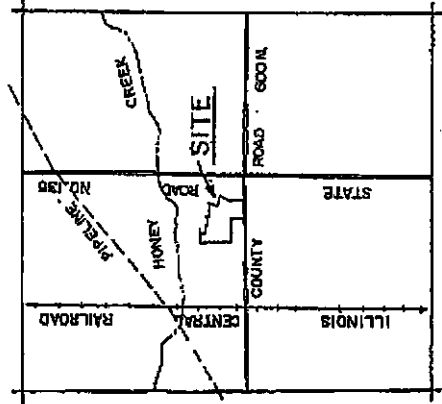
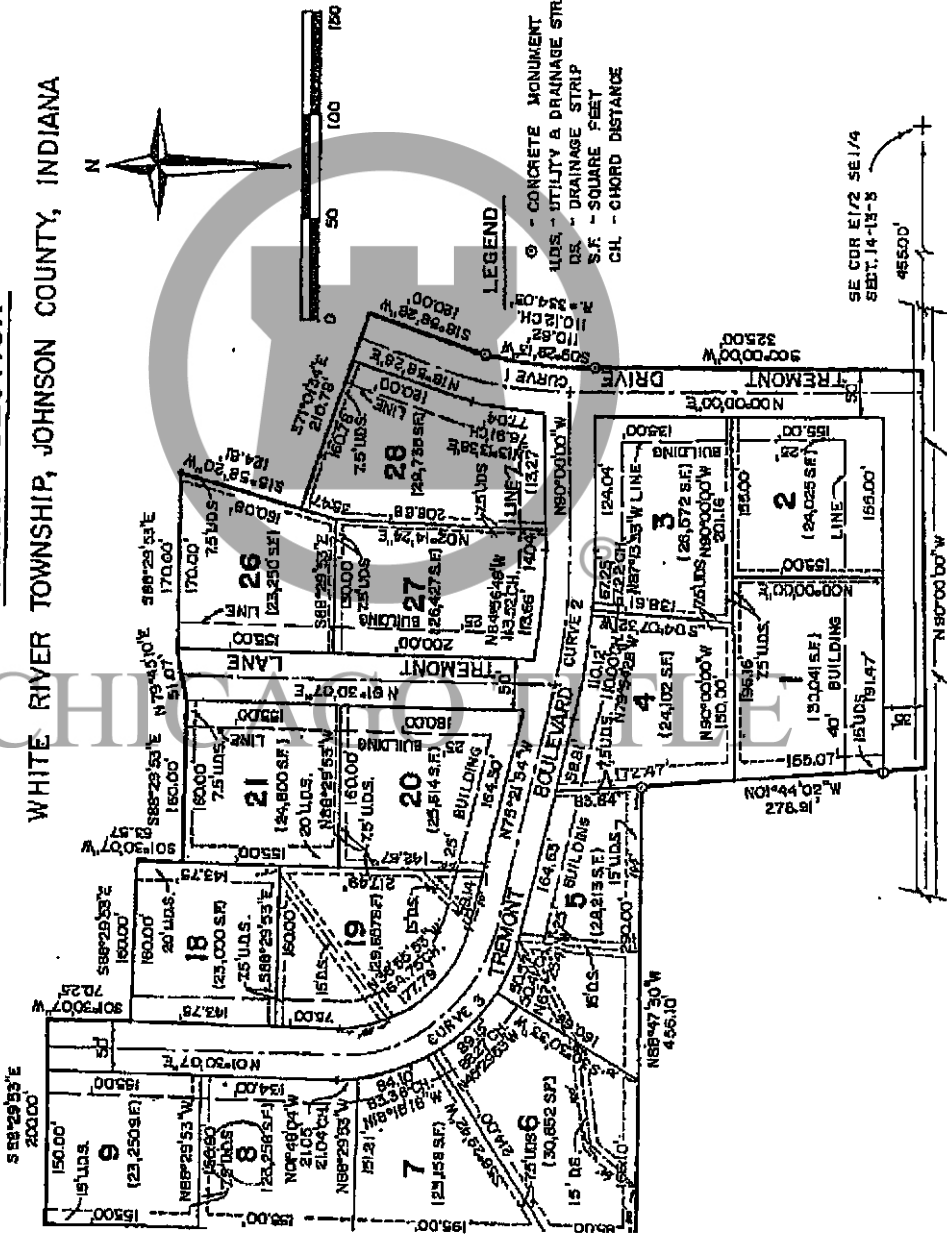


