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PATTERSON WOODS
 Restrictive Covenants

1. LOT USE: No portion of said real estate shall be used for any purpose other than single-family residential dwelling, nor shall any lot be further subdivided. No mini barns will be permitted. No structure of any kind on said real estate shall be used for the purpose of carrying on business, trade or profession.

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2. DWELLING SIZE: No dwelling shall be erected, altered, placed or permitted to remain on any lot other than a single-family residence not to exceed three stories in height. Dwellings on all lots shall have, at a minimum, attached three-car garages. Third car space may be designed for storage or shop area. Entrances of any garage shall be side entry unless otherwise approved. The ground floor area of the main structure of any one-story dwelling, excluding garages and one-story porches, decks and patios, shall be not less than 2000 square feet.* The ground floor area of the main structure of any two-story dwelling, excluding garages and one-story porches, decks and patios shall be not less than 1200 square feet, with no less than a total of 2400 square feet of finished floor space in such two-story structure. Space in basements, porches, attics, and garages cannot be used in satisfying the above minimum sizes. There shall be no open sided carports.

3. ARCHITECTURAL DESIGN: No building shall be erected, placed, or altered on any lot in this subdivision until the builder, plans, specifications or plot plan showing the location of such building has been approved by an Architectural Control Committee (ACC) comprised of the undersigned owners of the herein described real estate, or by their duly authorized representatives. The committee's approval or disapproval, as required in these covenants shall be in writing. In the event that said written approval is not received from the committee within twenty (20) days from the date of submission, it shall be deemed that the committee had disapproved the presented plan.

4. RESIDENCE EXTERIOR: No residence, dwelling house, garage of any nature will be permitted to use vinyl or aluminum siding as exterior finish construction material. All structures shall be required to have a minimum of eight-five (85) per cent masonry unless otherwise approved. Approval by the Architectural Control Committee (ACC) to be evidenced by a written instrument and stamped approval executed by the ACC and delivered to the person or persons requesting such approval.

* May be waived to 1850 with approval of plans by architectural committee.

5. RESIDENCE COMPLETION: Any residence once approved and under construction shall be completed within one (1) year from the time construction was started. Construction to begin within one (1) year from the closing date of the lot. All lots prior to construction shall be reasonably maintained prior to and during construction.

6. DRIVEWAYS: Residential driveways shall be constructed of concrete, asphalt, or paving brick. Pavement shall be a minimum of four (4) inches thick excluding subbase material. The driveway shall be completed not later than the completion of the construction of the dwelling. ACC shall approve driveway specs. Driveways shall be rocked in prior to start of any construction. Asphalt driveways permitted with approval from ACC.

7. SWIMMING POOLS: Only in-ground swimming pools will be permitted. All pools will be fenced so as to protect the safety of others. All fences will be approved by the committee.

8. SIGNS: No sign of any kind shall be displayed to the public view upon any home site, except one sign of not more than five (5) square feet advertising the property during the construction and sales period. Sign must be removed within 90 days after completion of construction of or sale of property.

9. VEHICLE REGULATIONS: No camper, motor homes, truck, trailer, or boat shall be stored in the open public view. No car, truck, trailer or other vehicle that is not in operational condition and bearing the current year's license plate shall be permitted to remain on any home site, unless kept within an enclosed structure.

10. TEMPORARY STRUCTURES: No structure of a temporary character, mobile home, basement, tent, shed, garage, barn, or other outbuilding shall be used upon any home site at any time as residence, either temporary or permanent.

11. STORAGE TANKS: Any gas or oil storage tanks used in connection with a lot shall be located within a garage or house such that they are completely concealed from public view.

12. HUNTING AND TRAPPING: Hunting and trapping are prohibited in this subdivision.

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13. GARBAGE AND REFUSE DISPOSAL: No home site shall be used or maintained as a dumping ground for rubbish. Trash or other wastes shall not be kept except in sanitary containers. All equipment for disposal or storage of such materials shall be kept in a clean and sanitary condition and shall not be used to create an offensive sight or odor. Special trash containers shall be used by contractors during construction.

14. CLOTHES LINES: Collapsible and removable clothes lines will be permitted by the committee, permanent clothes lines will not be approved by the committee.

15. OFFENSIVE ACTIVITIES: No noxious, unlawful or otherwise offensive activity shall be carried out on any lot in this subdivision, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

16. PLAY EQUIPMENT: Children's play equipment, including but not limited to sandboxes, temporary swimming pools having a depth of less than twenty-four (24) inches, swing and slide sets, playhouses and tents shall be permitted without prior approval of the committee, provided, however, that such equipment shall not be more than eight (8) feet high, shall be in good repair (including paint) and every reasonable effort shall have been made to screen or shield such equipment from view.

