

Jt.

LEGAL DESCRIPTION

Jerry Migoris, Hereby Certey That I am a land surveyor, registered in Compliance with the laws of the State of Indiana and I Hereby Purther Certey That I have surdinged the Following debogreed peal estate into blocks and lots as ghown on the Period Drain Plat. This Plat. Correctly Represents sub Survey of a part of the Southwest Quarter of Section 18 in Needham Innshe, Johnson County, Indiana, Being Nore Particularly Deborbed as Follows:

JEFFERSON PORTE
A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 NORTH, RANGE & EAST OF THE SECOND PRINCIPAL MERIDIAN, NEEDHAM
TOWNSHIP, JURHISON COUNTY, REMAINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE SOUTH 80 DESIRES 04 MANUTES 13 SECONDS WEST, ON AND ALONO THE SOUTH UNC OF SAID SOUTHEST QUARTER, 1502.56 FEET TO THE PORT OF BECOMMEN OF THIS DESCRIBED TRACE, THENCE CONTRIBUND SOUTH 80 DEGREES OF MINUTES 18 SECONDS WEST 602.4F FEET THENCE MORTH OD DEGREES OF MINUTES 18 SECONDS KAST 616.11 FEET, THENCE NORTH TO DEGREES OF MINUTES 13 SECONDS KAST 804.75 FEET, THENCE SOUTH DO DEGREES 30 MINUTES 08 SECONDS WEST 618.01 FEET TO THE PORT OF THE DEGREES AND MINUTES 13 SECONDS

SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS.

PROPOSED EAST JEFFERSON STREET

ECONOMO AT THE INTERSECTION OF EAST JEFTCHSON STREET AND MELFORD DRIVE, PRANCUL, INDIANA AND RUNNING EAST.

PRANT OF THE SQUITHEAST CLIARTER OF SECTION 13, TOMBORM 22 NORTH, RANGE & LAST, MOD A PART OF THE SQUITHEAST QUARTER OF
SECTION 13, TOMBORM 21 NORTH, RANGE & LAST, MODE PARTICULARLY DESCRIBED AS FOLIOUS TOMBORM 22 NORTH, RANGE & EAST, MODE PARTICULARLY DESCRIBED AS FOLIOUS TOMBORM 23 NORTH, RANGE & EAST, THEMSE MORTH OF
BECANNING AT THE SQUITHEAST CORNER OF THE SQUITHEAST GUARTIES OF SECTION 13, TOMBORM 12 NORTH, RANGE & EAST, THEMSE MORTH OF
BECANNING AT THE SQUITHEAST CORNER OF THE SQUITHEAST GUARTIES OF SECTION 13, TOMBORM 12 NORTH, RANGE & EAST, THEMSE MORTH OF
OF METORD DRIVE; TREMSE MORTH OD DEGREES OB MANIES SO SECONDS SEAT 37,098 FET LAST RICHT-OF-MAY LIKE
OF METORD DRIVE; TREMSE MORTH OD DEGREES OB MANIES SO SECONDS SEAT 37,098 FET LAST RICHT-OF-MAY LIKE
TO THE TIET HANNOR A RADIUS OF \$22,035 FEET AND A CHORD BEARDON MORTH OD DEGREES 68 MANIES 35 SECONDS CAST 77,45 FEET ON AND
ACKNOWN SAD CONCERN DRIVEN OF 79,75 FEET OA A POINT OF REVERSEE CONVAINT TO THE SOCIETY AND A CHORD SECONDS SEAT 57,05 FEET TO THE MORTH OF THE SOCIETY OF THE SECONDS OF THE SECONDS CAST 77,45 FEET ON A POINT OF CONVAINT TO THE SECONDS CONTROL SECONDS OF SECONDS SEAT 57,55 FEET AND A CHORD SECONDS SEAT 57,55 FEET AND

ALL MORALIBERTS SHOWN HEREON WILL EXIST, AND THAT THEIR LOCATION, SEE, TIPE AND MATERIAL ARE ACCURATELY SHOWN AND THAT THE COMPUTED BRORG OF CLOSING OF THE SUBOMASON GROWANCE. THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN PIGURES WITH THE PROVISIONS OF THE SUBOMASON GROWANCE. THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN PIGURES DENOTHING FEET AND DECIMAL PARTS THEREOF.

D. WIGGING NO. 18 880042 * E

Man Maz NGCINS RIO LAND SURVEYOR NO. SEPONZ

DECLARATION OF COVENANTS

JEFFERSON POINT

I, THE UNDERSIONED STOUT DEVELOPMENT CROUP INC. OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT.

