

NO TRAILERS, SHACKS OR TENTS OF A PERMANENT OR TEMPORARY NATURE SHALL BE ERECTED OR SITUATED ON ANY LOT EXCEPT DURING THE PERIOD OF CONSTRUCTION OF A PROPER STRUCTURE AND FOR USE BY THE BUILDER FOR HIS NATERIALS AND TOOLS.

NO HOTEL, BOARDING HOUSE, DOUBLE HOUSE, MERCANTILE BUILDING, FACTORY BUILDING, OR BUILDINGS OF ANY KIND FOR COMMERCIAL USE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.

TO FARM ANIMALS, RIDING MORSES OF FOWL SHALL BE PERMITTED ON ANY LOT OR LOTS IN THIS SUBDIVISION AND NO PETS OR DOMESTIC ANIMALS FOR COMMERCIAL PURPOSES FOR THEREON. THE USE OF STREETS OR LANDS IN THIS SUBDIVISION FOR BRIDAL PATHS

TIMES TO THE AUTHORITA

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HEREIT TITLES SUBJECT TO THE RIGHTS OF SUCH FUBLIC UTILITIES AND TO THE RIGHTS
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OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION, FOR INGRESS IN, ALONG, ACROSS
AND THROUGH THE SEVERAL STRIPS SO RESERVED.

LOTS 1 THROUGH 40 IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN A ONE SINGLE FAMILY DWELLING, NOT TO EXCEED STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN THREE CARS, AND RESIDENTIAL ACCESSORY BUILDINGS. PLOCKS "A" AND "D" SHALL BE DESIGNATED AS A RECREATIONAL AREA AND SHALL BE UNDER THE CONTROL OF THE HEREINATTER DESIGNATED LEONA LAKE ASSOCIATION.

NO RESIDENCE SHALL BE ERECTED OR HAINTAINED ON ANY LOT OR LOTS IN THIS SUBDIVISION HAVING A GROUND FLOOR AREA, EXCLUSIVE OF OPEN PORCHES AND CARAGES, OF LESS THAN 1200 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, OR 900 SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE. THE EXTERIOR OF ALL OR 900 SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE. THE EXTERIOR OF DWELLINGS SHALL BE CONSTRUCTED OF STONE OR BRICK OR A COMBINATION WITH NEW WOOD OR ALUMINUM SIDING. SUCH NEW WOOD OR ALUMINUM OF A COMBINATION WITH NEW WOOD OR ALUMINUM SIDING.

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NO BUILDING, STRUCTURE OR APPURTENANCE THERESO, EXCEPT FRACES, SHALL BE LOCATED WITHIN 5 FEET OF ANY SIDE LOT LINE, EXCEPT WHERE BUILDINGS ARE BUILT UPON HORE THAN ONE SINGLE LOT, THEN THIS RESTRICTION SHALL APPLY TO THE SIDE LOT LINES OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS. NO RESIDENCE BUILDING SHALL BE ERECTED OR HAINTAINED NEARER THAN 15 FEET OR 15% OF THE LOT FRONTAGE, HEASURED AT THE BUILDING SETBACK LINE, WHICHEVER IS THE LESSER, TO ANY LOT OR PROPERTY LINE UPON WHICH IT IS SITUATED, INCLUDING ATTACHED GARAGES.

THE LOT LINES OF ALL LOTS HAVING FRONTAGE ON THE LAKE SHALL TERMINATE AT THE WATERS EDGE, AND SHALL AUTOMATICALLY EXTEND OR RECEDE WITH ANY CHANGE IN THE LAKE WATER ELEVATION.

BUILDING LINES AS SHOWN ON THIS PLAT IN FEET BACK FROM THE STREET PROPERTY LINE ARE HEREBY ESTABLISHED, BETWEEN WHICH LINE AND THE STREET PROPERTY LINE THERE SHALL BE ERECTED OR MAINTAINED NO STRUCTURE OF ANY KIND OR PART THEREOF.

PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM MAY BE LOCATED, CONSTRUCTED AND MAINTAINED TO SERVE ANY BUILDING LOT IN THIS SUBDIVISION, PROVIDED SAID SYSTEMS ARE APPROVED BY THE PROPER PUBLIC AND/OR CIVIL AUTHORITIES. SEPTIC TANKS SHALL BE A MINIMUM OF 1000 GAL. TANK CAPACITY AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO KEEP SAID TANK CLEAN AND IN A WORKABLE CONDITION. FINGER SYSTEMS ON LAKE FRONT LOTS SHALL BE PARALLEL WITH THE SHORE LINE AND SHALL BE A MINIMUM DISTANCE OF 40 FEET FROM EDGE OF LAKE.

UNDER AUTHORITY PROVIDED BY CHAPTER 174-ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, THIS PLAT WAS GIVEN APPROVAL BY THE MORGAN COUNTY PLAN CONNICSION.

APPROVED BY THE MORGAN COUNTY PLAN COMMISSION AT A MEETING HELD THIS 30 DAY OF OFER 1961.

PRESIDENT

PRESIDENT

PRESIDENT

PRESIDENT

THIS INSTRUMENT PREPAI

8-1075 FOR DR 378 p 318 Det 18

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AND CORRECT, REPRESENTING A SUBSTITUTE 14 NORTH, PANCE 2 EAST, WEST GUARTER OF SECTION 34, TOWNSHIP 14 NORTH, PANCE 2 EAST, MORGAN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID \$\frac{1}{2}\$ SECTION, DISTANT 908, 25 FEET EAST OF THE NORTHWEST CORNER THEREOF: RUNNING THENCE DUE EAST AND ALONG SAID NORTH LINE 1115 FEET: THENCE SOUTH 0°04° WEST EAST 596 FEET: THENCE DUE EAST 530 FEET: THENCE NORTH 0°04° WEST 396 FEET TO THE NORTH LINE OF SAID \$\frac{1}{2}\$ SECTION: THENCE DUE EAST AND ALONG SAID NORTH LINE 247.37 FEET: THENCE SOUTH 1°44° WEST AND ALONG SAID NORTH LINE 247.37 FEET: THENCE SOUTH 1°44° WEST 1555.51 FEET: THENCE MORTH 89°38° WEST 566.60 FEET: THENCE WERTH 15°26°08" WEST 1450.62 FEET: THENCE DUE WEST 620 FEET: THENCE DUE NORTH 175 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 29.62 ACRES HORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY.

ALL THE ABOVE GIVEN BEARINGS ARE BASED ON AN ASSUMED BEARING OF DUE EAST AND WEST FOR THE NORTH LINE OF SAID & SECTION.

This subdivision consists of 40 lots, numbered from 1 to 40, both inclusive, and Block $^{\prime\prime}A^{\prime\prime}$ and Block $^{\prime\prime}B^{\prime\prime}$, with streets as shown merson. The sive of the lots and widths of the streets are shown on this plat in figures denoting feet and decimal parts thereof.

WITNESS HY SIGNATURE AND SEAL THIS 12TH DAY OF OCTOBER 1961.

ROBERT SCHERSCHEL
REUIS CHERSCHEL
STATE OF INDIANA

WE, THE UNDERSIGNED, DIS J. SACHS AND MARY M. SACRES HUSBAND AND WIFE, WILLIAM WIENKE AND LEONA WIENKE, HUSBAND AND WIFE, OWNERS WIFE, WILLIAM WIENKE AND LEONA WIENKE, HEREBY CERTIFY THAT WE DO OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY CERTIFY THAT WE DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH HEREBY LAY OFF, PLAT AND SUBDIVISION SHALL BE KNOWN AS LEONA LAKE ESTATE THIS PLAT AND CERTIFICATE. THIS SUBDIVISION SHALL BE KNOWN AS LEONA LAKE ESTATE

No. 3907

THE STREETS, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND OF SUCH WIDTHS AS ALE SHOWN ON THIS PLAT, WHICH ARE HEREBY RESERVED FOR USE OF PUBLIC UTILITIES, FOR THE INSTALLATION AND MAIN-TENANCE OF POLES, MAINS, LINES, WIRES, DUCTS, DRAINS, AND SUBJECT AT ALL TIMES TO THE AUTHORITY OF THE PROPER CIVIL OFFICERS, AND TO THE EASEMENTS HEREIN RESERVED. NO PERHANENT OR OTHER STRUCTURE EXCEPT FENCES, SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS, BUT OWNERS OF LANDS HEREIN SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SUCH FUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS. IN THIS EUBDIVISION, FOR INCRESS IN, ALONG, ACROSS AND THROUGH THE SEVERAL STRIPS SO RESERVED.

