

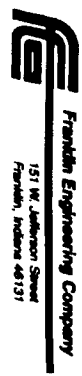
PARIS ESTATES SECTION SIX  
FRANKLIN, INDIANA

2-7-97 Agreement modify boundaries see 97002499  
Nov 14, 00 For Articles of Incorporation see 2000022149 2000022215

- 5/8" DIAMETER REINFORCING BAR
- 4" x 4" CONCRETE MONUMENT WITH 5/8" REINFORCING BAR
- DRAINAGE AND UTILITY EASEMENT
- BUILDING SETBACK LINE
- SQUARE FEET
- STREET ADDRESS

LEGEND

D-1-A2026



Franklin Engineering Company  
151 W. Johnson Street  
Franklin, Indiana 46131

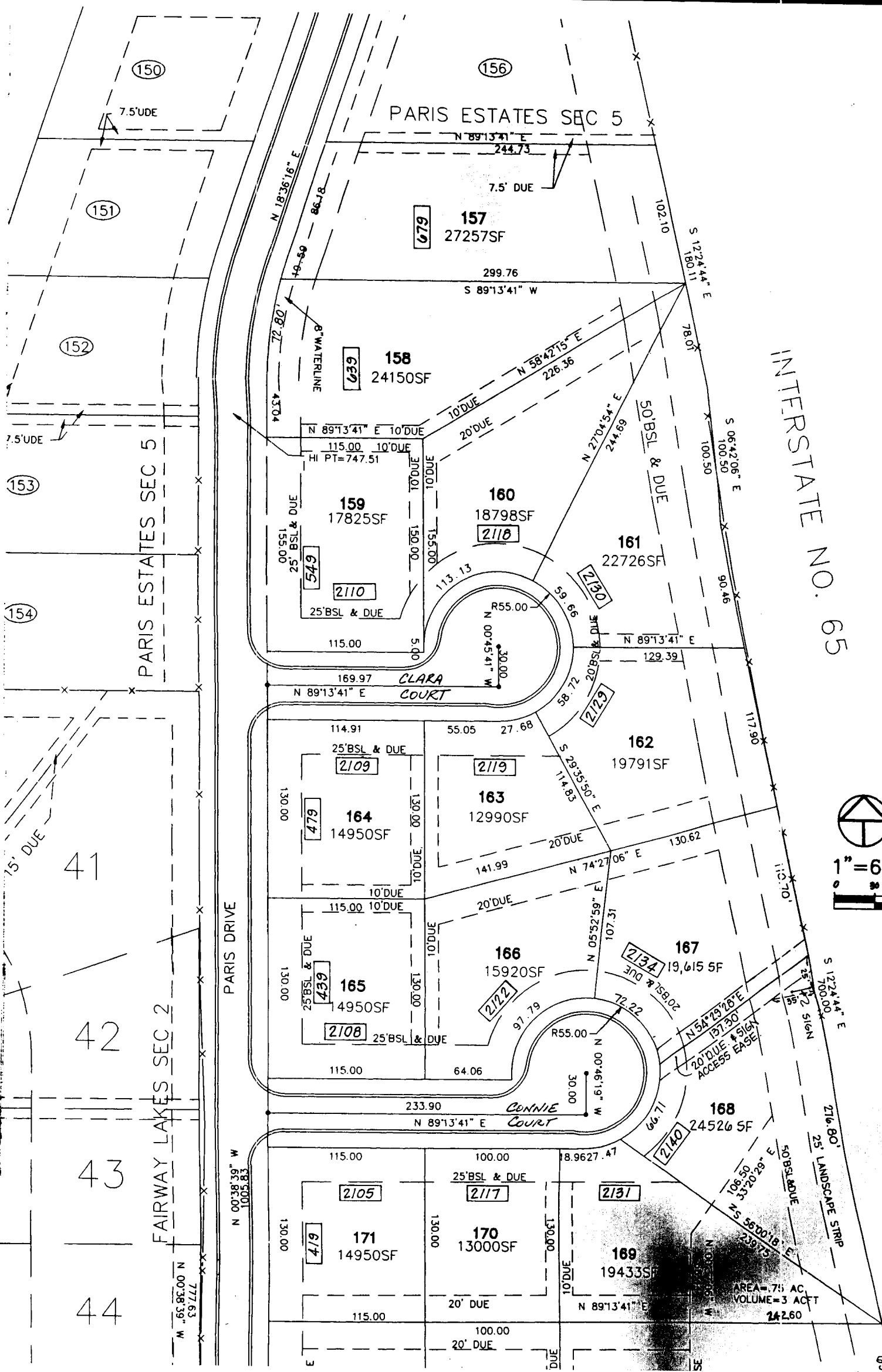
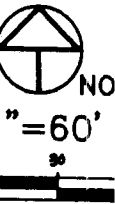
PARIS ESTATES SEC 5

