

DILLEHAY'S SHADELAND HEIGHTS ADDITION
PLAT BOOK 31 PAGE 298
RECORDED MAY 13, 1960

The streets not heretofore dedicated are hereby dedicated to the public.

There are strips of ground as shown on the within plat marked "Utility and Drainage Strips" which are hereby reserved for the use of public utilities, not including transportation or street car companies, such as water, telephone, telegraph, gas or electric light companies, for the installation and maintenance of mains, poles, ducts, lines or wires, subject at all times to the authority of the City of Indianapolis and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips by the owners of such lot or lots, but such owners shall take their titles subject to the right of the various utility companies and to the easement herein granted for ingress and egress in, along, upon, across and through said several strips herein described as utility and drainage strips. Further, said easements are hereby reserved for the purpose of private sewers which may be constructed by any lot owner in said Addition, which lot owner shall have the right of ingress and egress through each such utility and drainage strips for said purpose.

The undersigned owners hereby establish front and side yard building lines as shown on this plat, between which lines and the property lines of the several streets there shall be erected and maintained no permanent or other structures, or parts thereof except open porches.

All lots in this Addition shall be known and designated as residential lots and shall be subject to the following restrictions: The ground floor area of the main structure of any building erected in this Addition, exclusive of one story open porches and garages, shall not be less than One Thousand square feet in the case of a one story structure and not less than Seven Hundred Fifty square feet in the case of a structure more than one story in height. The exterior of all buildings in this Addition shall be of stone or brick construction.

No trailer, basement, tent, shack, garage, barn or other building to be erected in this Addition shall be at any time used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

Drainage easement strips are hereby established as shown on this plat for the construction of an open ditch for drainage purposes. No structures shall be erected on said strips and said strips shall remain open and clear of debris prior to the time a tile drain is built.

No building shall be erected, placed or altered on any building plot in this Subdivision until the building plans, specifications and plot plan showing the location of such building have been approved as to the conformity and harmony of external design with existing structures herein and as to the building with respect to topography and finished ground elevation by a Committee composed of the undersigned owners of the herein described real estate, or by their duly authorized representatives. In the event of the death or resignation of any member of said Committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority if the Committee fail to act upon any plans submitted to it for its approval within a period of fifteen (15) days from the submission date of the same. The owner may proceed then with the building according to the plans as approved. Neither the Committee members nor the designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

The right to enforce these restrictions shall vest in the owners of lots in this Addition and may be exercised by injunction or by an appropriate action at law.

These restrictions shall be in effect until April 1, 1980, and at such time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years.

No restriction or part thereof shall be in any manner affected by the invalidity of any other restriction or part thereof.