17. GARDENS: Gardens shall be at the rear of the property and maintained properly.

18. DITCHES AND SWALES: It shall be the duty of every owner of every lot in the development on which any part of an open storm drainage ditch or swale is situated to keep such portion thereof as may be situated upon his lot continuously unobstructed and in good repair and maintained such as to control weeds, undergrowth and grass shall be kept mowed.

19. CRAWL SPACE AND FOUNDATION DRAINS: No crawl spaces, eaves troughs, gutters, downspouts, or foundation drains shall be constructed so as to discharge water into a street.

20. EXTERIOR ANTENNAS AND SATELLITE DISHES: No television or radio antennas, or similar devices for television, radio and /or telephone reception or transmission may be erected by any lot owner on the exterior of a residential dwelling structure in the development. Satellite dishes, with a maximum diameter of 18" are permitted. Dishes should be fixed to the exterior of the dwelling, or fixed to the ground no more than 36" from the dwelling.

21. SIDEWALKS: Concrete sidewalks with a minimum of four (4) feet wide shall be constructed on each side of the street. Lot owners shall be responsible for the cost of construction and maintaining the sidewalks on their respective lots. Sidewalks shall be installed at the time of construction of any residential dwelling, and shall be completed prior to occupancy of such dwelling, provided, however, that in no event shall a sidewalk be completed any later than one (1) year from the date an owner first purchases a lot from the developer, even if construction of such residential dwelling has not commenced or is only partially complete as of such date. All sidewalks must be constructed in accordance with ACC specifications. Lot owners shall keep sidewalks on their respective lots free of snow and cleared of debris. One post light shall be required in the vicinity of the corner of sidewalk and driveway.

22. GAZEBOS AND DECKS: Free standing gazebos and wood decks are permitted if design and location is approved by the ACC.

23. MAIL BOXES: Mail box supports are to be constructed from the same exterior materials as dwelling. Size, shape and location to be approved by committee.

24. RETAINING WALLS: Approval of the committee shall be required prior to installation of any retaining wall. Retaining walls which divert ground water onto adjoining properties or which otherwise substantially change the existing drainage pattern are not permitted.

25. STREET ADDRESS: The designation of a street address for any dwelling including location, style, color and material shall be approved by the committee. The street address of each dwelling shall be carved in stone and located on the exterior of each dwelling or on mail box.

26. FENCES: No fences shall be allowed to extend forward of the rear building corners, except split rail cedar fences. No fence higher than 3 feet 6 inches shall be erected along any property line.

27. ANIMALS: No animals, livestock, or poultry shall be raised, bred, or kept on any home site except that dogs, cats or other household pets may be kept provided that they are suitably contained and are not kept, bred, or maintained for any commercial purposes and do not create a nuisance.

28. DRAINAGE AND UTILITY EASEMENTS: There are strips of ground marked on the recorded plat which are reserved for drainage and utility purposes. These easements are for the use of public utilities, not including transportation companies, for the installation and maintenance of poles, mains, ducts, drains, lines and wires, subject at all times to the proper authorities and to the easements herein granted and reserved. The drainage easements may be used by the proper authorities including the Hendricks County Ditch Board or by any of the several owners of this subdivision or any other sections of the subdivision for the installation and maintenance of either surface or sub-surface drainage. To accomplish said drainage, the existing grade of said easement may be altered to any grade necessary. In no situation shall any owner block the drainage in any manner along said subdivision swales. This covenant grants the Hendricks County Ditch Board the authority to accept all drainage and utility easements for the purpose of establishing a legal drain.

29. SIGHT DISTANCE AT INTERSECTIONS: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two (2) feet and six (6) feet above the 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 twenty-five (25) feet from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten feet from the intersection of a street's property line with the edge of a driveway. No tree shall be permitted to remain within such intersections unless the foliage line is maintained at such height to prevent obstructions of such sight lines.

30. TERM: These covenants are to run with the land and shall be binding on all parties claiming under them for a period of 25 years from the date that these covenants are recorded, after which time said covenants shall automatically be extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenant in whole or in part. However; at any time, an instrument signed by ALL owners of the lots in said subdivision may be recorded to change any covenant.

Patterson Woods Architectural Control Committee

Charles Patterson
 Developer - Chairman
Vicki Patterson
 Developer - Vice Chairman

Recorder

Hendricks County 10/27/96
S. Darlene Heckman
 S. DARLENE HECKMAN Notary Public

PREPARED BY: CHARLES PATTERSON