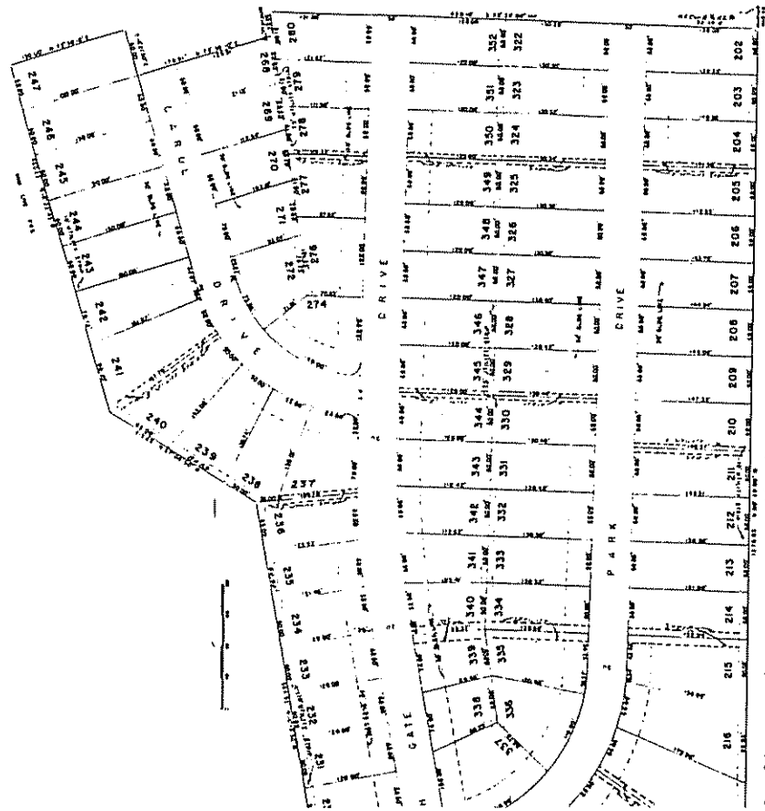
THIRD ADDITION TO NORTHERN PARK ADDITION

TO

GREENWOOD, INDIANA

B-186



(6-18-93) See Commitments Concerning
(6-18-93) For Amendment of Plat Recorded
For Ordinance see

THIRD ADDITION TO NORTHERN PARK ADDITION

TO

GREENWOOD, INDIANA

[illegible] INC., AN INDIANA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, INDIANA, TO WIT:

[illegible] NORTHWEST QUARTER OF SECTION [illegible], TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE [illegible] SAID QUARTER SECTION AT A POINT THAT IS [illegible] SOUTH OF THE SOUTHEAST CORNER OF [illegible]; THENCE [illegible] 0 DEGREES 20 MINUTES 00 SECONDS EAST 1276.09 FEET TO THE NORTH RIGHT OF WAY LINE OF ACADEMY STREET; THENCE NORTH [illegible] DEGREES [illegible] WEST [illegible] FEET ON AND ALONG SAID EAST RIGHT OF WAY; THENCE SOUTH [illegible] DEGREES 0 MINUTES 5[illegible] SECONDS [illegible] FEET; THENCE [illegible] NORTH 88 DEGREES 0[illegible] MINUTES 50 SECONDS WEST 211.40 FEET TO THE SAID EAST RIGHT OF WAY; THENCE NORTH 18 DEGREES [illegible] MINUTES 5[illegible] SECONDS [illegible] FEET; THENCE [illegible] FEET; THENCE [illegible] FEET; THENCE

SCRIBED REAL ESTATE IN JOHNSON COUNTY, INDIANA, TO-WIT:

FOLLOWS: BEGINNING ON THE EAST LINE OF THE SAID MILE, SOUTH AT A POINT THAT IS NE OF ACADEMY STREET; THENCE NORTH BY DEGREES MINUTES SECONDS WEST FEET; IN EAST RIGHT OF WAY; THENCE SOUTH DEGREES MINUTES SECONDS EAST FEET; T RIGHT OF WAY; THENCE NORTH DEGREES MINUTES SECONDS EAST ALONG SAID CE NORTH DEGREES MINUTES SECONDS EAST FEET; THENCE SOUTH DEGREES S WEST FEET TO THE SOUTHWEST CORNER OF LOT IN THE SECOND ADDITION TO ACRES MORE OR LESS SUBJECT TO ALL LEGAL RIGHTS OF WAY.

