

7-6-0

RIVER-VU SUBDIVISION DEDICATION CERTIFICATE

The undersigned, Lake Edgewood Corporation, owner of the above described real estate, does hereby certify that it does hereby lay off, plat and subdivide the same into lots in accordance with the above plat, the real estate described in the above and foregoing certificate to be known as River-Vu Subdivision, located in a part of the West half of the Northeast quarter of Section 29, Township 12.North, Range 1 East.

The undersigned hereby establish the following restrictions, provisions, and conditions as a part of said plat and subdivision, which are hereby made covenants to run with the land:

1. All streets, roadways, and drives, as shown on said plat, are hereby dedicated to the public, and are for the use of the owners of the lands in said subdivision.

2. No lot shall be used except for residential purposes except Lot Number Twenty-six (26), which may be used for general business. Permission is hereby granted the proper authority to rezone said lot to zone B-1, upon proper application. No more than one dwelling or other building will be permitted on each lot, and each dwelling or building must contain at least 1050 square feet or floor space.

3. All dwellings or buildings must be constructed of new material, in a workmanlike manner. Prior to commencement of construction of any dwelling or building, the lot owner or contractor must first submit plans for said structure to the Lake Edgewood Corporation and obtain its approval.

4. All waste from bathrooms, sinks, and laundry tubs shall be treated through a septic tank with a closed drywell or satisfactory finger system, and shall comply with all restrictions and regulations of the State Board of Health. There shall be no outside toilets.

5. There shall be no dumping of refuse, garbage, or tin cans on the premises of any of the lots and said lots shall be mowed, neat, and clean at all times.

6. There shall be no trailers or other portable devices placed, erected, altered, or permitted to stand or remain on any of said lots except that a lot owner may store any such trailer or portable device owned by him on his lot as long as same is not in use or occupied and provided that a dwelling has been constructed thereon and is occupied by said owner.

7. No more than one dwelling or other building will be permitted on each lot and any garage must be attached to a dwelling.

8. No building shall be built closer than twelve feet from the lot boundary line, nor closer than twenty-five feet from the front line of each lot. All dwellings shall have a conventional concrete or concrete block foundation and there shall be no paper, tar paper, or asbestos covering on the outside of any dwelling. All dwellings must be constructed with solid brick or stone veneer and all trim must be painted or varnished.

9. All dwellings, buildings and usage must comply with the County Plan Commission rules and regulations in addition to those imposed herein.

10. There shall be no fowl or livestock kept or maintained by any lot owner in said subdivision. All dogs must be penned or kept on a leash at all times.

11. The use of firearms in said subdivision shall be strictly prohibited.

12. All public utilities, including REMC, telephone and gas, shall have a permanent and perpetual easement over all lots of this subdivision, and all utility strips as shown on the plat above shall be kept free and clear of all buildings or obstructions of any kind.

13. All lot owners shall provide parking places for themselves and their guests off of the dedicated roadways, and shall at no time suffer or permit any automobiles or other vehicles to stand on any part of the travelled portion of said dedicated roadway.

11. The right to enforce these provisions and conditions by injunction, together with the right to cause the removal by due process of law of any structure erected or maintained in violation of any of the above conditions and provisions, is hereby reserved to the owner and is dedicated to the several owners of the lots in said subdivision.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21 day of May, 1962.

LAKE EDGEWOOD CORPORATION

By [Signature]
Marvin L. Manley
President

[Signature]
Noble K. Littell
Secretary-Treasurer

STATE OF INDIANA,
COUNTY OF MORGAN, SS+

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Marvin L. Manley and Noble K. Littell, to me known to be President and Secretary-Treasurer, respectively, of Lake Edgewood Corporation, an Indiana corporation, and acknowledged the execution of the above and foregoing instrument to be their voluntary act and deed, this 21

day of May, 1962.

My commission expires: April 1, 1963
[Signature]
Notary Public
Dorothy Littell

This plat and subdivision is hereby approved and entitled to record.

Dated this 28th day of May, 1962.

NOBLE K. LITTELL
Lawyer
212 First National
Bank Building
Martinsville, Indiana

MORGAN ZONING PLAN COMMISSION

By [Signature]
Carl Deck, Chairman

Attest: [Signature]
Ralph J. Mersing, Secretary