This subdivision shall be known and desknated as Jefferson Point, an addition to the city of Franklin, county of Johnson, State of Indiana. All Streets, alleys, and public open bracks shown and not hereforore, dedicated are hereby dedicated to the Biable.

THE FORECOME COMPNANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLANING UNDER THEM UNTIL JANUARY 1, 2024, AT WHICH TIME SAID COMMANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERSONS OF TEN (10) YEARS UNLESS BY VOTE OF A MAJORITY OF THE OWNERS OF THE BUILDING SITES COVERED BY THESES COMPNANTS, IT IS ARRED TO CHANGE SUCH COMPANIES IN WHICE OR IN PART.

INVALIDATION OF ANY ONE OF THE FOREDOING COMEMANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER COVERANTS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN ORDER TO AFFORD ADEQUATE PROTECTION TO ALL PRESENT AND FUTURE OWNERS OF LOTS AND TRACTS IN THIS SUBDIVISION, THE UNDERSONED OWNERS HERBY ADDRY AND ESTABLISH THE FRALDINGS PROTECTIVE COMMANTS, EACH AND ALL OF THE RENETT OF EACH AND FERSIVE AND THE OF ANY LOT OF LOTS IN THE SUBDIVISION, BROWN ALL THE BANEL NOW AND HERBEATER, AND THEN GRANTERS, THEN HERS AND PERSONAL REPRESENTATIVES, AND WHERE APPLICABLE, THEN SUCCESSIONS AND ASSIGNESS.

1. EACH LOT SHALL BE DIVIDED INTO SEPARATELY DESIGNED TRACTS AND EACH TRACT SHALL BE CONVEYED AS A SEPARATELY DESIGNATED LEGALLY DESIGNED PRESENCE PETENCE SET FORTH. THE TRACTS SHALL BE DELINEATED AND DESCREED AS SUBJECT TO THE TENER, CONDITIONS AND PROVISIONS IN THESE CONVENIENCE SET FORTH. THE TRACTS SHALL BE DELINEATED AND DESCREED AS INCLUDINGS PART OF THE LOT OF WHICH IT IS A PART, DONE AT SUCH TIME AS THE DIRECTION AND CONFIDENCE AND DOLLARS PART OF THE PARTY WHALL TO THE LOTS PETIMETER.

DIRECTIONS AND COMPLETE ENGOGY TO SEARCH THE RECTAINMENT OF THE PARTY HELD THE CONTROL PERMITTED.

2. LOTS DESIGNATED IN THE PLAT ARE HEREBY RESERVED FOR ATTACHED SHALE—FAMILY RESORDITIAL USE AND WILL HAVE RECEIVED THEREON DIRECTIONS ON THE LOT, SUCH COMMON WALL OWNERSHOLD AND PARTY OF THE COMMON WALL COMPRISION OF THE PARTY OF THE COMMON HEAD USES SETTING USING THE LOTS AND CONNECTOR TWO OWNERSHOLD HAVE SHALE CONSTITUTE A COMMON WALL OR PARTY WALL, AND TO THE EXTENT MOST HOUSES UPON THE LOTS AND CONNECTS TWO OWNERSHOLD HAVE SHALE CONSTITUTE A COMMON WALL OR PARTY WALL, AND TO THE EXTENT MOST THE CONTROL HAVE OF LAW READ-ROOM COMMONIAL OR PARTY WALLS AND THE LOTS OF THE PARTY OWNERS OF THE PARTY COMMON WALL OR PARTY WALLS AND THE COMMON WALL OR PARTY WALL OR PARTY WALLS AND THE COMMON WALL OR PARTY WALL

3. THE SUBDIVISION WALL BETWEEN ANY TRACT DESCRIBED HEREN AND THE TRACT BAMEDIATELY ADJOINING IT SHALL BE A COMMON WALL OF PARTY WALL AND THE ADJOINING LANDOWNERS SHALL HAVE CROSS EASEMENTS IN THE WALL, AND THE WALL SHALL BE USED FOR THE JOINT PURPOSES OF THE BULBURG SEPARATED BY IT.

4. SHOULD THE COMMON WALL OR PARTY WALL, AT ANY TIME WHILE IN USE BY BOTH PARTIES AS AFORESAD, BE DAMAGED BY ANY CAUSE OTHER THAN THE ACT OR OMISSION OF STHER PARTY, THE WALL SHALL BE REPARED OR RESHALT AT THEIR VONTE DEPOSE, PROVIDED THAT ANY SAM RECEIVED BY RESTAUCK AGAINST SHOULH MARTY OR DESTRICTION SHALL BE PRETA PAPILED TO SIGHT REPART OR RESTORATION SHOULD THE COMMON WALL BE DAMAGED BY THE ACT OR CHESTAND ACT OR THERE PROPERTY, THE WALL SHALL BE REPARED OR WEBSILLY AT THE DEPOSES OF THE PARTY DEEDER PERSONSIBLE FOR THE ACT OR THE ACT OR OMISSION.