# TREMONT ESTATES

## FIRST SECTION

WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA

NO.	DELTA	TANGENT	RADIUS	LENGTH
1 IN	18°58'28"	55.62'	334.05'	110.52'
1 C/L		60.00'	359.05'	116.90'
1 OUT		64.18'	394.05'	127.10'
2 IN	14°55'05"	82.75'	644.37'	154.59'
2 C/L		85.96'	699.37'	170.98'
2 OUT		89.17'	694.37'	177.36'
3 IN	76°32'01"	105.16'	132.53'	177.25'
3 C/L		125.00'	157.52'	211.35'
3 OUT		144.84'	182.52'	244.87'



# TREMONT ESTATES - 1 st.

## RESTRICTIVE COVENANTS

The undersigned, Woodland Streams Development Corporation by its duly authorized officers, Daniel R. Nichols, President and Rebecca S. Nichols, Secretary, owner of the attached described real estate, hereby lay off, plat and subdivide said real estate described above, in accordance with the plat and certificate.

This subdivision shall be known and designated as "Tremont Estates, First Section".

The streets, if not heretofore dedicated, are hereby dedicated to public use.

There are strips of ground marked "Utility and Drainage Strips" shown on the plat which are hereby reserved for public utilities, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drains, ducts, lines and wires. Purchasers of lots in this subdivision shall take their titles subject to the easements hereby created and subject at all times to the rights of proper authorities to service the utilities and the easements hereby created, and no permanent structure of any kind, and no part thereof, except fences, shall be built, erected or maintained on said "Utility and Drainage Strips".

There are strips of ground marked Drainage Easement which are hereby reserved for the installation and maintenance of drainage improvements. Purchasers of lots in this subdivision shall take their title subject to the easement hereby created and subject at all times to the proper authorities and the easements hereby created, and no permanent structure of any kind shall be built, erected or maintained on said Drainage Easements.

All lots in this subdivision by present and future owners or occupants shall be subject to the following conditions and restrictions, which shall run with the land.

1. No lot shall be used except for residential purposes and no building shall be erected, altered, or placed on any lot, other than one detached single family dwelling not to exceed two stories in height and an optional private garage for not more than three (3) cars. Garages with open sides shall not be permitted.
2. No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1700 square feet for a one story dwelling, nor less than 1200 square feet for a dwelling of more than one story, two story dwellings shall contain at least 1200 square feet on each floor.
3. No building shall be located on any lot nearer to the front lot line or nearer the side street line than the minimum building set-back lines as shown on the recorded plat. No building shall be located nearer than 10 feet to a side yard line, and the total side yard set-back (both sides) must be at least 25 feet. A five (5) foot side yard set-back shall be required for an accessory building not exceeding 18 feet in height and if detached from the principal building, it shall be located at least as far back as the rear of the principal building. No building shall be erected closer than 25 feet to the rear lot line.
4. No building shall be erected, placed or altered on any lot until the construction plan and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevations. No fence or wall shall be erected, placed, or altered on any lot nearer to any street than the minimum building set-back line, unless similarly approved. Approval shall be as provided in Part 6.
5. The Architectural Control Committee is composed of three members, appointed by the developer. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then recorded owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers and duties.
6. The Architectural Control Committee approval or disapproval as required in these covenants shall be in writing. In the event the Committee or its designated representatives, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
7. With written approval of the Architectural Control Committee, and where, in the opinion of said Committee, the location will not detract materially from the appearance and value of other properties, a dwelling may be located nearer

