

Mary Jane Heathens, E. J.

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The undersigned owners of the above described real estate, hereby certify that they do by all and singular the same in accordance with the act and certificate that subdivision shall be known and designated as "PEASANT VUE ESTATES, FOURTH SECTION," in Hendricks County, State of Indiana. The streets, if not therefore dedicated, are hereby dedicated to the public "Drainage & Utility" roads, alleys, or reservations, if any, in health, clean and smooth enough which are hereby reserved for the use of public vehicles, not exclusive.

TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF BOLES, MASTS, DRAWS, ETC., WHICH ARE SUBJECT AT ALL TIMES TO THE ORDER OF THE MARSHAL AND TO THE EXEMPTIONS HEREBY GRANTED AND RESERVED. NO PERMANENT STRUCTURE OR FENCE SHALL BE ERECTED OR MAINTAINED UPON SOIL WHICH EASTERS OWNERS OR TENANTS IN THIS STATE OWN, AND NO FENCE OR OTHER EMBRASURE OR OBSTRUCTION SHALL BE ERECTED OR MAINTAINED UPON SOIL WHICH WESTERS OWNERS OR TENANTS OWN, AND NO FENCE OR OTHER EMBRASURE OR OBSTRUCTION SHALL BE ERECTED OR MAINTAINED UPON SOIL WHICH OWNERS OR TENANTS OF THE OTHER PARTS OF THE PUBLIC WALKS, AND RIGHTS ALSO INCLUDING THE RIGHT TO WALK, EXPRESS AND CARRY, IN STRAIGHT LINES ACROSS THEM THROUGH SUCH WALKS, AND THE PROPERTY OWNERS OF THE STREETS SHALL BE PRECINCT OR NEAR LINES FOR WALKING OR

No building structure or accessory building less than 10' wide shall be erected closer to the side of any lot than 30' from the rear, the sum of which width shall not exceed 30% of the width of the lot or the building line, whichever is the lesser, except fences where buildings are erected on more than one single lot this regulation shall apply to the side lines of the extreme boundaries of the multiple lots.

All lots in this subdivision shall be known and designated as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential lot, herein, other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three and residential accessory buildings.

The ground floor area of the main structure, exclusive of one-story open porches and porches shall be not less than 1200 square feet in the case of a one-story structure, nor less than 960 square feet in the case of a multi-story structure, provided no structure of more than one story shall have less than an aggregate of 1400 square feet of finished and inhabitable floor area.

No hotel building, boarding house, mercantile or factory building or buildings of any kind for commercial use shall be erected or maintained on any lot in this subdivision.

Any building, structure or fence, or any part thereof, which may be built upon the border claim line location of a property line, or

REPLICA IN GOOD REPAIR AND ERECTED PROPERLY SO AS TO ENCROACH UPON PROPERTY AND OBSTRUCT THE SAME WITHOUT HINDERANCE OR OBSTRUCTION TO ANY OTHER PROPERTY. NO FENCE SHALL BE ERECTED BETWEEN THE FRONT PROPERTY LINES AND THE BUILDING SETBACK LINE, OTHER THAN A "FENCE OF A DELARATIVE NATURE NOT EXCERRING THREE (3) FEET IN CUSHION LINES IN HEIGHT. NO PRIVATE OR SEMI-PUBLIC WATER SUPPLY AND OTHER SEWAGE DISPOSAL SYSTEM WHICH IS NOT IN COMPLIANCE WITH REGULATIONS OR ORDERS AS PROVIDED BY THE INDIANA STATE BOARD OF HEALTH, OR OTHER BY-LAW, IN MY JURISDICTION. NO SEWAGE DISPOSAL SYSTEM, OR ANY OTHER KIND OF SEWAGE DISPOSAL SYSTEM

be located or constructed on any lot or lots herein except as otherwise provided by this Building Authority. No building or structure shall be erected, placed or altered on any building site in this Building Authority until the building plans, site location and site plan show the location of such building and the location of the property and fenced ground have been approved as to the conformity and harmony of exterior appearance with existing structures hereabout. In no case during any period of less than fifteen months following the issuance of the permit or certificate of occupancy, shall any portion of the building or structure be removed, demolished, or altered.

RE-VALUATION OF COMMITTEE PROPERTY OR THE UNDERSIGNED OWNERS OR THE
RESIGNATION OF ANY MEMBER OF SUCH COMMITTEE. THE REMAINING MEMBER OR MEMBERS SHALL HAVE THE AUTHORITY TO APPROVE OR DISAPPROVE SUCH DESIGN OR ACTION, OR TO DESIGNATE A
REPRESENTATIVE WITH THE AUTHORITY IF THE COMMITTEE FAILS TO ACT UPON ANY PLAN SUBMITTED TO IT FOR ITS APPROVAL WITHIN A PERIOD OF THIRTY DAYS. I AM THE SUBMISSION MADE OR THE
PERIOD OF TIME REFERRED TO IN THE BY-LAW, MAY BE EXTENDED UPON THE AGREEMENT
OF ALL MEMBERS OF THE COMMITTEE.

Il ne peut pas y avoir de révolution sans être préparée par la révolution des idées. Il ne peut pas y avoir de révolution dans l'opinion publique sans être préparée par la révolution dans les idées. Il ne peut pas y avoir de révolution dans les idées sans être préparée par la révolution dans l'esprit humain. Il ne peut pas y avoir de révolution dans l'esprit humain sans être préparée par la révolution dans le cœur humain.

FOR HER lot within THE irregular area bounded by THE STREET, GARDEN, and a line connecting SOUTHERN AVENUE and THE AVENUE, THE property owner, from THE construction of THE street lines, permitted THE same building limits on THE lot as on THE adjacent lots, and has now permitted the same building limits on THE lot as on THE adjacent lots.

These covenants are to run with the land, and will be binding on all parties and all persons coming under them, and shall be automatically extended for successive periods of ten years, unless by a vote of two-thirds of the commissioners, or by a resolution of the Hendricks County Commissioners, it is suspended or terminated.

In witness whereof, the owners of the above described real estate have hereunto caused their signatures to be witnessed at the place and date first above written.

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named person, who produced the instrument set forth
voluntary act and seen and observed their signatures thereto
Witness my signature and seal this 10th day of September, 1922.

My commission papers

Pleasant Vue Estates

SECTION FARM

BALTIMORE, MD.