5. THIS COMMON WALL COMPANT AND THE COMPANT'S HEREN CONTAINED, SHALL RUN WITH BOTH PARCELS OF LAND UTILIZING THE COMMON WALL BUT SHALL NOT GETWART TO CONVEY TO ETHER PARTY THE FEE TO ANY PART OF THE LAND OWNED OR TO BE ACQUIRED BY THE OTHER PART, THE CREATION OF RIGHTS TO A COMMON WALL BUT SHAND THE OPEN THE SIZE OF PURPOSS THEREOF.

6. IN THE EVENT OR A DISPUTE OR CONTROVERSY AS TO ANY MATTER WITHIN OR ARBSING OUT OF THESE COVENANTS, SUCH DISPUTE OR CONTROVERSY SHALL BE SUBMITTED TO THE ARBITRATION OF THE BULDING COMMITTEE, AND THE ARBITRATION OF SUCH MATTERS SHALL BE AN EXPRESS COMMITTED REFORED TO ANY LEGAL OR EQUITABLE ACTION OF PRODECEDING OF ANY MATURE WHATSHEY AND THE EXPRESS COMMITTED REFORED TO ANY LEGAL OR EQUITABLE ACTION OF PRODECEDING OF ANY MATURE WHATSHEY.

EMPRESS CONTRION PRECEDENT TO ANY LEGAL OR EQUITABLE ACTION OR PROCEEDING OF ANY MATURE WASTESTATION OF SUCH MATTERS SHALL BE AN EMPRESS CONTRION PRECEDENT TO ANY LEGAL OR EQUITABLE ACTION OR PROCEEDING OF ANY MATURE WASTESTATION OF THE THREE AS SHOWN ON THE PLAY, WHICH ARE RESERVED FOR THE USE OF THE LOT OWNERS, PUBLIC UTLITY COMMENTON OF OWNERS, MATTERS AS SHOWN ON THE PLAY WHICH ARE RESERVED FOR THE USE OF THE LOT OWNERS, PUBLIC UTLITY COMPANIES AND CONTRIBUTED AND COUNTRIBUTED AND COUNTRIBU

8. NO BUILDING OR OTHER STRUCTURE SHALL BE E BULDING PLANS, SPECIORATIONS, PLOT PLANS, AND DESIGN AND COLOR SCHEMES WITH THE DISTING IS DEATH, DEADSLITT, RESIGNATION OF HAL. ANY REA SUCH DESIGN AND LOCATION, OF TO DESIGNATE, SURBITIED TO IT FOR ITS APPROVAL WITHIN A PER PROCEED THE WITH THE BULDING ACCORDING TO NOR THE DESIGNATION REPORTS SHALL BE COMMITTED. TO OWNERS OF THE LOTS, BY A MACK

9. FRONT BULDING LINES (B.L.) AND FRONT PROPE STRUCTURE, OTHER THAN DRIVES, SHALL BE ERSOT WITH THE ZONING ORDINANCES APPLICATION TO THE PLAN COMMISSION OR FRANKLIN BOARD OF ZONING

10. IF THE PARTIES HERETO, OR ANY OF THEM, OR COVENANTS, RESTRICTIONS, PROMISIONS, OR COUDIT STULITED IN THE SUBDIVISION TO PROSECUTE ANY ATTEMPTING TO MOLATE SUCH COVENANT, AND ETIT FOR SUCH VIOLATION.

THE STOCK WOLLINGS.

THE STREET, SHALL BE PLACED OR PERMITTED TO REPORT OF APPLY TO ANY LOT RIGHN TO (10) FOR PROMIT APPLY TO ANY LOT RIGHN TO (10) FOR PROMITTED TO REMAIN TO SHALL BE PLACED OR PERMITTED TO REMAIN TO SHALL BE PLACED OR THE SHALL BE SHALL BE PLACED OR THE SHALL BE SHAL

12. ALL RESIDENCE CONSTRUCTED WITHIN THE SUBB EITHER CONCRETE OR ASPHALT. ANY CHANGES AV APPROVAL

13. NO HOTEL BUILDING, BOARDING HOUSE, MERCAI ERECTED OR MAINTAINED ON ANY LOT IN THIS SUE 14. NO TRAILERS, SHACKS, OR OUTHOUSES OF ANY BUILDER DURING THE CONSTRUCTION OF THE PROP 15. NO FARM ANIMALS, FOWLS, OR DOMESTIC ANIM THIS SUBDIVISION.

