SOUTHERN SECTION AKES ESTATES

PART S.W. 1/4

SECTION 14-14N-4E

TH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "SOUTHERN LAKES ESTATES MARK DEVELOPMENT, INC. AS OWNER OF THE WITHIN DESCRIBED REAL ESTATE SHOWN AND DESCRIBED ON THIS

THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS

BUILDING SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE

NDIANA, AND THE REQUIREMENTS OF ALL DRAINAGE PERMITS ISSUED FOR ANY LOT OR PARCEL OF LAND THE AREA OF THIS PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DEVELOPMENT PLAN

INAGE CHANNEL OR COURSE, EVEN THOUGH NO SPECIFIC DRAINAGE EASEMENT FOR SUCH FLOW OF WATER IS ANOTHER LOT, PROVISION SHALL BE MADE TO PERMIT SUCH DRAINAGE TO CONTINUE WITHOUT RESTRICTION

EIGHT TO PREVENT OBSTRUCTION OF THE SIGHT LINE. THE EDGE OF A DRIVEWAY, PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN ERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS TWENTY-FIVE (25) FEET FROM THE TRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) FEET AND SIX (6) FEET ABOVE THE STREET

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REGISTERED LAND SURVEYOR-INDIANA #50560 SCHNEIDER ENGINEERING CORPORATION THIS INSTRUMENT WAS PREPARED INDIANAPOLIS, INDIANA 462 TELEPHONE (317) 898-8282 BY EDWARD D. GIACOLETTI 3020 NORTH POST KUĀD ANAPOLIS, INDIANA 46226

SOUTHERN SECTION LAKE (C) 6 M (S)

SECTION 14-14N-4E PART S.W. 1/4

PRESIDENT, FOR AND BEHALF OF TRIMARK DEVELOPMENT, INC., BY JOHN B. SCHEUMANN, PRESIDENT, FOR AND BEHALF OF TRIMARK DEVELOPMENT, INC., AS OHNER OF THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "SOUTHERN LAKES ESTATES PLAT, HERBY LAYS OFF, PLATS AND SUBDIVIDES THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THE WITHIN PLAT. THE WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS "SOUTHERN LAKES ESTATES SECTION 9", A SUBDIVISION IN MARION COUNTY, FRANKLIN TOWNSHIP, INDIANA.

STREETS: THE STREETS SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF. WHENEVER DISCONTINUED BY LAW ALL NUMBERED LOTS IN THIS ADDITION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE

DETACHED SINGLE-FAMILY OWELLING WITH ACCESSORY BUILDING AND NOT EXCEEDING 35 FEET IN HEIGHT

DRAINAGE: IT SHALL BE THE RESPONSIBILITY OF THE DWNER OF ANY LOT OR PARCEL OF LAND WITHIN THE AREA OF THIS PLAT TO COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE DEVELOPMENT PLAND (GRADING PLAND) AS APPROVED FOR THIS PLAT BY THE DEPARTMENT OF PUBLIC WORKS, INDIANAPOLIS, INDIANA, AND THE REGUIREMENTS OF ALL DRAINAGE PERMITS ISSUED FOR ANY LOT OR PARCEL OF LAND

STORM WATER DRAINAGE: IN THE EVENT STORM WATER DRAINAGE FROM ANY LOT OR LOTS FLOW ACROSS ANOTHER LOT, PROVISION SHALL BE MADE TO PERMIT SUCH DRAINAGE EASEMENT FOR SUCH FLOM OF WATER IS OR REDUCTION (ARTIFICIAL AND/OR NATURAL) ACROSS THE DOWNSTREAM LOT AND INTO THE NATURAL DRAINAGE CHANNEL OR COURSE, EVEN THOUGH NO SPECIFIC DRAINAGE EASEMENT FOR SUCH FLOM OF WATER IS

SIGHT DISTANCE AT INTERSECTIONS: NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) FEET AND SIX (6) FEET ABOVE THE STREET SIGHT DISTANCE AT INTERSECTION OF AND A LINE CONNECTING POINTS TWENTY-FIVE (25) FEET FROM THE SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED. THE SAME SIGHT LINE LINETATIONS SHALL BE PLACED OF THE SAME SIGHT LINE CASE OF A DOUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE SIGHT LINES OR IN THE CASE OF A DOUNDED PROPERTY CORNER, FROM THE INTERSECTION OF A STREET RIGHT OF A DRIVEWAY, PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN APPLY TO ANY LOT WITHIN TEN (10) FEET OF THE INTERSECTION OPF A STREET RIGHT TO PREVENT OBSTRUCTION OF THE SIGHT LINE.

