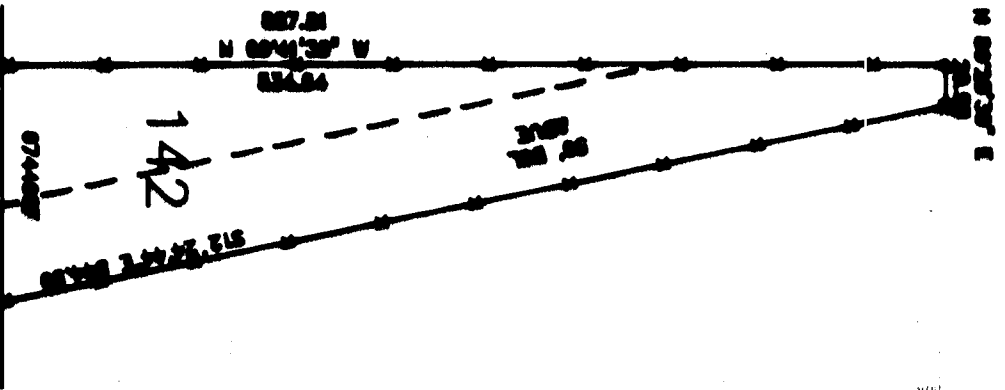
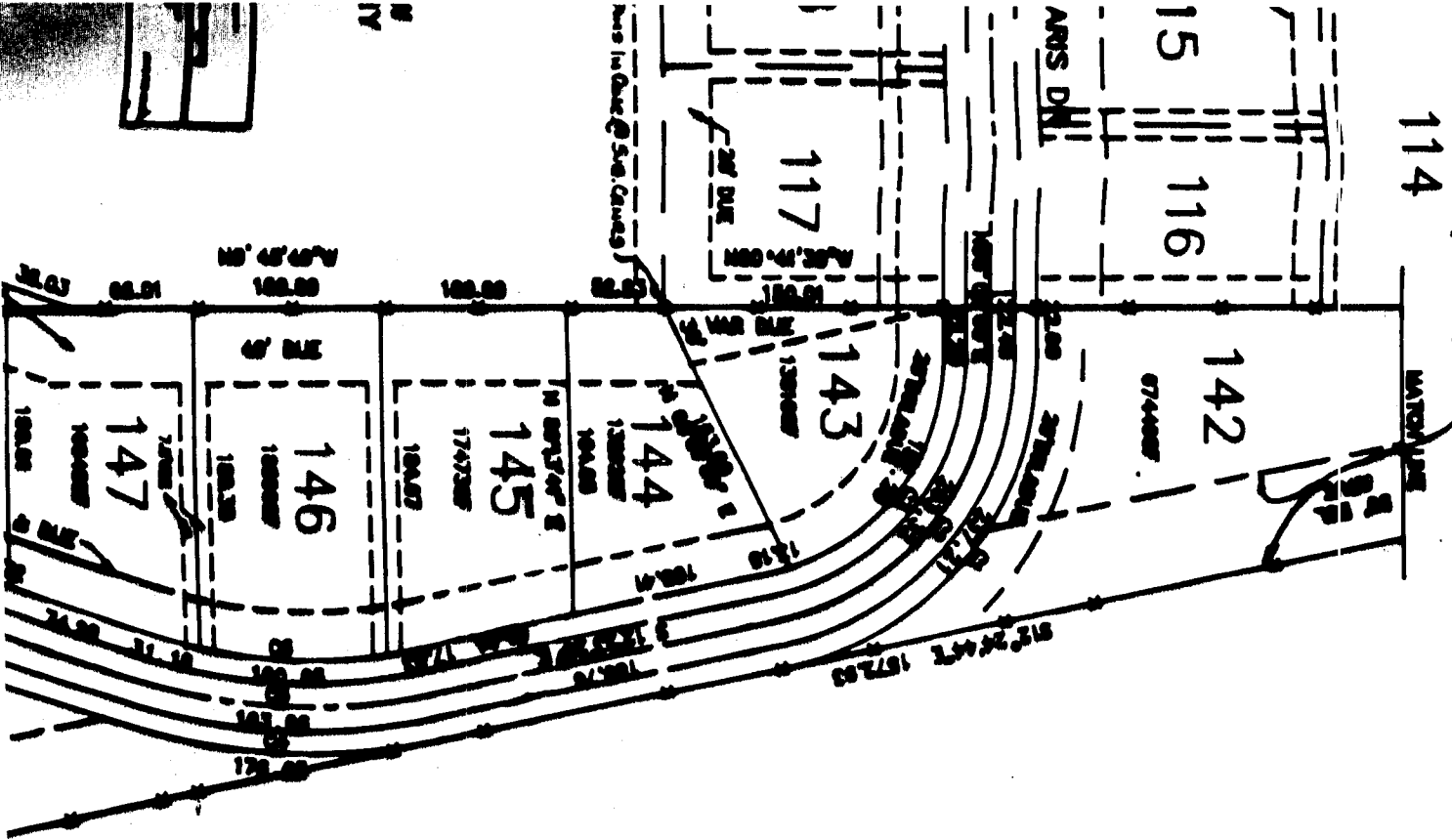


