1300 SQUARE FEET AND NO RESIDENCE WITH MORE THAN ONE-STORY SHALL HAVE A MAIN FLOOR AREA OF ESS THAN 1000 SQUARE FEET EXCLUSIVE OF OPEN PORCHES AND GARAGES.

LAND USE: NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY UILDING PLOT IN THIS ADDITION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IS TO THE CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES HEREIN AND AS TO THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHIDIGROUND ELEVATION, BY A COMMITTEE ("ARCHITECTURAL CONTROL COMMITTEE") OMPOSED OF THE UNDERSIGNED OWNERS OF THE WITHIN DESCRIBED REAL ESTATE, OR BY THEIR DULY AUTHORIZED REPRESENTATIVE. IN THE EVENT OF THE DEATH OR LOCATION, OF ANY MEMBER OF SAID COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH DESIGN AND LOCATION, OR TO DESIGNATE A REPRESENTATIVE WITH LIKE AUTHORITY. IF THE COMMITTEE FAILS TO ACT UPON ANY PLANS SUBMITTED TO IT FOR ITS APPROVAL ALTHORITY TO THE PLANS AS APPROVED. NEITHER THE COMMITTEE MEMBERS NOR THE DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED SURSUANT TO THIS COVENANT.

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.

STORM WATER DRAINAGE: IN THE EVENT STORM WATER DRAINAGE FROM ANY LOT OR LOTS FLOW ACROSS ANOTHER LOT, PROVISION SHALL BE MADE TO PERMIT SUCH DRAINAGE TO CONTINUE WITHOUT RESTRICTION OR REDUCTION (ARTIFICIAL AND/OR NATURAL) ACROSS THE DOWNSTREAM LOT AND INTO THE NATURAL DRAINAGE CHANNEL OR COURSE, EVEN THOUGH NO SPECIFIC DRAINAGE EASEMENT FOR SUCH FLOW OF WATER IS PROVIDED ON THE WITHIN PLAT.

FENCES: NO FENCE SHALL BE ERECTED ON OR ALONG ANY LOT LINE, NOR ON ANY LOT, THE PURPOSE OF WHICH WILL BE TO OBSTRUCT REASONABLE VISION, LIGHT UN AIR, AND ALL TENUES SHALL BE ERECTED BETWEEN THE FRONT PROPERTY LINES AND THE BUILDING SETBACK LINE OTHER THAN A: FENCE OF A DECORATIVE NATURE NOT EXCEEDING THREE (3) FEET IN HEIGHT.

ANIMALS: NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOL PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO ERECT AND MAINTAIN A "DUSK TILL DAWN" TYPE LIGHT IN FRONT OF THEIR RESPECTIVE FRONT YARDS.

PLAN COMMISSION: UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P. L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT WAS GIVE APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:

ADOPTED BY THE CARMEL PLAN COMMISSION AT A MEETING HELD ... FEBRUARY 10 1986 CARMEL PLAN COMMISSION

Hosalind McCart
SECRETARY ROSALIND MCCART RICHARD ALBRIGHT

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P. L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDA
OR SUPPLEMENTARY THERETO, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COMMISSIONERS OF COUNTY OF HAMILTON AT A MEETING HELD
JANUARY 20, 1987....

JERE ROUDEBUSH

mallusk BOARD OF COMMISSIONERS OF COUNTY OF HAMILTON

PEG L. GOLDBERG.