18. NO NOXIDUS, UNLAWFUL, OR OTHERWISE OFFER BE DONE THEREON, WHICH MAY BE OR MAY BECOM

17. NO PRIVATE, OR SEM-PRIVATE WATER SUPPLY IS NOT IN COMPILANCE WITH REQULATIONS OR PRE HAWING JURISDICTION. NO SEPTIO TANK, ABSORPT CONSTRUCTED ON ANY LOTS HEREIN, EXCEPT AS A

18. THE REPAIR OR STURAGE OF INOPERATIVE MO' ANY LOT, UNLESS ENTIRELY WITHIN A GARAGE PER 19. NO BCHOOL, PRESCHOOL, DAY-CARE FACILITY, OPERATED UPON ANY LOT.

20. NO EXTERIOR LIGHTING SHALL BE DIRECTED OF MORE THAN NORMAL CONVENIENCE LIGHTING, UNLE

21. ALL LAUNDRY SHALL BE DRIED ON A SPECIAL PLACED AT THE REAR OF EACH LOT. CLOTHESLIN

22. NO SIGNS OF ANY NATURE, INCLUDING FOIL S RIGHT-OF-WAY OR ANY PART OF THE SUBDIVISIO AND ITS AGENTS IN THE DEVELOPMENT OF THE P

23, NO OUTSIDE TELEVISION ANTENNAS WILL BE P THE RESPECTIVE LOT INVOLVED. NO FREESTANDIN COMMITTEE. .

24. OWNERS SHALL NOT DUMP TRASH, WASTE, RE IN THE PROPERTIES. ALL TRASH, CARBAGE AND PROVIDE APPROVED RECEPTACLES FOR CARBAGE AM APPROVED CRILL OR FIRE RING. ALL OPEN F

25. IT SHALL BE THE RESPONSIBLY OF THE CAME PROMISIONS OF THE DRAWAGE PLANS AS APPRO-COUNTY DRAWAGE BOARD AND THE REQUIREMENT

28. DRAINAGE DITCHES ALONG DEDICATED ROADW DUG OUT, FILED IN, TILED OR OTHERWISE CHANGE PROPERTY ORDERES MUST HANTAM THESE DITCHE PARKING AREAS MUST BE CONTAINED ON THE PR WATER. DRIVENIAYS MAY BE CONSTRUCTED 0 APR HAVE BEEN PERMITTED BY THE BOARD OF PUISAC

27. ANY PROPERTY OWNER ALTERING, CHANGRIG, FOR SUCH ACTION AND WILL BE GIVEN TEN (10) TAKEN, THE BOARD OF PUBLIC WORKS AND RAPE ATECUTED PROPERTY OWNER FOR IMMEDIATE FAST

28. UNLESS A DELAY IS CAUSED BY STRIKES, W/ BURLT UPON ANY LOT SHALL BE COMPLETED WIT-TIME, THE BURDING COMMITTEE MAY RE-ENTER, I IMPROVEMENTS, AND AFTER PAYMENT OF LIENS / THE TIME OF SALE.

29. NO CAMPERS, MOTOR HOMES, TRUCKS OF BE 30. LOT OWNERS SHALL NOT PERMIT THE GROWTH CLEAR PROM UNISIOHILY GROWTH AT ALL TIMES. THE LOT OF SUICH GROWTH AT THE EXPENSE OF ESTATE FOR THE EXPENSE THEREOF.

31. ANY GAS OR OIL STORAGE TANKS USED IN C

32. WALK EASEMENTS (W.E.) ARE HEREBY ESTAB MAINTENANCE OF SIDEWALKS TO ALLOW PUBLIC I

33. IT IS EXPRESSLY UNDERSTOOD THAT THE BUTHESE COVENANTS, OR IN UNDERTAKEN ANY MALE OWNERS WHOSE FALLIRE TO COMPLY WITH THE FOOYENANTS OR THE UNDERTAKEN AND OF THE MUNICIPAL O

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JEFFERSON POINTE CITY OF FRANKLIN, INDIA

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ENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER

JTURE OWNERS OF LOTS AND TRACTS IN THIS SUBJUVISION, THE PROTECTIVE COVENANTS, EACH AND ALL OF THE SEMENT OF EACH AND THE SAME, NOW AND HEREAFTER, AND THEIR GRANTEES, THEIR HEIRS XESSORS AND ASSONESS.