This strip is reserved for screening. The placement of structures hereon other than earth berms, walls, fences, and other landscape screening devices approved by the Franklin Plan Commission is prohibited.



PARIS ESTATES

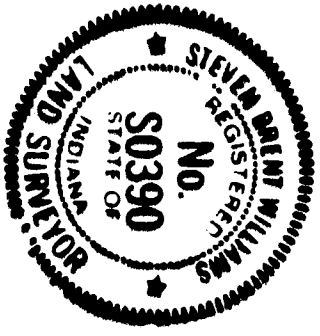
SECTION FIVE

CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	773.916'	178.00	207.28	S 91°17'48" E	218.48
C2	773.916'	188.00	208.38	S 91°17'48" E	188.11
C3	773.916'	128.00	168.44	S 91°17'48" E	188.78
C4	318.734'	328.00	178.88	S 03°06'28" W	174.48
C5	318.734'	308.00	168.88	S 03°06'28" W	161.08
C6	318.734'	278.00	148.87	S 03°06'28" W	147.84
C7	181.478'	328.00	168.18	S 08°58'50" W	168.88
C8	181.478'	308.00	168.79	S 08°58'50" W	168.38
C9	181.478'	278.00	148.39	S 08°58'50" W	147.88

LEGAL DESCRIPTION

A part of the North Half of Section 18, Township 12 North, Range 5 East of the Second Principal Meridian, Neesham Township, Johnson County, Indiana, more particularly described as follows:

Beginning at an iron pin found at the Southeast corner of the Northwest Quarter of Section 18; thence North 0 degrees 38 minutes 39 seconds West (reference bearing: Fairway Lakes Subdivision Survey) a distance of 777.63 feet to the Northeast corner of proposed Section Number 2 of said subdivision marked by an iron pin found in place; thence South 89 degrees 17 minutes 31 seconds West on and along the North line thereof a distance of 230.00 feet to an iron pin set this survey; thence North 3 degrees 19 minutes 57 seconds East a distance of 108.00 feet to an iron pin set this survey; thence North 18 degrees 36 minutes 19 seconds East a distance of 672.06 feet to an iron pin set this survey; thence North 0 degrees 45 minutes 48 seconds West a distance of 318.94 feet to an iron pin found at the Southeast corner of Paris Estate - Section Number 4; thence North 0 degrees 41 minutes 31 seconds West on and along the East line of said subdivision a distance of 887.81 feet to the Northeast corner thereof; thence North 88 degrees 25 minutes 38 seconds East a distance of 28.58 feet to a point on the Western right-of-way of Interstate Number 65; thence South 12 degrees 24 minutes 44 seconds East on and along said right-of-way a distance of 1572.93 feet; thence South 89 degrees 13 minutes 41 seconds West a distance of 244.73 feet; thence South 18 degrees 36 minutes 18 seconds West a distance of 88.18 feet; thence Southwesterly on and along the