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PARIS ESTATES SEC 5

FAIRWAY LAKES SEC 2

PARIS DRIVE

CLARA COURT

CONNIE COURT

41

42

43

44

150

151

152

153

154

156

157  
27257SF

158  
24150SF

159  
17825SF

160  
18798SF

161  
22726SF

162  
19791SF

164  
14950SF

163  
12990SF

165  
4950SF

166  
15920SF

167  
19,615 SF

168  
24526 SF

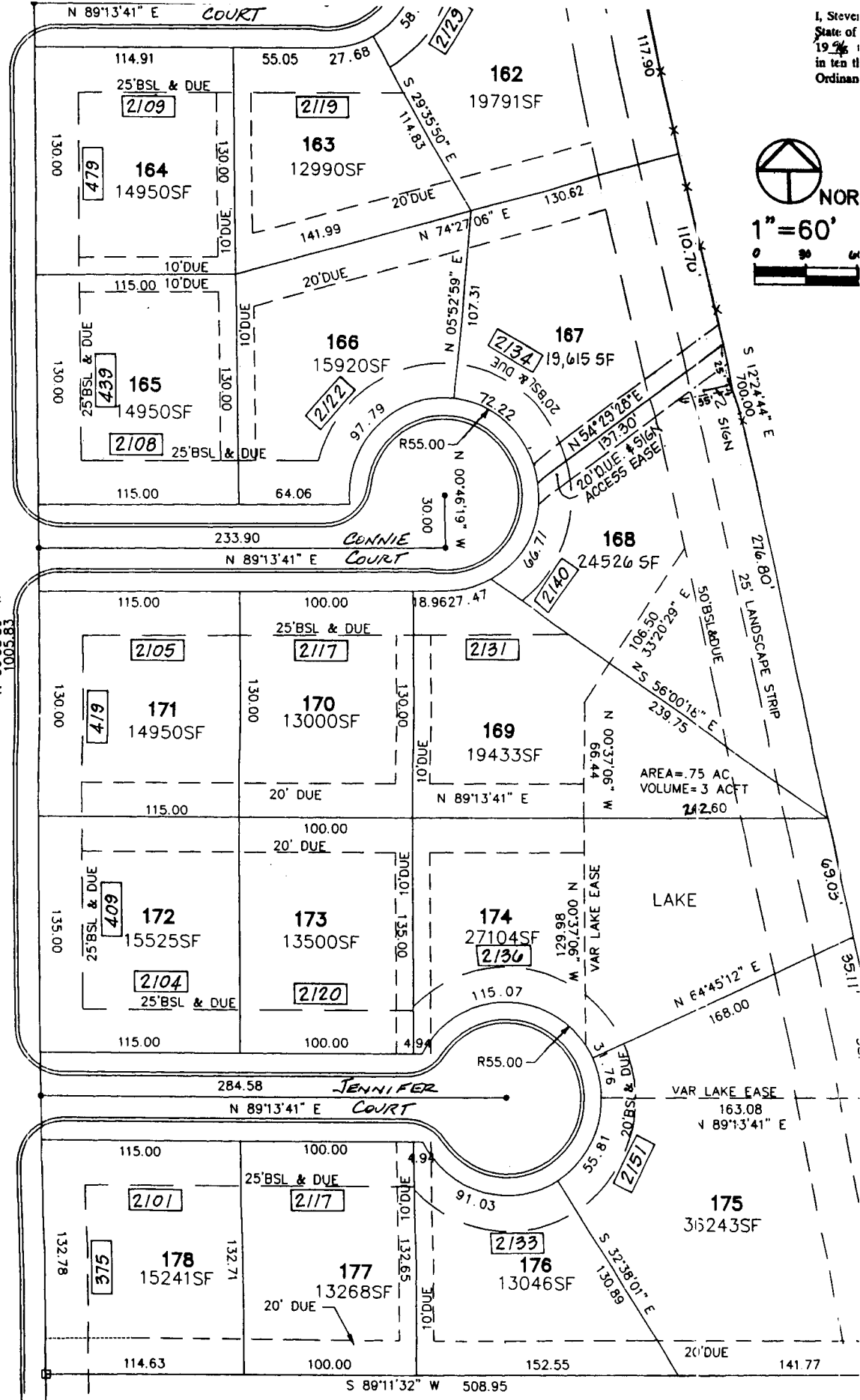
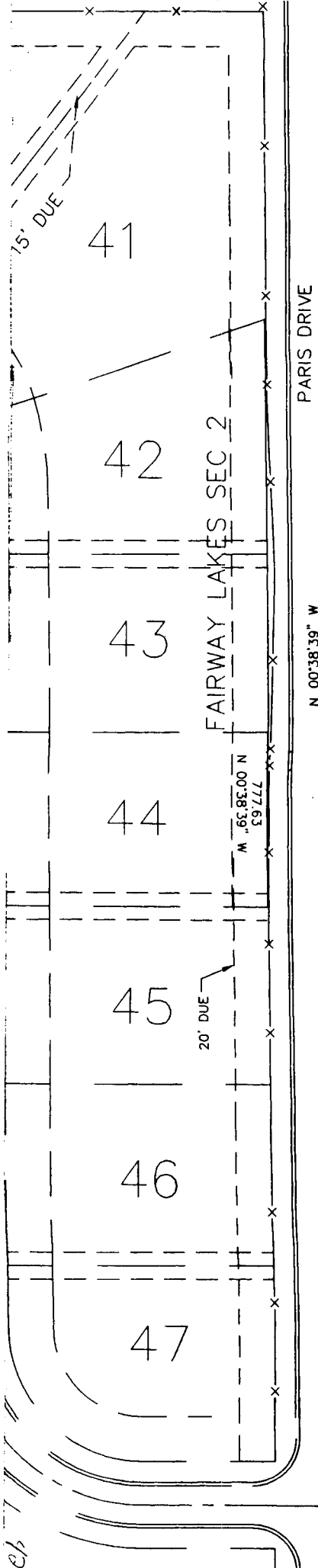
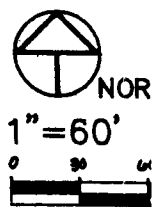
171  
14950SF

170  
13000SF

169  
19433SF

AREA = 7.1 AC.  
VOLUME = 3 ACFT  
242.60

69



# PARIS ESTATES SECTION FRANKLIN, INDIANA

2-7-97 For Agreement Modif Covenants see 97002499  
Nov 14-00 For Articles of Incorporation see #20000221, 49 2000-022

D-1 B

# PARIS ESTATES

## COVENANT

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 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

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 ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE.

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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.

18. Each lot shall be divided into separately designated tracts and each tract shall be conveyed as a separately designated legally described freehold estate, subject to the terms, conditions and provisions in these covenants set forth. The tracts shall be delineated and described as a metes and bounds part of the lot of which it is a part, done as such time as the dwellings are complete enough to establish the relationship of the party wall to the lots perimeter.

