

DECLARATION OF O'S ROLLING MEADOWS SUBDIVISION, SECTION 1

The undersigned, Max Cain and Jacquelinne Cain, owners of the above described real estate, do hereby certify that we have laid off, platted and subdivided the same into lots in accordance with the above plat. This subdivision shall be known and designated as O'S ROLLING MEADOWS SUBDIVISION, SECTION 1, being located in Clay Township, Morgan County, Indiana. All streets not heretofore dedicated, are dedicated to the public. Front yard set back lines, and side yard set back lines on corner lots are to be as shown on the plat, between which lines and the property lines of the street there shall be no building or structures erected or maintained.

"Utility Easements" as shown shall be reserved for the use of the public utilities for the installation of water, sewer, gas, tile, and or electric lines, poles, ducts, pipes, etc., on, over, under and to said easements for local public use. These easements are not for the use of and shall not be used for high voltage electric transmission lines or high pressure liquid transmission pipe lines, except by written permission of the owners of the land at the time said transmission line is to be constructed.

"Drainage Easements" reserved as drainage swales, and said swales are to be maintained by any owner such that water from any adjacent lot shall have adequate drainage along such swale. All easements shown as "Utility Easements" are also to be considered drainage easements and are subject to all restrictions of drainage easements.

No permanent or other structures are to be erected or maintained upon any easement shown on the plat; and owners of lots shall take their titles subject to the rights of the above described easements.

The "Protective Covenants" are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2003, at which time said covenants shall be automatically extended for successive periods of 10 years unless changes by a vote of the majority of the then owners of the building sites covered by these covenants in whole or in part. Invalidation of any one of the covenants, by judgment or court order, will in no way effect the other covenants which shall remain in full force and effect.

REAL ESTATE RESTRICTIONS AND PROTECTIVE COVENANTS:

1. Lots 1 thru 10 shall be used only for residential purposes.
2. No mercantile or business establishment of any any kind or character shall be erected, altered or permitted on any lot numbered 1 thru 10.
3. No more than one dwelling shall be placed any any one lot.
4. All dwellings shall have at least one thousand one hundred fifty (1,150) square feet of floor space exclusive of basement, garage floors and porches. Except one and one half story or two story homes shall have eight hundred (800) square feet on the ground level.
5. The exterior shall be of brick, stone veneer or approved wood siding. Aluminum or wood siding shall be permitted for the second story.
6. No dumping or refuse, garbage or tin cans will be permitted.
7. No trailer or other portable device shall be erected, altered, placed or permitted to remain thereon and no such trailer, portable device, garage or outbuilding shall be used as a residence thereon.
8. No livestock or poultry shall be quartered or permitted to remain thereon; household pets shall be confined to the owner's premises.
9. Construction on any dwelling herein shall be completed within one (1) year of the date of the commencement of such construction.
10. All plans for dwelling to be erected thereon shall be submitted to the owner for approval, prior to the commencement of construction.
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.
12. All residents shall provide sufficient street parking to accommodate all of their vehicles.

IN WITNESS WHEREOF, the undersigned has set their hands and seals this 7th day of August 1978.

Max Cain
Jacquelinne Cain

State of Indiana }
County of Morgan }

Before me the undersigned Notary Public in and for the County and State personally appeared Max Cain and Jacquelinne Cain and acknowledged the execution of the instrument as their voluntary act and deed, for the purpose therein expressed. Witness my hand Seal this 7th day of August 1978.
My commission expires April 24, 1983

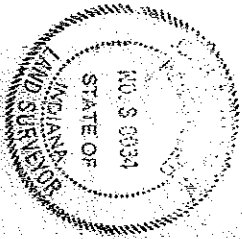
[Signature]

CERTIFICATION AND DESCRIPTION OF C'S ROLLING MEADOWS SUBDIVISION, SECTION 1

I, the undersigned, being duly authorized and licensed as a Registered Land Surveyor within the State of Indiana, do hereby certify that the attached plat and survey of C'S ROLLING MEADOWS SUBDIVISION, SECTION 1, being situated in Clay Township, Morgan County, Indiana, is a true representation of a subdivision of a part of the Southwest quarter of Section twenty-four (24), Township Thirteen (13) North, Range one (1) East of the Second principal meridian, Morgan County, Indiana, bounded and described as follows to-wit:

Beginning at the intersection of the South line of Section 24, Township and Range aforesaid, and the west right-of-way line of Old State Highway 67, said intersection is 2090.7 feet east of a pipe which in turn is 162.0 feet east of the stone at the Southwest corner of Section 24, now unnumbered, run thence northerly on and along said right-of-way line a distance of 591.45 feet to the southeast corner of a 7.92 acre tract; thence traverse westerly along the south line of said 7.92 acre tract, 125.0 feet to the BEGINNING POINT OF THIS DISSEMINATION; from said beginning point continue westerly on and along said line, 375.0 feet; thence deflect right and traverse northerly parallel to the right-of-way of State Highway 67, 510.0 feet; thence traverse southerly parallel to the right-of-way line of Old State Highway 67, 510.0 feet to the point of beginning. Containing 2.67 acres more or less.

Said addition consists of 10 lots, numbered 1 thru 10. The locations and dimensions of the lots, streets and easements are shown on the above plat and all dimensions are shown in feet and decimal parts thereof. I, do hereby certify that all of the above is true and correct, and in witness thereof do hereby set my Hand and Seal this 21st day of MARCH, 1978.



John E. Driscoll
John E. Driscoll
Reg. Land Surveyor, No. S 0034
State of Indiana

DUPLICATE FOR TAXATION
John E. Driscoll
Land Surveyor
Morgan County

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THEREOF, AND ORDINANCES AS ADOPTED BY THE MORGAN COUNTY COMMISSIONERS, approved by the Morgan County Plan Commission at a meeting held April 11, 1978.

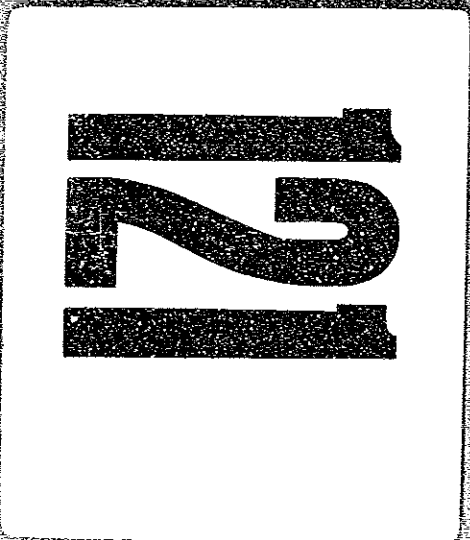
RECEIVED
FOR RECORD
Aug. 9 12 05 PM '78

Michael P. Boyd
Michael P. Boyd
Resident

Received for Record 21 day of MARCH, 1978, at 11 A.M./P.M. O'Clock.

OFFICE OF THE
Recorder of Morgan County

Entered for taxation this 21 day of MARCH, 1978.
Auditor, Morgan County



Old S.R. 47

RECEIVED FOR RECORD
Aug 9 12:05 PM '19
RECORDER OF DEEDS
MILWAUKEE COUNTY

Scale: 1" = 50'