.. ATTEST: Polly Page PHIL HENDERSON COUNTY AUDITOR POLLY PEARCE,

THIS INSTRUMENT PREPARED BY JOHN T. SCHUTZ, PRESIDENT, QUADRANT DEVELOPMENT COMPANY INC. 18 NO. 277

SHEET 2 OF 3

SIDEWALKS: A SIDEWALK NO LESS THAN FOUR (4) FEET IN WIDTH, SHALL BE REQUIRED A INSTALLATION AND MAINTENANCE OF SAID SIDEWALK SHALL BE THE RESPONSIBILITY OF THE I	
ENFORCEMENT: IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SH RESTRICTIONS, PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PE PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLAT	HALL VIOLATE OH ATTEMPT TO VIOLATED IN THIS ADDIT ERSON OWNING ANY REAL PROPERTY SITUATED IN THIS ADDIT TING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND- SUCH VIOLATION.
ENFORCEMENT: THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH	THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LA EREBY DEDICATED TO THE PUBLIC. AND RESERVED TO THE SE
OWNERS OF THE SEVERAL LOTS IN THIS SUBSTITUTIONS ARE TO RUN WITH THE LANTERM: THE WITHIN COVENANTS, LIMITATIONS, AND RESTRICTIONS ARE TO RUN WITH THE LANTERM: THE WITHIN COVENANTS, LIMITATIONS, AND RESTRICTIONS ARE TO RUN WITH THE LANTERM: THE WITHIN COVENANTS, LIMITATIONS, AND RESTRICTIONS ARE TO RUN WITH THE LANTERM:	ND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER) YEARS FROM RECORDING DATE, AT WHICH TIME SAID COVEN
TEAM: THE WITHIN COVENANTS, LIMITATION. THESE COVENANTS SHALL BE IN FULL FORCE AND EFFECT FOR A PERIOD OF TWENTY-FIVE (25) THESE COVENANTS SHALL BE IN FULL FORCE AND EFFECT FOR A PERIOD OF TEN (10) YEARS UNLESS BY SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY AGREED TO CHANGE THE COVENANTS IN WHOLE OR IN PART. INVALIDATION OF ANY OF THE COVENANT OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.	Y VOTE OF THE MAJORITY OF THE TRANSPORT IN NO WISE VENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE
	. 13th DAY OF
IN WITNESS WHEREOF, QUADRANT DEVELOPMENT COMPANY INC., HAVE HEREUNTO CAUSED ITS A	ND THEIR NAMES TO BE SUBSCRIBED THIS
JANUARY 1987	
BY: JOHN_T. SCHUTZ, PRESIDENT	
()) Illian the	
O. WILLIAM WRIGHT, SECRETARY	
SS:	·
Shirty AS HAME! TON)	
BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARE PRESIDENT AND G. WILLIAM WRIGHT, SECRETARY, AND ACKNOWLEDGED THE EXECUTION OF THE	D QUADRANT DEVELOPMENT COMPANY, INC., JOHN T. SCHUTZ
PRESIDENT AND G. WILLIAM WRIGHT, SECHETARY, AND ACKNOWLEDGED THE TRANSPORTED THE TRANSPORTED THE THERETO.	•
WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS	1987.
THERESA A. SAHM	U
MY COMMISSION EXPIRES May 24, 1988 COUNTY OF RESIDENCE Marion	
PLAN COMMISSION: UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P. L. 30 AND ALL ACTS AMENDATORY OR SUPPLEMENTARY THERETO, AND AN ORDINANCE ADOPTED BY TH WAS GIVEN APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:	JS ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IN THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THI
ADOPTED BY THE CARMEL PLAN COMMISSION AT A MEETING HELD FEBRUARY 18	
Goden Callinght Goden THE MCCA	art.
PRESIDENT RICHARD ALBRICHT SECRETARY ROSALIND McCA	
I, EDWARD D. GIACOLETTI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, L.	TOENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF
INDIANA: THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON December 27, EXIST AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND EXIST AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND EXIST AND THAT THE LOCATION SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THE REPRESENTANT OF THE PROPERTY.	1985; THAT ALL THE MONUMENTS SHOWN THEREON ACTUAL THAT ALL REQUIREMENTS SPECIFIED IN THE SUBDIVISION
EXIST AND THAT THE LOCATION, SIZE, TYPE AND MALERIAL ARE ACCORDINATED OF THE CITY OF CARMEL HAVE BEEN MENTION D. GIACO.	duly entered for taxation
EXIST AND THAT THE LOCATION, SIZE, TYPE AND MAILENAL ARE ACCORDINANCE OF THE CITY OF CARMEL HAVE BEENING GACONDERS OF THE CITY OF CARMEL HAVE BEENING GACONDERS OF THE COLOR O	26 day January
REG. LAND SURVEYOR - INDIANA #S0560 * \$0560	Och Page Andi

THIS INSTRUMENT PREPARED BY JOHN T. SCHUTZ, PRESIDENT, QUADRANT DEVELOPMENT COMPANY INC.

JOB NO. 277