ADDITION TO NORTHERN PARK ADDITION". THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE NS:

DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED ONE AND ONE-HALF STORIES IN HEIGHT AND A

GARAGES, SHALL BE NOT LESS THAN 900 SQUARE FEET FOR A ONE STORY DWELLING NOR LESS THAN

BACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON AN 6 FEET TO AN INTERIOR LOT LINE, EXCEPT THAT NO SIDE YARD SHALL BE REQUIRED FOR A RIOR LOT NEARER THAN 25 FEET TO THE REAR LOT LINE. FOR THE PURPOSES OF THIS COVENANT, ANY PORTION OF A BUILDING TO ENCROACH UPON ANOTHER LOT.

L ANY DWELLING BE ERECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 6,000

TILITY STRIPS".

ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

OT, ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR

NY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED ON ANY LOT.

11. 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 KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

12. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE. SUCH MATTER OR MATERIALS SHALL BE KEPT ONLY IN SANITARY CONTAINERS, AND ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

13. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINE AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET PROPERTY LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY 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.

14. NO SCREEN PLANTING OR HEDGE MORE THAN 36 INCHES HIGH, NOR ANY FENCE, SHALL BE PERMITTED ON SIDE LOT LINES BETWEEN THE FRONT LOT LINE AND THE BUILDING SET-BACK LINE.

15. ALL SWALES, FOR DRAINAGE OF LOTS, THAT ARE LOCATED ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE PRESERVED AND NOT OBSTRUCTED IN ACCORDANCE WITH A GENERAL DRAINAGE PLAN ON FILE WITH THE TOWN OF GREENWOOD, INDIANA.

THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES, AND ON ALL PERSONS CLAIMING UNDER THEM, FOR A PERIOD OF 21 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SUCH 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 IN THE PLAT IS RECORDED, AGREEING TO THE ALTERATION OF SUCH COVENANTS IN WHOLE OR IN PART.

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.

THESE COVENANTS MAY BE ENFORCED BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO RECOVER DAMAGES, OR BOTH.

IN WITNESS WHEREOF, THIS INDENTURE HAS BEEN EXECUTED BY THE UNDERSIGNED OFFICERS OF YOUR HOMES, INCORPORATED, FOR AND IN BEHALF OF SUCH CORPORATION, THIS 28th DAY OF April, 1955.

YOUR HOMES, INCORPORATED, BY

Charles Frederick Smith

CHARLES FREDRICK SMITH, PRESIDENT

ATTEST:

William E. Hess

WILLIAM E. HESS, SECRETARY

CORPORATE SEAL

STATE OF INDIANA SS
COUNTY OF JOHNSON

I, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED TO TAKE ACKNOWLEDGEMENTS AND ADMINISTER OATHS IN THE STATE OF INDIANA, CERTIFY THAT CHARLES FREDRICK SMITH AND WILLIAM E. HESS, THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF YOUR HOMES, INCORPORATED, PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INDENTURE, FOR AND IN BEHALF OF SUCH CORPORATION, AS THEIR DULY AUTHORIZED ACTS, THIS 28th DAY OF April, 1955.

WITNESS MY HAND AND NOTARIAL SEAL.

