

PARK

FOREST

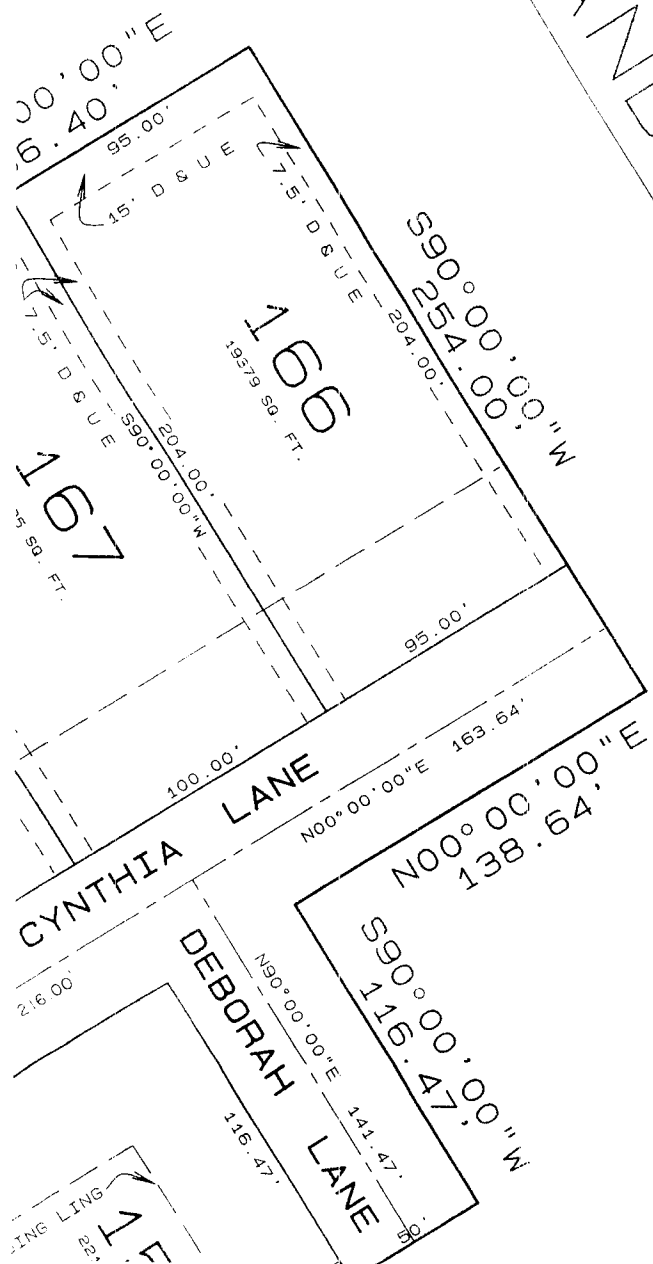
SEVENTH

INDIANA

SECTION

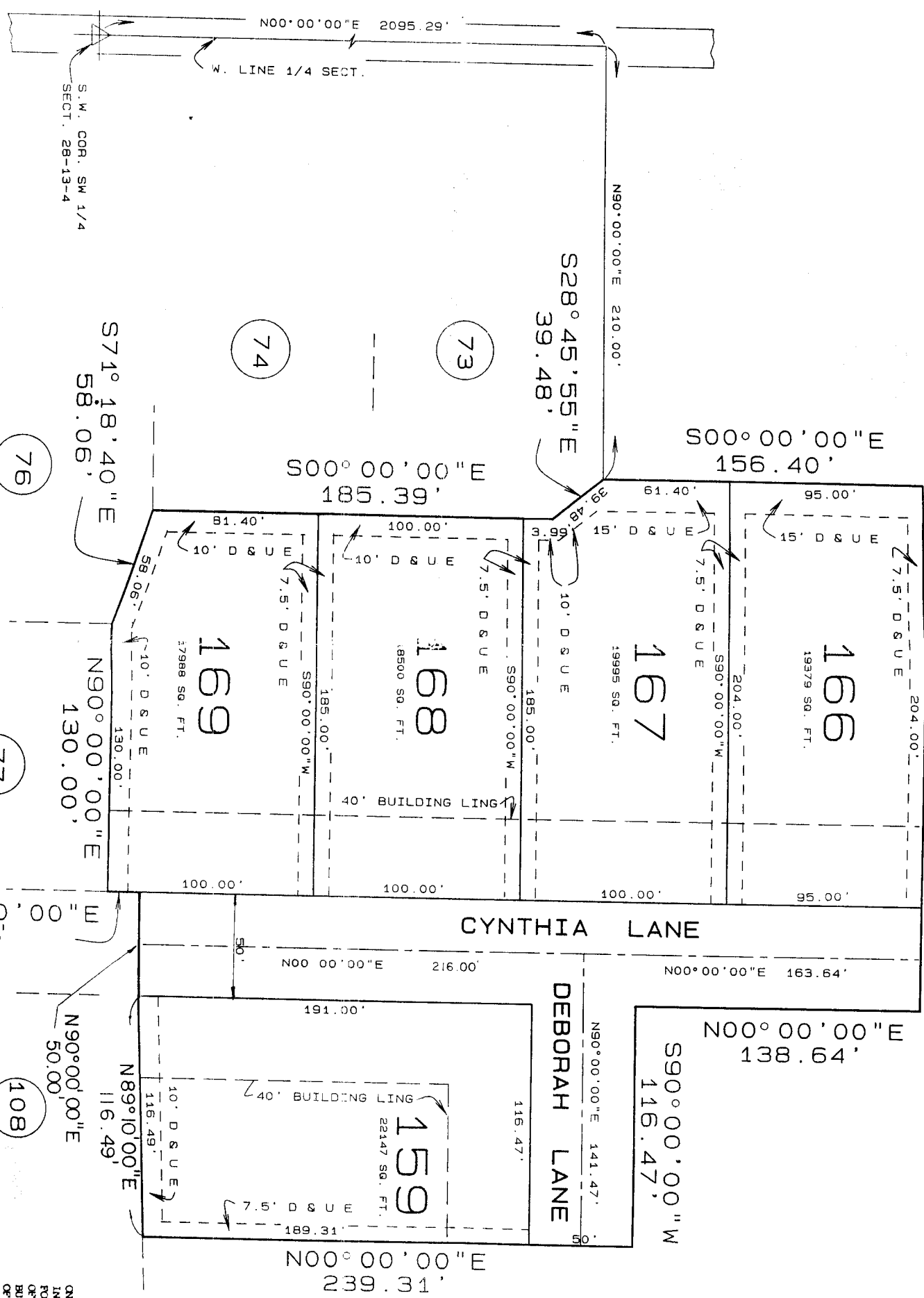
PHASE

10





CENTERLINE ROAD



S.W. COR. SW 1/4
SECT. 28-13-4

ALL SPACES AND
ON SIDE LOT LINES AND
IN ORDER TO PROVIDE AD
FOR ALL ROUGH GRADING
OF LOTS, A LOT ADJACENT
BUILDER, CONTRACTOR, C
OF EACH LOT AND FOR PR
ANY ADJACENT LOTS.

KNOWN ALL MEN BY THESE PRESENTS: MARY L. WILLIAMS, PRESIDENT AND SAM WILLIAMS, EXECUTIVE VICE PRESIDENT, OF WILLIAMS AT WHITELAND, INC., THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA.

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF WHITELAND, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (PREVIOUS PLAT BEARING) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION 2095.29 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 210.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT SAID POINT ALSO LIES ON THE EASTERLY LINE OF PARK FOREST THIRD SECTION AS RECORDED IN PLAT BOOK 9, PAGE 32 IN THE RECORDERS OFFICE OF JOHNSON COUNTY, INDIANA, (THE NEXT SEVEN (7) COURSES FOLLOW THE BOUNDARY OF THE LAST SAID PARK FOREST THIRD SECTION); THENCE SOUTH 28 DEGREES 45 MINUTES 55 SECONDS EAST 39.48 FEET; THENCE SOUTH 71 DEGREES 00 MINUTES 00 SECONDS EAST 185.39 FEET; THENCE SOUTH 18 DEGREES 40 SECONDS EAST 58.06 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 130.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 15.68 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 50.00 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 00 SECONDS EAST 116.49 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 239.31 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 116.47 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 116.47 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 138.64 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 254.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 156.40 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT CONTAINING 2.819 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS FIVE LOTS NUMBERED ONE HUNDRED FIFTY-NINE (159) AND ONE HUNDRED SIXTY-SIX (166) THROUGH ONE HUNDRED SIXTY-NINE (169), TOGETHER WITH STREETS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT HEREWITH.

HEREBY SUBDIVIDE SAID REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HEREON, SAID SUBDIVISION TO BE KNOWN AS "PARK FOREST-SEVENTH SECTION PHASE ONE", IN PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA. THE SIZE OF THE LOTS AND THE WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF. ALL STREETS AS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED "DRAINAGE AND UTILITY EASEMENT" SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "UTILITY AND DRAINAGE EASEMENT".