14. No fence, wall, hedge or elevations between two and six feet remain on any corner lot of the street property lines, the intersection of the street limitations shall apply on any property line with the edge of 15'. Each lot shall be kept free of vehicles or boats of any kind, main dwelling or garage. It is that all lots and surroundings.
16. No individual water supply permitted on any lot unless situated and constructed in accordance with the Indiana State Board of Health.
17. Any field tile or underground any improvements within this subdivision of lots in this subdivision and Drainage Code of 1965, and all
18. Any motor vehicle which is transportation shall not be per swimming pools shall not be per
19. The finished yard elevation shall be not less than the elev
20. These restrictions are binding and shall be binding on all per period of twenty-five (25) year which time said covenants shall of ten years, unless at any time majority of the then owners of covenants in whole or in part.
21. Enforcement shall be by persons violating or attempting violation or to recover damages judgement or court order shall remain in full force and

WITNESS OUR HANDS AND SEALS THIS

Daniel R. Nichols  
Daniel R. Nichols, President

STATE OF INDIANA )  
COUNTY OF JOHNSON ) SS:

Before me, the undersigned personally appeared Daniel R. Nichols and acknowledged the execution of

Witness my hand and notary

My Commission Expires: Sept. 2

Under authority provided by Assembly State of Indiana, and a by the Board of County Commission was given approval by the County

Approved by the Johnson Co  
Harlin Prince  
Harlin Prince, Chairman

Under authority provided by State of Indiana, this plat was of Johnson County, Indiana, at a  
Eugene S. Barger Kedric  
Eugene Barger Kedric

Approved by the Johnson Co  
Eugene S. Barger Kedric  
Eugene Barger Kedric

ENTERED FOR TAXATION THIS 27

No. 004522

Part of the East half of the Southeast quarter of Section 24 Township 13 North Range 3 East of the Second Principal Meridian described as follows:

Beginning on the South line of the said half quarter Section 455.00 feet West of the Southeast corner thereof; thence North 90 degrees 00 minutes 00 seconds West on and along the said South line 395.41 feet; thence North 01 degrees 44 minutes 02 seconds West 278.91 feet; thence North 88 degrees 47 minutes 30 seconds thence South 88 degrees 59 minutes 55 seconds East 200.00 feet; thence South 01 degrees 30 minutes 07 seconds West 63.57 feet; thence South 88 degrees 23 minutes 53 seconds East 160.00 feet thence North 79 degrees 45 minutes 10 seconds East 51.07 feet; thence South 88 degrees 49 minutes 53 seconds East 170.00 feet; thence South 15 degrees 58 minutes 20 seconds West 134.61 feet; thence South 71 degrees 01 minutes 34 seconds East 210.78 feet; thence South 19 degrees 59 minutes 26 seconds West 120.00 feet; thence Southwesterly on a tangent curve to the left which has a radius of 334.05 feet a curved distance of 110.82 feet; thence South 00 degrees 00 minutes 00 seconds West 325.00 feet to the Place of Beginning containing 12.046 Acres, more or less, subject to all legal Rights-of-Way and easements.

I certify that the above plat and description are a true and accurate representation of the above described real estate.

*Robert M. Murray*  
Robert M. Murray  
Registered Land Surveyor # 10194  
DATE: 2/27/78



CHICAGO TITLE

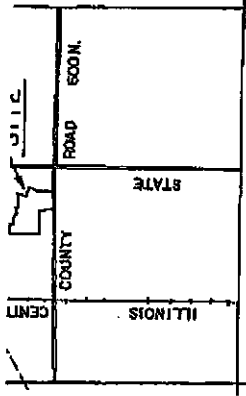
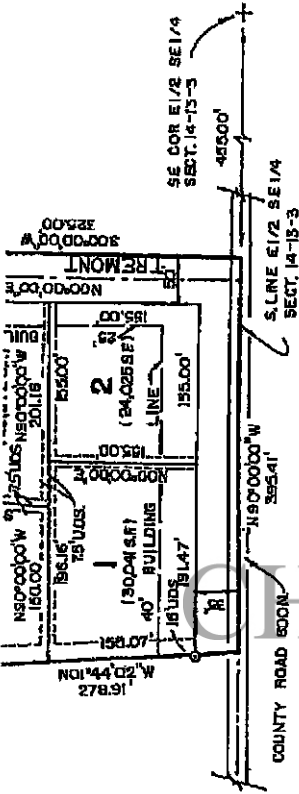
11-27-2007 For Comments to lot 1 du  
28007-028528