WE, THE UNDERSIGNED, WILLIAM E. PARIS, PRESIDENT, AND BARBARA L. PARIS, SECRETARY, OFFICERS OF HOOSIER STATE DEVELOPMENT, INC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "PARIS ESTATES-SECTION FIVE" TO THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA. ALL STREETS, ALLEYS AND PUBLIC OPENS SPACERS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINE OF THE STREETS THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT" ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES AND THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, AND DRAINAGE FACILITIES; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. A SEVEN AND ONE HALF FOOT WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ON BOTH SIDES OF SIDE LOT LINES, UNLESS SHOWN OTHERWISE ON THE ABOVE PLAT. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES, AND THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN THE SUBDIVISION.

THE LOTS IN THE SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERRECTED, ALTERED OR PLACED ON ANY LOT, OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN THREE CARS.
2. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1500 SQUARE FEET FOR A ONE-STORY DWELLING ON OR LESS THAN 900 SQUARE FEET FOR A DWELLING OF MORE THAN ONE-STORY. ALL TWO-STORY, BI-LEVEL OR TRI-LEVEL DWELLINGS SHALL HAVE A MINIMUM OF 1500 SQUARE FEET OF LIVING AREA.
3. NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE BUILDER'S CONSTRUCTION PLAN, SPECIFICATIONS AND PLOT PLAN HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO THE ACCEPTABILITY AND QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATIONS. NO FENCE OR WALL SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE.
4. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 9 FEET TO AN INTERIOR LOT LINE. NO DWELLING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN 25 FEET TO THE REAR LOT LINE. FOR THE PURPOSE OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING TO ENCROACH UPON ANOTHER LOT.
5. NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN 80 FEET, NOR SHALL ANY DWELLING BE ERRECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 10,000 SQUARE FEET.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. TRAILERS, BOATS, AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR SIDE YARD.
7. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
8. NO DOWNSPOUT SHALL BE CONNECTED TO OR CAUSED TO DISCHARGE RAIN WATER INTO ANY SANITARY SEWER.
9. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT FOR ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDING TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
10. NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BRING FOR OIL OR NATURAL GAS SHALL BE ERRECTED, MAINTAINED OR PERMITTED ON ANY LOT.
11. AT NO TIME SHALL ANY UNLICENSED, INOPERATIVE AUTOMOBILE OR TRUCK BE

ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER AN INTERIOR LOT LINE. NO DWELLING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN 25 FEET TO THE REAR LOT LINE. FOR THE PURPOSE OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING TO ENCROACH UPON ANOTHER LOT.

5. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN 80 FEET, NOR SHALL ANY DWELLING BE ERECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 10,000 SQUARE FEET.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. TRAILERS, BOATS, AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR SIDE YARD.
7. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
8. NO DOWNSPOUT SHALL BE CONNECTED TO OR CAUSED TO DISCHARGE RAIN WATER INTO ANY SANITARY SEWER.
9. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT FOR ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDING TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
10. NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BRING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED ON ANY LOT.
11. AT NO TIME SHALL ANY UNLICENSED, INOPERATIVE AUTOMOBILE OR TRUCK BE PERMITTED ON ANY LOT.
12. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS OR OTHER USUAL HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
13. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, OR GARBAGE. WASTE 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 CONDITIONS.
14. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AT ELEVATIONS BETWEEN TWO AND ONE-HALF (2 1/2) AND TWELVE (12) 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 CONNECTED AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREETS 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 PAVEMENT.
15. NO SCREEN PLANTING OR HEDGE MORE THAN 36 INCHES HIGH SHALL BE PERMITTED ON SIDE LOT LINES BETWEEN THE FRONT LOT LINE AND THE BUILDING SET-BACK LINE.
16. ALL SWALES, FOR DRAINAGE OF LOTS, THAT ARE NECESSARY ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE PRESERVED AND NOT OBSTRUCTED IN ORDER TO PROVIDE ADEQUATE SURFACE DRAINAGE.
17. ALL RESIDENCES SHALL HAVE EITHER BITUMINOUS OR CONCRETE PAVED DRIVEWAYS WITH A MINIMUM WIDTH OF FIFTEEN (15) FEET.