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 ERECTED, ALTERED OR PLACED OR PERMITTED ON ANY LOT OTHER THAN THE ONE (1) SINGLE-FAMILY DWELLING. NOT TO EXCEED TWO (2) STORIES IN HEIGHT AND AN ATTACHED GARAGE AT LEAST 14 FEET IN WIDTH IS MANDATORY, AND A STORAGE BUILDING NOT TO EXCEED ONE STORY IN HEIGHT AND 160 SQUARE FEET OF FLOOR AREA, SAID STORAGE BUILDING SHALL CONFORM TO THE DESIGN AND EXTERIOR MATERIALS OF THE DWELLING.
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 1400 SQUARE FEET FOR A ONE STORY DWELLING, NOR LESS THAN 1000 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.
3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET THAN THE MINIMUM BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 12 FEET TO A SIDE YARD LINE, AND THE TOTAL SIDE YARD SET-BACK (BOTH SIDES) MUST BE AT LEAST 27 FEET. A SIX (6) FOOT SIDE YARD SET-BACK SHALL BE REQUIRED FOR AN ACCESSORY BUILDING NOT EXCEEDING 18 FEET IN HEIGHT AND IF DETACHED FROM THE PRINCIPAL IT SHALL BE LOCATED AT LEAST AS FAR BACK AS THE REAR OF THE PRINCIPAL BUILDING. NO BUILDING SHALL BE ERECTED CLOSER THAN THIRTY (30) FEET TO THE REAR LOT LINE.
4. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT UNLESS THE EXTERIOR FACING IS COMPRISED OF AT LEAST FORTY PERCENT (40%) MASONRY. NO MASONITE OR VERTICAL ALUMINUM SIDING SHALL BE USED ON EXTERIOR CONSTRUCTION.
5. 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.
6. LOT OWNERS AND BUILDERS MUST FURNISH TO THE DEVELOPER COMPLETED CONSTRUCTION PLANS AND A PLOT PLAN PRIOR TO COMMENCING CONSTRUCTION.
7. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE PROFESSIONAL SIGN 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 BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

FOREST SEVENTH

WHITELAND

PRESIDENT AND SAM WIL-
TELAND, INC., THE OWNER IN
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8. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

9. NO OIL DRILLING, OIL DEVELOPMENT OPERATION, OIL REFINING, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY LOT. NO DEBRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERRECTED, MAINTAINED OR PERMITTED ON ANY LOT. ALL GAS AND OIL TANKS MUST BE CONCEALED.

10. 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 IF THEY ARE CONFINED IN A FENCED ENCLOSURE OR WITHIN THE PRINCIPAL BUILDING, AND PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

11. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE, WASTE MATTER OR MATERIAL 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. DURING THE CONSTRUCTION OF A RESIDENCE ALL CONSTRUCTION AND WASTE SHALL BE KEPT IN AN ENCLOSURE ON THE SUBJECT LOT AND NOT PERMITTED TO BE STREWN ABOUT AND ALL MATERIAL NOT DISPOSED OF ON THE SUBJECT LOT SHALL BE TRANSPORTED OUT OF PARK FOREST SUBDIVISION.

12. 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 THEM 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 LIMITATIONS SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT.

13. ALL POWER AND TELEPHONE LINES ARE TO BE UNDERGROUND.

14. FENCES, TREES, AND SHRUBS ARE NOT PERMITTED WITHIN THE LIMITS OF THE STREET RIGHT-OF-WAY, NOR ARE THEY PERMITTED WITHIN FOUR (4) FEET IN ANY DIRECTION OF A FIRE HYDRANT OR BETWEEN THE HYDRANT AND THE RIGHT-OF-WAY LINE.

15. EACH LOT SHALL BE KEPT IN A NEAT AND PLEASING MANNER. SMALL BUSHES, SHRUBS OR SCREEN PLANTINGS BETWEEN 4 FEET AND 10 FEET ABOVE THE GROUND SHALL NOT BE PERMITTED. IT IS THE INTENTION OF THIS RESTRICTION TO ASSURE THAT ALL LOTS AND SURROUNDINGS PRESENT A PARK-LIKE APPEARANCE.

16. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.

17. ANY MOTOR VEHICLE WHICH IS INOPERATIVE OR UNLICENSED, AND NOT BEING USED FOR NORMAL TRANSPORTATION SHALL NOT BE PERMITTED TO REMAIN ON ANY LOT.

18. TRAILERS, BOATS, RECREATIONAL VEHICLES, AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR SIDE YARDS OF ANY LOT.

19. DRIVEWAY LIGHTS WITH PHOTOELECTRIC SWITCHES SHALL BE INSTALLED AND MAINTAINED BY THE OWNER AT A LOCATION WITHIN SIX (6) FEET OF THE DRIVEWAY AND WITHIN ONE (1) FOOT OF THE STREET RIGHT-OF-WAY LINE.

20. ALL DRIVES SHALL BE CONCRETE PAVED AND NOT LESS THAN TEN (10) FEET IN WIDTH.

21. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENT WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965, AND ALL AMENDMENTS THERETO.

22. SWALES, DRAINAGE DITCHES, AND REAR OR SIDE YARD SWALES SHALL NOT BE OBSTRUCTED BY VEGETATION, SHRUBS, OR FILL WHICH OBSTRUCTS SURFACE WATER FLOW.

23. THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THIS LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS, AT ANY TIME, THE FOLLOWING RECORDATION, AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

24. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANTS EITHER TO RESTRAIN VIOLATIONS OR TO RECOVER DAMAGES. INVALIDATION OF ANY ONE OF THESE COVENANTS OR RESTRICTIONS BY JUDGMENT OF A COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS HEREOF WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

25. THESE COVENANTS MAY BE ENFORCED BY LOT OWNERS OR OFFICIALS OF THE GOVERNMENTAL UNIT OF WHICH THE SUBDIVISION IS A PART.