11-27-2007 For Comments to lot 18 du  
11-27-2007-028548

11-27-2007 Comment to lot 2 see lot 1 a

11-27-2007 For Comments to lot 3 du  
11-27-2007-028541  
11-27-2007 For Comments to lot 2 du  
11-27-2007-028549  
11-27-2007-028548

12.046 Ac.



LOCATION MAP  
 (SCALE: 1"=2000')

Part of the East half of the Southeast quarter of Section 14 Township 13 North Range 3 East of the Second Principal Meridian described as follows:

Beginning on the South line of the said half quarter Section 455.00 feet West of the Southeast corner thereof; thence North 90 degrees 00 minutes 00 seconds East along the said South line 395.41 feet; thence North 01 degrees 44 minutes 02 seconds West 278.91 feet; thence North 88 degrees 47 minutes 30 seconds East 456.10 feet to the West line of the said half quarter Section; thence North 01 degrees 02 seconds East 200.00 feet; thence South 01 degrees 07 seconds West 70.25 feet; thence South 88 degrees 47 minutes 30 seconds East 160.00 feet; thence South 01 degrees 07 seconds West 63.57 feet; thence South 88 degrees 47 minutes 30 seconds East 170.00 feet; thence South 15 degrees 59 minutes 03 seconds West 124.61 feet; thence South 71 degrees 01 minutes 34 seconds East 210.78 feet; thence South 15 degrees 59 minutes 03 seconds West 325.07 feet to the Place of Beginning containing 12.048 acres, more or less, subject to all legal rights-of-way and easements.

I certify that the above plat and description are a true and accurate representation of the above described real estate.

*Robert Murray*  
 Robert H. Murray  
 Registered Land Surveyor # 10194  
 2/27/78

restrictions, which shall run with the land.

1. No lot shall be used except for residential purposes and no building shall be erected, altered, or placed on any lot, other than one detached single family dwelling not to exceed two stories in height and an optional private garage for not more than three (3) cars. Carports with open sides shall not be permitted.
2. No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1700 square feet for a one story dwelling, nor less than 1200 square feet for a dwelling of more than one story, two story dwellings shall contain at least 1200 square feet on each floor.
3. No building shall be located on any lot nearer to the front lot line or nearer the side street line than the minimum building set-back lines as shown on the recorded plat. No building shall be located nearer than 10 feet to a side yard line, and the total side yard set-back (both sides) must be at least 25 feet. A five (5) foot side yard set-back shall be required for an accessory building not exceeding 18 feet in height and if detached from the principal building, it shall be located at least as far back as the rear of the principal building. No building shall be erected closer than 25 feet to the rear lot line.
4. No building shall be erected, placed or altered on any lot until the construction plan and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevations. No fence or wall shall be erected, placed, or altered on any lot nearer to any street than the minimum building set-back line, unless similarly approved. Approval shall be as provided in Part 6.
5. The Architectural Control Committee is composed of three members, appointed by the developer. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then recorded owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers and duties.
6. The Architectural Control Committee approval or disapproval as required in these covenants shall be in writing. In the event the Committee or its designated representatives, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has commenced prior to the completion thereof, approval will not be required and the related covenant shall be deemed to have been fully complied with.
7. With written approval of the Architectural Control Committee, and where, in the opinion of said Committee, the location will not detract materially from the appearance and value of other properties, a dwelling may be located nearer to a street than above provided, but not nearer than 25 feet to any street line.
8. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as residence, either temporarily or permanently. The exterior surfaces of all buildings shall have the written approval of the Architectural Control Committee. All dwellings shall contain a garbage disposal unit. Outside trash burners will not be permitted.
10. No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
11. No oil drillings, oil development operations, oil refining, quarries or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot. All gas and oil tanks must be concealed.
12. 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 purpose.
13. No lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage. Antennas, masts, or towers of any kind will not be permitted on any lot or outside any dwelling.