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USE BY BOTH PARTIES AS AFORESAID, BE DAMAGED BY ANY CAUSE L BE REPARED OR REBULT AT THER JOINT EXPENSE, PROMIDED THAT IGN SHALL BE FIRST APPLIED TO SUCH REPART OR RESTORATION. ETHER PROPERTY, THE WALL SHALL BE REPARED OR RESULT! AT THE TO ROMISSION.

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WITHIN OR ARISING OUT OF THESE COVENANTS, SUCH DISPUTE OR SING COMMITTEE, AND THE ARBITRATION OF SUCH MATTERS SHALL BE AN IR PROCEEDING OF ANY MATURE WHATSOEVER.

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ORANING SENERS, OR UTILITY FABRICATION.

8. NO BUILDING OR OTHER STRUCTURE SMALL DE EBEDTET, PLACED (PRON. ALTERED, OR REPAINTED ON ANY LOT IN THIS SUPPLIES BUILDING PLACE, REPORTED AND ANY LOT IN THIS SUPPLIES BUILDING PLACE, REPORTED AND ANY LOT IN THIS SUPPLIES AND AS TO THE CONFORMENT AND HARMONY OF STRUCTURE SUPPLIES AND AS TO THE GUILDING WITH RESPECT TO TENDED SUPPLIES AND AS TO THE BUILDING WITH RESPECT TO TENDED AND THE SUPPLIES AND AS TO THE SUPPLIES AND AS TO ACT UPON ANY PLAN PROCEDURED, WITH THE BUILDING WITH THE BUILDING SUPPLIES AND THE SUPPLIES AND THE

10. IF THE PARTIES HETETO, OR ANY OF THE ALL OR THER HERS OR ASSONESS SHALL MOLATE OR ATTEMPT TO MOLATE ANY OF THEESE COMMANDS. RESTRICTIONS, PROVISIONS, OR THE CONDITIONS HEREB, IT SHALL BE LAWFUL FOR ANY OTHER FERROW OWNERS ANY PEAL PROPERTY ASSULTED IN THE SEROMETRY OF MAY FEAL PROPERTY ATTEMPTING TO MOLATE SUCH COMMANDS. AND ETHER TO PREVENT HIM OR THEM FROM DOME SO, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH MOLATION.

THE SHALL BE PLACED OR SHILL PLANTING WHICH DESTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ADDRESSING SHALL SE PLACED OR PERMITTED TO REJUMN ON ANY CONNER LOT WITHIN THE TRANSCLAR AREA FORMED BY THE STREET OF THE STREET OF A ROUNDED SHOULD AND ALMS CONNERCHING POINTS OF THE THIN THE TRANSCLAR AREA FORMED BY THE STREET OF THE STR

19. All residence constitucted within the subdivision shall have attached garages. All briveways shall be hard surfaced with Enter Commerce on Asphalt. Any Changes and Alterations of Structure or Deverants are subject to bulding commette Additional

13. NO HOTEL BUILDING, BOARDING HOUSE, NERCANTILE OR FACTORY BUILDING OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE DEED/IED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.

14. NO TRALERS, SPACKS, OR OUTHOUSES OF ANY KIND SHALL RE ERECTED OR SITUATED ON ANY LOT HEREIN, EXCEPT THAT FOR USE BY THE BUILDER DURING THE CONSTRUCTION OF THE PROPER STRUCTURE.

16. No farm animals, forms, or domestic animals for convercial purposes shall be kept or permitted on any lot or lots in This subdivision.

18. NO HOMOUS, UNLAWFUL, OR OTHERWISE OFFENSE ACTIVITY SHALL BE CARRIED OUT ON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREORI, WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR MUSANCE TO THE MERHBORHDOD.

17. NO PRIVATE, OR SCIB-PRIVATE WATER SUPPLY OR SEWACE DISPOSAL STITILL MAY BE LOCATED IPON.

19 NOT BY COMPLIANCE WITH REQUIATIONS OR PROCEDURES AS PROVIDED THE BOSAMA STATE BOARD OF HEALTH, OR CHIL. AUTHORITY

COMMITTED ON MAY LOTS HERBIN, EXCEPT AS APPROVED BY SAID HEALTH AUTHORITY.

18. THE REPAIR OR STORAGE OF INOPERATIVE MOTOR VEHICLES, OR MATERIAL ALTERATION OF MOTOR VEHICLES SHALL NOT BE PERMITTED ON ANY LOT, UNLESS ENTIRELY WITHIN A GARAGE PERMITTED TO BE CONSTRUCTED BY THESES COVENANTS.

18. NO SCHOOL, PRESCHOOL, DAY-CARE FACILITY, CHURCH OR SIMILAR INSTITUTION OF ANY KIND SHALL BE MAINTAINED, CONDUCTED OR OPERATED UPON ANY LOT.