NO BUILDING OR STRUCTURE SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE (CORNER LOTS) THAN THE MINIMUM BUILDING

ALL RESIDENCES WILL BE FOR SINGLE FAMILY USE. NO DOUBLES WILL BE PERMITTED EVEN ON CORNER LOTS AS OTHERWISE MIGHT BE PERMITTED BY THE 0-3 ZONING ORDINANCE. BUILDING LOCATION:

EASEMENTS: THERE ARE STRIPS OF GROUND AS SHOWN ON THE WITHIN PLAT MARKED D. U. & S. E. (GRAINAGE, UTILITY AND SEWER EASEMENTS) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES SHALL BE ERECTED OR MAINTAINED ON SAID STRIPS EXCEPT DRAINS, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE EASEMENTS HEREIN GRAINS. THE OWNERS OF SUCH LOTS IN THIS ADDITION HOWEVER SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF SAID LOTS IN FOR FENCES, DRIVENAYS AND MALKNAYS. THE OWNERS OF SUCH LOTS IN THIS ADDITION TO SAID EASEMENTS HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED. NO FENCE SHALL BE ERECTED IN THIS SUBDIVISION BETMEEN THE FRONT BUILDING LINE AND THE FRONT PROPERTY LINE (SIDE BUILDING LINE AND SIDE PROPERTY LINE FOR CORNER LOTS) OF

THE STREETS AS SHOWN ON THE WITHIN PLAT.

COR KEPT ON ANY LOT, EXCEPT THAT DOGS. CATS. OR OTHER HOUSEHOLD PETS MAY BE KEPT. PROVIDED THAT THEY ARE

NOT KEPT, BRED. THE DIGHT TO ENFORCE THE WITHIN PROVISIONS. RESTRICTIONS AND COVENANTS BY INJUNCTION WITH THE DIGHT TO CHICA OF THE MICHAEL PROVIDENCE OF THE MICHAE

NO ANIMALS. LIVESTOCK. OR POULTRY OF ANY KIND SHALL BE RAISED. HED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

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THE STREETS AS SHOWN ON THE WITHIN PLAT

NO FENCE SHALL BE ERECTED IN THIS SUBDIVISION BETWEEN THE FRONT DUTLDING LINE AND THE FRONT PROPERTY LINE (SIDE BUILDING LINE AND SIDE PROPERTY LINE FOR CORNER LOTS) OF

ANIMALS: NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

ENFORCEMENT: THE METHUPULIAN DEVELOPMENT COMMITMENTS, ITC SUCCESSION AND ASSIGNS SHALL HAVE NO RIGHT, POWER OR AUTHORITY, TO ENFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT EXPRESSLY RUN IN FAVOR OF THE METROPOLITAN DEVELOPMENT COMMISSION; PROVIDED FURTHER, THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE METROPOLITAN DEVELOPMENT COMMISSION FROM ENFORCING ANY PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE, 58-AQ-13 AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE PLAT COMMITTEE. ENFORCEMENT: THE RIGHT TO ENFORCE THE WITHIN PROVISIONS, RESTRICTIONS AND COVENANTS BY INJUNCTION WITH THE AIGHT TO CAUSE REMOVAL BY DUE PROCESS OF LAW OF ANY SEPTIC TANK.
ABSORPTION BED OR STRUCTURE ERECTED OR MAINTAINED IN VIOLATION THEREOF IS HEREBY DEDICATED AND RESERVED TO THE OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION, THEIR HEIRS AND ASSI
AND WHO SHALL BE ENTITLED TO SUCH RELIEF WITHOUT BEING REQUIRED TO SHOW ANY DAMAGE OF ANY KIND TO ANY SUCH OWNER OR OWNERS BY OR THROUGH ANY SUCH VIOLATION OR ATTEMPTED VIOLATION. THEIR HEIRS AND ASSIGNS

ALL RESIDENTIAL HOMES WILL CONTAIN AT LEAST 1200 SQUARE FEET OF LIVING SPACE AS REQUIRED UNDER THE PRESENT D-2 RESIDENTIAL DISTRICT ORDINANCE.

