

PROTECTIVE COVENANTS
PARKRIDGE ADDITION TO THE TOWN OF
DANVILLE, HENDRICKS COUNTY, INDIANA

Mary Margaret Parker
RECORDER HENDRICKS COUNTY

The undersigned, Danville Developers, Inc., by Maurice E. Wells, President, and Ralph Norman, Secretary of said corporation, said corporation being the owner and proprietor of Parkridge Addition to the Town of Danville, Indiana, do hereby certify that it has laid out, platted and subdivided and do hereby lay out, plat and subdivide said land into lots in accordance with the plat and such addition shall be known and designated as Parkridge Addition to the Town of Danville, Indiana, as recorded in Plat Book 8, page 35 in the office of the Recorder of Hendricks County, Indiana.

The undersigned, Danville Developers, Inc., by Maurice E. Wells, President, and Ralph Norman, Secretary of said corporation, certify that all streets shown on said plats, exclusive of those already dedicated, are hereby dedicated to the public for its use as such. There are strips of ground as shown on the plat, which are reserved as drainage and utility easements, and said drainage and utility easements are hereby reserved for public utility companies, not including transportation companies, for the installation of poles, ducts, lines, gas and water lines, lateral and sewers, both storm and sanitary sewers, subject at all times to the proper civil authorities, and to the specific easements reserved and shown on the plat. No permanent or other structures shall be erected or maintained upon said easements, and all lot owners take their title subject to the rights of the utilities and the rights of the other lot owners in said subdivision.

The undersigned corporation, Danville Developers, Inc. does by this indenture restrict the real estate described in the above referred to plat as to the whole or any part thereof, to any of our grantees, assigns, successors, heirs or legal representatives, and to any person, persons, corporations, banks, associations, and/or anyone who may obtain title to any portion of the real estate described in the above referred to plat, as to the following terms, stipulations, conditions, restrictions and covenants, to-wit:

1. The subdivision shall be known as Parkridge Addition, to the Town of Danville, Hendricks County, Indiana.

2. The streets, if not heretofore dedicated, are hereby dedicated to public use.

3. No portion of said real estate shall be used except for single family residential purposes. Provided, however, that home occupancy consisting of professional or business related occupancy shall be permitted in connection with a single family residential occupancy restricted to the residential occupancy of any particular lot. Provided, however, that no

wholesale or retail sales shall be conducted from any lot so used, and provided further that no storage inside or outside of a dwelling or in or upon any residential lot shall be permitted in connection with the home occupancy.

4. No one-story residential structure shall be erected with less than 1,500 square feet of living area, exclusive of open porches and garages. In the event a residential structure is not one-story in construction, then the square footage of living area on the main level of said structure shall be not less than 1,000 square feet exclusive of open porches and garages.

5. All residential structures shall have garages, which shall be attached, and shall contain a minimum of 480 square feet. Basement garages may be permitted, however, the minimum square footage of said garage, being 480 square feet shall not be considered in arriving at the minimum square footage of the main level in the event the garage is located on the main level of a residential structure.

6. All structures must be completed and the site graded, sodded or seeded, reasonably landscaped, and the driveway completed within one (1) year of the commencement of construction of any given lot. All driveways shall be of concrete construction.

7. No residential structure shall be located on any lot near to the front line or to a side street line than the minimum building set-back lines shown on the plat.

8. No fence or structure of any kind shall be erected or placed between the street property line and the building set-back lines indicated on the plat. No fence shall be erected the height of which exceeds four (4) feet measured from the established grade line, except however, in the event a swimming pool is constructed on any lot, protective fences shall be permitted in which event said fence shall not be closer than fifteen (15) feet to any lot line, and provided that said fence shall not encroach upon the set-back lines shown on the plat.

9. No trailer, tent, shack, barn or other temporary structures erected or placed in said subdivision shall be at any time used as a residence either temporarily or permanently, nor shall any other structure of a temporary nature be used as a residence.

10. All purchasers of the lots shall take their titles subject to any easements granted to any corporation or person for the use of public utilities or drainage facilities.

11. All storage tanks of any kind must be located in a building or buried under ground and must conform to the building code of Danville, Indiana.

12. No lot shall be used or maintained as a dumping ground for trash, rubbish, or debris, and garbage and other waste material shall be kept in sanitary containers. All incinerators

12. No farm animals including swine or domestic fowl, shall be permitted to remain on any lot or lots in said subdivision, and no pets or domestic animals shall be permitted or kept on the lots of said subdivision for commercial purposes.

14. No noxious or offensive trade or activity shall be carried on upon any lot of the subdivision or shall anything be done thereon which may be or shall become an annoyance or nuisance to the neighborhood.

15. No lot owner or other persons shall be permitted to live or reside in the basement or other parts of an incompletd residential structure.

16. The Danville Developers, Inc. shall approve all proposed plans or improvements to be placed on any lot including any secondary building and approval of all plans must be obtained before construction is commenced. Plans and specifications shall be filed with the Secretary of the corporation, not less than ten (10) days before construction is expected to begin. No construction shall start until all plans and specifications are approved by the corporation, its successors or assigns. The proposed structures shall be architecturally designed with the overall characteristic of the construction throughout the subdivision.

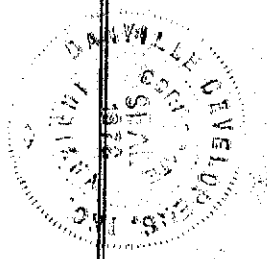
17. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, and if the parties thereto or any of them, their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any lot or lots in said subdivision to prosecute by any proceedings at law or equity against the persons or person violating or attempt to violate such covenants, and either to prevent him or them from doing so or to recover damages or other dues for such violation. A violation of any restriction herein shall not result in a reversion or forfeiture of title.

18. Invalidation of any one of these covenants by judgment or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said owner and proprietor of the above described subdivision have hereunto set their hand and seal this 18th day of April, 1973.

DANVILLE DEVELOPERS, INC.

By: Maurice E. Wells
Maurice E. Wells, President



(SEAL)

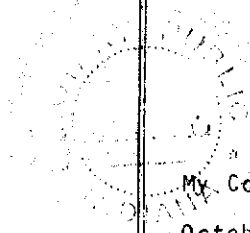
Attested:

Ralph Norman
Ralph Norman, Secretary

Subscribed and sworn to before me, a Notary Public, this
18th. day of April, 1973.

Melvin R. Lind

Notary Public



My Commission Expires:
October 11, 1974

These restrictive covenants were prepared by Melvin R. Lind,
Attorney at Law, Danville, Indiana 46122.