20. NO EXTERIOR LIGHTING SHALL BE DIRECTED OUTSIDE THE BOUNDARIES OF ANY LOT, NOR SHALL ANY LIGHTING BE USED WHICH CONSTITUTES MORE THAN MORBIAL CONVIDENCE LIGHTING, UNLESS THE SAME IS APPROVED BY THE BUILDING COMMITTEE.

21. ALL LAUNDRY SHALL BE DRIED ON A SPEDAL DRYNO APPARATUS IN THE FORM OF A FOLDING RACK OR UMBRELLA WHICH SHALL BE PLACED AT THE REAR OF EACH LOT. CLOTHESINES SHALL NOT BE STRUNG OR HUNG BETWEEN TREES AND SHRUBBERY ON ANY LOT. 22, NO SIGHS OF ANY MATURE, INCLIDING FOR SALE OR FOR RENT SIGHS, OR OTHER ADMERTISCHENT, SHALL BE DEPLAYED ON ANY LOT, RIGHT-OF-MAY OR ANY PART OF THE SUBDIVISION, EXCEPT AS APPROVED BY THE BUILDING COMMUTEE, OR AS USED BY THE UNDERSIGNED, AND ITS AGENTS IN THE DEVELOPMENT OF THE PROPERTIES AND THE MAINTENANCE TREDEOF DURING SUCH DEVELOPMENT.

23. NO CUTSDE TELEVISION ANTENNAS WILL BE FERMITTED: ONLY SMALL SATERIAN BURNES SHALL BE AFFRED TO IMPROVEMENTS LOCATED ON COMMITTEE.
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COMMITTEE.

CAMBILIES SHALL NOT DUMP TRASH, MASTE, REFUSE OR OTHER ORACTIONABLE MATTER UPON ANY LOT, EASEMENT, OR COMMON AREA WIT IN THE PROPERTIES. ALL TRASH, OMBIAGE AND REFUSE STORED ON ANY LOT SHALL STORED IN COVERED RECEPTACLES. DOWNEDS MISS PROMOTE APPROVED RECEPTACLES FOR GAMERACE AND TRASH. THERE SHALL BE NO BERNING OF TRASH AND NO FIRES PARES, PROPERTY RECEIVED AND AN APPROVED ORBIT OF TRASH AND NO FIRES AND FRESS ARE PROHISTED UNLESS WRITTEN APPROVAL IS OSTANED FROM THE BURDING COMMET

. It shall be the responsibly of the owner of any lot or parcel of land within the plat to comply at all times with the dvisions of the dramage plans as approved for this plat by the plan commission of the city of Francian and the Johnson Inty dramage board and the redurbaents of all dramage permits for the plat issued those archives.

COURT INCURVES CHANGE AND IFE REALITEMENTS OF ALL DIVIDENCE FERRILS FOR THE FIALL ISSUED ITAME AGENTS.

2.5. DRAINAGE DITCHES ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF-WAY, OR ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED DAY OF THE FRANKLIN BOARD OF PUBLIC WORKS AND SAFETY.

2.5. DRAINAGE BUSINESS OF THE DRAINAGE WITHOUT THE WITHIN PROBASSION OF THE FRANKLIN BOARD OF PUBLIC WORKS AND SAFETY.

2.6. DRAINAGE BUSINES OF THE DITCHES AS SOURCE CRASSING OF OHER NON-BOOKING SERVICES. WILL NOT BE DAMAGED BY SUCH WATER FOR ROAD OF HERSE DITCHES ONLY WHEN APPROPRIATE SZED CALVERTS OR OTHER APPROVED STRUCTURES.

ANALY EVEN PERMITTED BY THE BOARD OF PUBLIC WORKS AND SAFETY.

ANTE BERT FEMILIEU D' I'ME BLAND UF PUBLIC WURGS AND SAFEIT.

27. ANY PROPERTY CYMER ALTERINA, CHANGAIG, DAMAGNIG, OF FALING TO MAINTAIN THESE DRAMAGE DITCHES WAL BE HELD RESPONSER.

FOR BLAN ACTION AND WAL BE GIVEN TEM (10) DAYS MOTICS BY CERTIFIED MAIL TO REPAIR SAND DAMAGE, ATTER WHICH MELL I'M CAUSE SAID REPAIRS TO BE MADE AND THE BILL FOR BAD REPAIRS WAL BE SENT TO APPENDED THE BILL FOR BAD REPAIRS WAL BE SENT TO THE PROPERTY.