DRIVEWAYS WILL BE CONSTRUCTED TO SAID RESIDENCES AND WILL BE PAVED WITH A HARD SURFACE, SUCH CONSTRUCTION TO BE COMPLETED NO LATER THAN ONE (1) YEAR AFTER THE CONVEYANCE

GARAGES: EACH RESIDENTIAL HOME WILL HAVE AT LEAST A TWO CAR ATTACHED GARAGE AND NO CARPORTS

ORIVEWAYS: DRIVEWAYS WILL BE CONSTRUCTED OVER STORM WATER DRAIN INLETS OF ANY LOT OR PARCEL IN THIS PROPOSED ADDITION. AND NO DRIVEWAY WILL BE CONSTRUCTED OVER STORM WATER DRAIN INLETS

NO MOBILE HOMES WILL BE PLACED IN SAID ADDITION OR BE ALLOWED TO REMAIN IN SAID ADDITION.

TERM: THE WITHIN COVENANTS. LIMITATIONS. AND RESTRICTIONS ARE TO AUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM. THESE COVENANTS SHALL BE IN FULL FORCE AND EFFECT FOR A PERIOD OF TMENTY-FIVE (25) YEARS FROM RECORDING DATE, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE WAJORITY OF THE THEN OWNERS OF THE LOTS. IT IS AGREED TO CHANGE THE COVENANTS IN WHOLE OR IN PART. INVALIDATION OF ANY OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS. IT IS AGREED TO CHANGE THE COVENANTS IN WHOLE OR IN PART. INVALIDATION OF ANY OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS. IT IS AGREED TO CHANGE THE COVENANTS IN WHOLE OR IN PART. IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT

LOTS 403-407 AND 409-419 IN SOUTHERN LAKES ESTATES SECTION 9 (HEREINAFTER CALLED "LAKE LOTS") INCLUDE AS PART OF THE LOTS PORTION OF A BODY OF WATER (HEREINAFTER CALLED "LAKE") WHICH SERVES PORTION OF DAD OR DRAINAGE OUTLET FOR AREAS EAST AND NORTH OF AS A REFERENTION POND OR DRAINAGE OUTLET FOR AREAS EAST AND NORTH OF SUCH LAKE. AN EASEMENT FOR THE LAKE AS DESIGNATED ON THE PLAT SUCH LAKE. AN EASEMENT FOR THE LAKE LOTS. THE LAKE LOTS EXISTS OVER AND ACROSS A PORTION OF THE LAKE LOTS. CONDITIONS ARE SUBJECT TO A SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CERTAIN LAKE LOTS IN SECTION 9 SOUTHERN LAKES AND RESTRICTIONS FOR CERTAIN LAKE LOTS IN SECTION 9 ESTATES RECORDED ON IN THE OFFICE OF THE RECORDER OF NUMBER OF THE ACCOUNTS. THE OWNERS OF LOTS WITHIN SOUTHERN LAKES ESTATES SECTION 9 WHOSE LOTS DO NOT INCLUDE A PART OF THE LAKE ESTALL HAVE NO RIGHT TO USE THE LAKE FOR ANY PURPOSE EXCEPT AS FOLLOWS.

IN THE EVENT OF A DISPUTE ARISING FROM THE MAINTENANCE, REPAIR AN INTERESPORT THE LAKE, ANY LOT OWNER WITHIN SECTIONS 3, 9 AND 10 OF THE SOUTHERN LAKES STATES SUBDIVISION HAY REQUEST, MEFTING WITH THE OWNERS OF THE LOTS "CONTIGUOUS" TO THE LAKE AREA, UPON GIVING NOTICE TO ALL OF SAID OWNERS, IN WRITING, DESIGNATING A THE MAND PLACE NOT LESS THAN SEVEN (7) DAYS FROM THE DATE OF THE MOTICE, WHICH TIME MAY BE SHORTENED IN CASES OF EXTREME EMERGENCY. AT SUCH WHICH TIME MAY BE SHORTENED IN CASES OF EXTREME EMERGENCY.