LOTS 1 THROUGH 40 IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE FRECTED, ALTERED, PLACED OR PERHITTED TO REHAIN ON ANY LOT OTHER THAN A ONE SINGLE FAMILY DWELLING, NOT TO EXCEED 21 STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT HORE THAN THREE CARS, AND RESIDENTIAL ACCESSORY BUILDINGS. PLOCKS "A" AND "B" SHALL BE DESIGNATED AS A RECREATIONAL AREA AND SHALL BE UNDER THE CONTROL OF THE HEREINATTER DESIGNATED LEONA LAKE ASSOCIATION.

NO RESIDENCE SHALL BE ERECTED OR MAINTAINED ON ANY LOT OR LOTS IN THIS SUBDIVISION HAVING A GROUND FLOOR AREA, EXCLUSIVE OF OPEN PORCHES AND GARAGES, OF LESS THAN 1200 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, OR 900 SQUARE FEET IN THE CASE OF A HIGHER STRUCTURE. THE EXTERIOR OF ALL DWELLINGS SHALL BE CONSTRUCTED OF STONE OR BRICK OR A COMBINATION THEREOF, OR OF A COMBINATION WITH NEW WOOD OR ALUMINUM SIDING. SUCH NEW WOOD OR ALUMINUM SIDING SHALL NOT EXCEED 25% OF THE EXTERIOR.

HO FENCE SHALL BE FRECTED ON OR ALONG ANY LOT LINE NOR ON ANY LOT, THE PURPOSE OF WHICH WILL BE TO DESTRUCT VISION, LIGHT AND AIR, AND ALL FENCES SHALL BE KEPT IN GOOD REPAIR AND ERECTED REASONABLY SO AS TO ENCLOSE THE PROPERTY AND DECORATE THE SAME WITHOUT HINDERABCE 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 AND NOT EXCEEDING THREE FEET SIX INCHES IN HEIGHT.

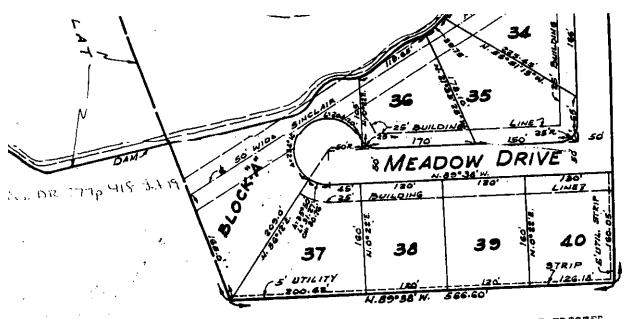
NO BUILDING, STRUCTURE OR APPURTENANCE THERESS, EXCEPT FENCES, SHALL BE LOCATED WITHIN 5 FEET OF ANY SIDE LOT LINE, EXCEPT WHERE BUILDINGS ARE BUILT UPON MORE THAN ONE SINGLE LOT, THEN THIS RESTRICTION SHALL APPLY TO THE SIDE LOT LINES OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS. NO RESIDENCE BUILDING SHALL BE ERECTED OR MAINTAINED NEARER THAN 15 FEET OR 15% OF THE LOT FRONTAGE, HEASURED AT THE BUILDING SETBACK LINE, WHICHEVER IS THE LESSER, TO ANY LOT OR PROPERTY LINE UPON WHICH IT IS SITUATED, INCLUDING ATTACHED GARAGES.

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TO FARM ANIMALS, RIDING HORSES OF FOWL SHALL BE FERMITTED ON ANY LOT OR LOTS IN THIS SUBDIVISION AND NO PETS OR DOMESTIC ANIMALS FOR COMMERCIAL PURPOSES REPT THEREON. THE USE OF STREETS OR LANDS IN THIS SUBDIVISION FOR BRIDAL PATHS

TO NOXICUS TRADE OR ACTIVITY SHALL BY CARRIED ON UPON ANY LOT IN THIS SUBDIVISION ARE HEREBY PROHIBITED. NOR SHALL ANYTHING BE DONE HERFIN WHICH MAY BECOME AN ANNOYANCE OR A NUISANCE TO THE NEITHBORHOOD AT LARGE.

NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SAID BUILDINGS HAVE BEEN APPROVED IN WRITING AS TO CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN THIS SUBDIVISION, AND AS ELEVATION OF THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND A REPRESENTATIVE DESIGNATED BY A MAJORITY OF THE MEMBERS OF SAID COMMITTEE, THE A REPRESENTATIVE DESIGNATED BY A MAJORITY OF THE MEMBER OF SAID COMMITTEE, THE IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF SAID COMMITTEE, THE REMAINING MEMBER SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH DESIGN OR LOCATION, OR TO DESIGNATE A REPRESENTATIVE WITH LIKE AUTHORITY. IF THE COMMITTEE SHALL FAIL TO ACT UPON ANY PLANS SUBMITTED TO IT FOR ITS APPROVAL COMMITTEE SHALL FAIL TO ACT UPON ANY PLANS SUBMITTED, WHICH PLANS, HOWEVEL WITHIN A PERIOD OF 15 DAYS FROM THE SUBMISSION OF SAME, THEN THE OWNER MAY PROCEED WITH THE BUILLING ACCORDING TO THE PLANS SUBMITTED, WHICH PLANS, HOWEVELD PROCEED WITH THE BUILLING ACCORDING TO THE PLANS SUBMITTED. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY BUILDING LOT IN THIS WITHIN A PERIOD OF 10 DAYS FROM THE SUBMISSION OF SAME, THEN THE OWNER MAY
PROCEED WITH THE BUILLING ACCORDING TO THE PLANS SUBMITTED, WHICH PLANS, HOWEVER,
SHALL NOT BE CONTRARY TO ANY OF THE PROVISIONS, COVENANTS, CONDITIONS OR RESTRICTIONS NAMED IN THIS INSTRUMENT AND THE FAILURE OF SUCH COMMITTEE TO ACT
STRICTIONS NAMED IN THIS INSTRUMENT AND THE PLANS SO SUBMITTED. WETCHER OTRICTIONS HARES IN THIS INSTRUMENT AND THE PAILURE OF SUCH CONFITTEE TO ACT
WITHIN 15 DAYS SHALL BE DEEMED AN APPROVAL OF THE PLANS SO SUBNITTED. NEITHER
THE MEMBERS OF SAID COMMITTEE, NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

A NOT FOR PROFIT CORPORATION, TO BE DESIGNATED AS "LEONA LAKE ASSOCIATION" SHALL BE ORGANIZED, AND SHALL BECOME THE MANAGEMENT AND MAINTENANCE ORGANIZATION FOR THE LAKE, RECREATIONAL AREAS, AND OTHER FACILITIES OF COMMUNITY INTEREST OR USE. CWNERS OF ALL LOTS IN THIS SUBDIVISION SHALL AGREE TO ABIDE BY THE RULES, REGU-LATIONS AND ASSESSMENTS OF SAID LAKE ASSOCIATION.

IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, RESTRICTIONS, PROVISIONS OR CONDITIONS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OWNING REAL ESTATE IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND TO PREVENT HIM OR THEM VIOLATING SO, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION.

THE FOREGOING RESTRICTIONS, COVENANTS AND PROVISIONS SHALL RUN WITH THE LAND AND SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 1, 1985, AT WHICH TIME SUCH COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS, THE WAY FOR BY YORK OF BUE MAJORITY OF THE MULTIPLE OF THE LAND AND THE MAJORITY OF THE MULTIPLE OF THE LAND AND THE MAJORITY OF THE MULTIPLE OF THE LAND AND THE MAJORITY OF THE MULTIPLE OF THE LAND AND THE MULTIPLE OF THE MULTIPLE OF THE MULTIPLE OF THE LAND AND THE MULTIPLE OF COVEHANTS SHALL BE AUTOMATICABLE EATENDED FOR SHALL BE AUTOMATICABLE EATENDED FOR THE LOTS IN THIS SUBDIVISION, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

INVALIDATION OF ANY OF THE FOREGOING COVENANTS, PROVISIONS, RESTRICTIONS OR CONDITIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER COVENANTS, PROVISIONS OR RESTRICTIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

OCTOBER 1961. WITNESS OUR SIGNATURES THIS 13TH BAY OF___

WILLIAM WIENKE Wiens una LEONA WIENKE