28. UNLESS A DELAY IS CAUSED BY STRINGS, WAR, COURT INJUNCTION OR ACTS OF OOD, THE EXTENDED OF ANY DWILLIAM OF STRUCTURE BILLS THEORY MAY LOT SHALL BE COMPLETED WITHIN ONE (1) YARNEY FOR THE DATE OF COURT BETWEEN OF STRUCTURE THE DATE OF STRUCTURE WHITH THE MANUE COURT BY A FE-DATE WHICH MAY BE CHIEFE THE POSSESS OF THE BALL OF STRUCTURE WHITH THE THE OF SALE TO STRUCTURE WHITH THE THE OF SALE TO STRUCTURE WHITH THE THE OF SALE TO STRUCTURE WHITH THE THEORY OF THE SALE THE SALE THEORY OF THE SALE THE SALE THEORY OF THE SALE THEORY OF THE SALE THEORY OF THE SALE T

29. NO CAMPERS, MOTOR HOMES, TRUCKS OR BOATS MAY BE STORED ON ANY LOT IN OPEN PUBLIC WEW.

SO, LOT COMMENS SHALL NOT PERMIT THE GROWTH OF MEEDS AND VOLUNTARY THEES AND BUSINES, AND SHALL KEEP THER LOT REASONABLY CLEAR FROM UNSBRITCH GROWTH AT ALL TAKES, FALLIRE TO COMPAY SHALL WARRANT THE BUILDING COMMITTEE TO CIT WEEDS AND CLEAR FOR THE EVELDING COMMITTEE TO CIT WEEDS AND CLEAR ESTATE FOR THE EVELDING COMMITTEE THEREOF.

31. ANY GAS OR OIL STORAGE TANKS USED IN CONNECTION WITH A LOT SHALL BE EITHER BURIED, OR LOCATED IN A GARAGE OR HOUSE, IN SUCH A MANNER THAT THEY ARE COMPLETELY CONCEALED FROM PUBLIC VIEW.

32. WALK EASEMENTS (W.E.) ARE HEREBY ESTABLISHED AS SET FORTH ON THE RECORDED PLAT FOR THE PURPOSES OF CONSTRUCTION AND MAINTERNANCE OF SIDERMALS TO ALLOW PURILS PASSAGE THEREIN.

33. IT IS DOMESSLY IMPERISOND THAT THE BUILDING COMMITTEE MAY TAKE ASSESSMENTS TO COMER ANY COSTS MOURRED IN ENFORCING THESE COMMINIS OR IN UNDERTRAINED ANY MAINTENINGS. OTHER ACTIVITY WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS SUCH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER. THE RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER. THE RESPONSIBILITY OF A LOT OWNER BUT WHICH IS A RESPONSIBILITY OF A LOT OWNER. THE RESPONSIBILITY OF A LOT OWNER.

COMPANTS OR THE UNDOTFAMING OF THE MAINTSURVE DISTORT OF THE ACTIVITY.

ALL SHOW ONER OF A LOT BY ACCEPTANCE OF GEED THERETO, METHER OR NOT IT SHALL BE SO EXPRESSED IN SUCK DEED, IS DEEDED TO ALL SHOW ACCEPTANCE OF GEED THERETO, METHER OR NOT IT SHALL BE SO EXPRESSED IN SUCK DEED, IS DEEDED TO ALL SHAW AND ARREST DRY ASSESSMENTS OF THE MAINT OF THE OWNER OF THE THE MAINTS THE SO EXPRESSED IN SUCK DEED, IS DEEDED TO COMPANY AND ARREST DRY ASSESSMENT SHALL BE SO EXPRESSED IN SUCK DEED TO COMPANY AND ARREST DRY ASSESSMENT SHALL BE A CHARGE ON THE LAND AND ASSESSMENT SHALL BE A CHARGE ON THE LAND AND ARREST DRY ASSESSMENT SHALL BE A CHARGE ON THE LAND AND ARREST DRY ASSESSMENT SHALL ALSO BE SHALL BE AND ARREST DRY ASSESSMENT SHALL ALSO BE SHALL BE ADDITIONALLY ASSESSMENT SHALL