Lots designated in this plat are hereby reserved for attached single-family residential use and will have erected thereon dwellings which shall share a common wall with a similar single-family structure on the lot, such common wall comprising a part of the common tract lines between such tracts. Each wall which is built as a part of the original construction of the houses upon the lots and connects two dwelling units shall constitute a common wall or party wall, and to the extent not inconsistent with the provisions of these restrictions, the general rules of law regarding common walls or party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto. Hereafter, the terms common wall and party wall shall be used interchangeably.

2-7-97 In Agreement Modify Covenants see 97002499



151 W. J.  
Franklin

# SECTION 6

ENTS

19. PURCHASERS OF ALL LOTS SHALL INSTALL A FOUR-INCH THICK CONCRETE SIDEWALK FOUR FEET IN WIDTH IN THE RIGHT-OF-WAY ONE (1) FOOT FROM THE RIGHT-OF-WAY LINE THE ENTIRE LENGTH OF EACH LOT; THREE (3) TREES SHALL ALSO BE PLANTED IN THE BUILDING SETBACK AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE FRANKLIN TREE ORDINANCE.

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 25 YEARS FROM THE DATE THE COVENANTS ARE RECORDED, AFTER WHICH TIME SUCH COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS, AT ANY TIME FOLLOWING RECORDATION, AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO THE ALTERATION OF SUCH COVENANTS IN WHOLE OR IN PART.

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT 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 PROCEEDING 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.

STATE OF INDIANA )  
COUNTY OF JOHNSON ) SS:

WE, WILLIAM E. PARIS, PRESIDENT AND BARBARA J. PARIS, SECRETARY, OFFICERS OF HOOSIER STATE DEVELOPMENT, INC., DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTIONED AND THAT AS SUCH OWNERS WE HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREIN DRAWN PLAT, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

HOOSIER STATE DEVELOPMENT, INC.

William E. Paris      Barbara J. Paris  
WILLIAM E. PARIS, PRESIDENT      BARBARA J. PARIS, SECRETARY

STATE OF INDIANA )  
COUNTY OF JOHNSON ) SS:

I, Rhonda W. Cobb, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT WILLIAM E. PARIS, PRESIDENT, AND BARBARA L. PARIS, SECRETARY, OF HOOSIER STATE DEVELOPMENT, INC., PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 20<sup>th</sup> DAY OF September 1996.

MY COMMISSION EXPIRES:

9-25-99

Rhonda W. Cobb  
Rhonda W. Cobb      NOTARY PUBLIC  
RESIDENT OF THE COUNTY OF Johnson

### CERTIFICATE OF APPROVAL

After having given public notice of time, place and nature of hearing on the application for primary approval of this Subdivision by the publication in THE DAILY JOURNAL more than ten days before the date of hearing, under authority provided by Chapter 138, Acts of 1957, enacted by the Indiana General Assembly, and all acts supplemental and amendatory thereto, this plat given primary approval by a majority of the members of the City of Franklin Plan Commission at a meeting held on 12<sup>th</sup> day of MAR, 1996

BY: Mark Horton  
Mark Horton, President

ATTEST:

Helen I. Wenning  
Helen I. Wenning, Secretary

BE IT RESOLVED by the Board of Public Works and Safety, City of Franklin, Johnson County, Indiana, that the dedications shown on his plat are hereby approved and accepted this 29<sup>th</sup> day of OCTOBER, 1996

Herschel E. Cook      Louis Moran      Stephen D. Hougland  
Herschel E. Cook, Mayor      Louis Moran, Member      Stephen D. Hougland, Member

ATTEST:

Lena M. McCracken  
Lena M. McCracken, Clerk-Treasurer

ENTERED FOR TAXATION this 7<sup>th</sup> day of November, 1996