Robert M. Murray

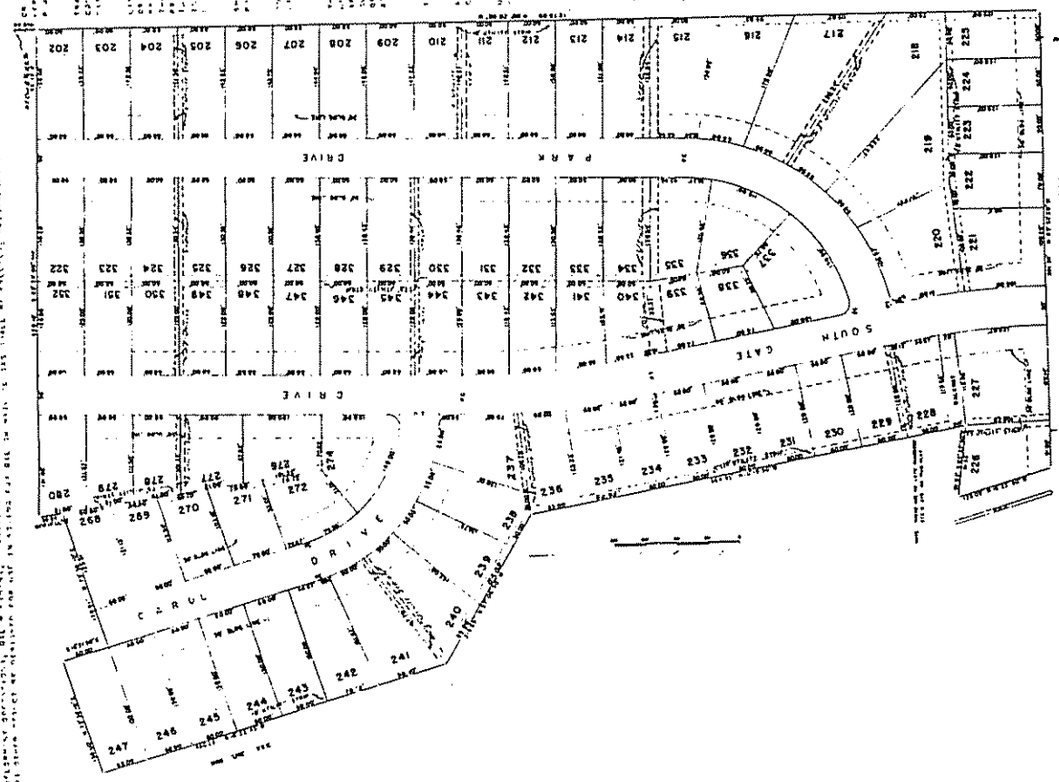
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIRD ADDITION TO NORTHERN PARK ADDI

TO

GREENWOOD, INDIANA



(10-18-93) For Commitments Concerning Use of Real Estate see Misc 65 - pg 918
(6-18-93) For Amendment of Plat Restrictions see Misc 65
For affidavit see Misc Rec. 27 Page 327 regp

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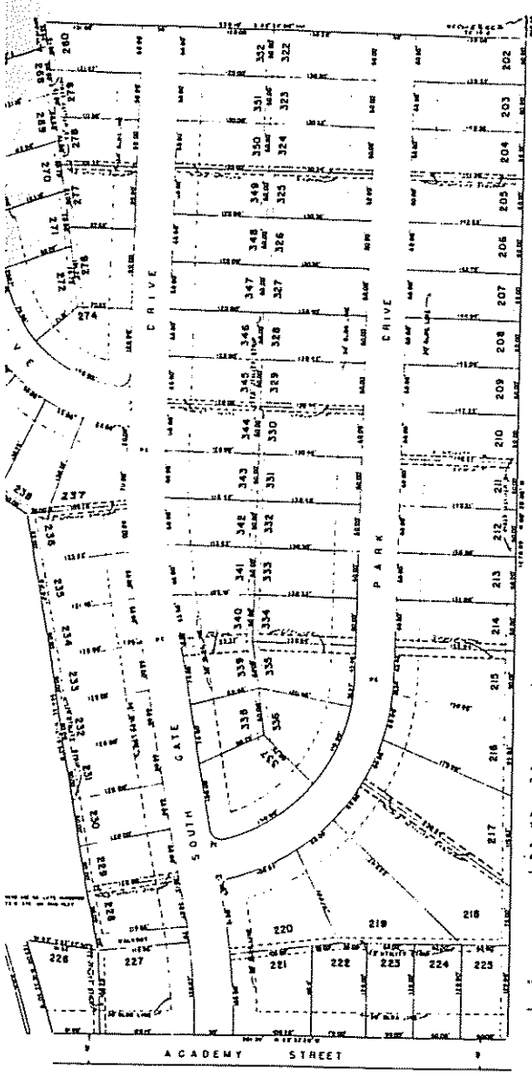

[redacted]

STATE OF INDIANA ss
COUNTY OF JOHNSON

I, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED TO TAKE ACKNOWLEDGMENTS AND ADMINISTER OATHS IN THE STATE OF INDIANA, CERTIFY THAT CHARLES FREDERICK SMITH AND WILLIAM E. HESS, THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF TOWN HOMES, INCORPORATED, PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INDENTURE, FOR AND IN BEHALF OF SUCH CORPORATION, AS THEIR DULY AUTHORIZED ACTS, THIS 29 DAY OF April, [illegible].

WITNESS MY HAND AND NOTARIAL SEAL.

Robert M. Murray

MY COMMISSION EXPIRES:
4-22-61

[redacted]

JAMES D. PRESSE
REGISTERED ENGINEER
FEBRUARY 14, [illegible]

[redacted]