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IS. UPON THE TRANSFER OF CHAFTESHIP OF AN PLATTED LOTS. EXTERIOUS DOWNT, WILL CALLS: TO BE ADDOCUMENTO LINES OF						1
IS. UPON THE TRANSFER OF OWNERSHIP OF ALL PLATTED LOTS, JEFFERSON POINTE, WILL CAUSE TO BE INCORPORATED UNDER THE LAWS OF THE STATE OF BOUNDAY, A NOT-CHA-PROPT CORPORATION UNDER THE NAME "SEPTEMEND POINTE HOMEOWNERS ASSOCIATION, INC.", OR A PROPERTY OF THE PROPERTY AND MAINTENAMES OF ALL COMMON MEXICS A DESIGNATED ON THE DECORPORATION OF THE RECORD PROPERTY OF THE	REVISIONS					
THE FRIENDING WINDOWSMANT OF EACH OF THE FORGOON RESTRICTIONS OF RIGHT OF PHANCHION, TOOLHER MITH THE RIGHT TO CAUSE THE REMOVAL BY DUE PROCESS OF LAW OF STRUCTURES EXCENDED ON MAINTAINED IN WOLATION THEREOF, IS RESERVED TO THE BUILDING TOWNSTILE, AND THE OWNERS OF THE LOTS IN THE SUBDIVISION, THEN HERS AND PERSONAL REPRESENTINES, THERE BUILDING SISSINGED, WAS ARE ENTILLED TO SHOT RELIEF WITHOUT BEING REQUIRED TO SHOW MAY DAMAGE OF ANY KNOT ON THE BUILDING COMMITTEE. TO ANY OTHER OWNER OR OWNERS. THE BRIGHT OF DEPORCEMENT OF THE COVENANTS IS HEREBY ALSO GRANTED TO THE PLAN COMMISSION OF THE CITY OF RANKILL, ITS SUCCESSORS OR ASSONALES.	2					
37. THE FURCIONING RESTRICTIONS MAY BE AMENDED AT ANY TIME BY THE OWNERS OF AT LEAST TWO-THIRDS (2/3) OF THE LOTS SUBJECT TO SUBJECT TO STATE OF THE PROPERTY		min		<u> </u>		
MHOLE OR IN PART. 35. MYALIDATION OF ANY OF THESE COVENANTS AND RESTRICTIONS OR ANY PART THEREOF BY JUDGMENT OR COURT ORDER SHALL NOT AFFECT OR RENDER THE REMANDER OF SAID COVENANTS AND RESTRICTIONS INVALID OR INOPERATIVE.	William C	No.	10045 10047 10047	THE SURVEY OF TH	ìa	
NITHESS MY HAND AND SEAL THIS		A STITUTE	, , , , ,	ANTINE I	100]
ALBERT STOUT					Ĭ	
STATE OF INDIANA)		ž			1	
COUNTY OF JOHNSON)					;]
SUBSCRIBED AND SHORN TO BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THIS DAY OF JANUARY, YEAR OF 2000. JAMES GREGORY CANTINELL NOTARY PUBLIC SCRIPT COUNTY PUBLIC NOTARY	ECT N POINTE		TITLE	PLAT	1	
UNITED OFFICIAL STATE OF STATE OF	PROJEC		SHEET	FINAL		
MY COMMISSION EXPIRES FEBRUARY 12, 2000.	1	FRANKLIN,	is	臣	1	İ
CERTIFICATE OF APPROVAL	4	Œ		1	1	† I
AFTER HAMMS GIVEN PURILD NOTICE OF THE TIME, PLACE AND NATURE OF HEARING ON THE APPLICATION FOR PRIMARY APPROVAL OF THIS SUBDINASCH BY PUBLICATION IN THE DRITY JOSHNAL MORE THAN THE (10) DAYS DEFORE THE DATE SET FOR HEARING THEREON, UNDER AUTHORITY FROMED BY CHAPTER 158, ACTS 1695, ENAMED BY THE CHEMICAL SOCIETY AND AMERICATIVE TO BUSINESS. AND AMERICATIVE OF THE MEMBERS OF THE CITY OF FRANKIN PLAN COMMISSION MEETING HELD ON THE 8 DAY OF SEPTEMBER, 1998. CITY OF FRANKIN PLAN COMMISSION		CITY OF				
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PRESIDENT SECRETARY SECRETARY BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA THAT THE DEDICATIONS SHOWN		בַ	5			
ON THE PLAT ARE HEREBY APPROVED AND ACCEPTED THIS		5	18131	5		
NORMAN BLANKENSHIP, MAYOR FRANKLIN, INDIANA		PVE	in, Indiana 48	ocy fare		
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JAMET P. ALEXANDER, CLERK/TREASURER		Z	8	7		
ENTERED FOR TAXATION THIS DAY OF 2000,	İ	-		(116)		i
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JEAN HARMON, REDORDER JOHNSON COUNTY, INDIANA	-	SI	(EET			
COPY RECEIVED BY: MARIJA A. HASH, ASSESSOR JOHNSON COUNTY, NOUMA			2			
JOHNSON COUNTY, INDIANA	or		2			
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