... shall be in full force and effect. Enforcement shall be by persons violating or attempting violation or to recover damages judgement or court order shall: shall remain in full force and effect.

WITNESS OUR HANDS AND SEALS THIS

*Daniel R. Nichols*  
Daniel R. Nichols, President

STATE OF INDIANA )  
COUNTY OF JOHNSON ) SS:

Before me, the undersigned personally appeared Daniel R. Nichols and acknowledged the execution of

Witness my hand and notary

My Commission Expires: Sept 2

Under authority provided by Assembly State of Indiana, and a by the Board of County Commission was given approval by the County

Approved by the Johnson Co  
*Marlin Prince*  
Marlin Prince, Chairman

Under authority provided by State of Indiana, this plat was of Johnson County, Indiana, at a  
*Eugene L. Barger* *Kedric*  
Eugene Barger Kedric

Approved by the Johnson Co  
*Eugene L. Barger* *Kedric*  
Eugene Barger Kedric

ENTERED FOR TAXATION THIS 27

No. 001522

RECEIVED FOR RECORD THIS 27

AND RECORDED IN PLAT BOOK NO. \_\_\_\_\_

FEE \$ 7.00

TITLE

ESTATES - 1st SECTION  
RESTRICTIVE COVENANTS

3644

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14. No fence, wall, hedge or shrub planting which obstructs the sight lines at elevations between two and six feet above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street property lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway pavement.
15. Each lot shall be kept in a neat and pleasing manner. Campers, recreational vehicles or boats of any kind may not be stored or parked on any lot outside the main dwelling or garage. It is the intention of this restriction to assure that all lots and surroundings present a park-like appearance.
16. No individual water supply system or sewage disposal system shall be located and constructed in accordance with requirements, standards, and recommendations of the Indiana State Board of Health.
17. Any field tile or underground drain which is encountered in construction of any improvements within this subdivision shall be perpetuated, and all owners of lots in this subdivision and their successors shall comply with the Indiana Drainage Code of 1966, and all amendments thereto.
18. Any motor vehicle which is inoperative and not being used for normal transportation shall not be permitted to remain on any lot. Above the ground swimming pools shall not be permitted or constructed on any lot.
19. The finished yard elevations at the house site on lots in this subdivision shall be not less than the elevation shown on the general development plan.
20. These restrictions are hereby declared to be covenants running with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded- after which time said covenants shall be automatically extended for successive periods of ten years, unless at any time following recordation, an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.
21. Enforcement shall be by proceedings at law or in equity against the person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS OUR HANDS AND SEALS THIS 25<sup>th</sup> DAY OF October, 1977.

Daniel R. Nichols Rebecca S. Nichols  
Daniel R. Nichols, President Rebecca S. Nichols, Secretary

STATE OF INDIANA )  
COUNTY OF JOHNSON ) SS:

Before me, the undersigned, a notary public in and for said county and state, personally appeared Daniel R. Nichols, President and Rebecca S. Nichols, Secretary, and acknowledged the execution of the foregoing as their voluntary act and deed.

Witness my hand and notarial seal this 25<sup>th</sup> day of October, 1977.

My Commission Expires: Sept. 28, 1980 Michelle Schreers  
Notary Public, Michèle Schreers  
Marion County

Under authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the Board of County Commissioners of the County of Johnson, Indiana, this plat was given approval by the County of Johnson as follows:

Approved by the Johnson County Plan Commission at a meeting held Oct. 11, 1977.  
Marlin Prince Floyd Estes  
Marlin Prince, Chairman Floyd Estes, Secretary

Under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana, this plat was given approval by the Board of County Commissioners of Johnson County, Indiana, at a meeting held on the 6<sup>th</sup> day of February, 1978.  
Eugene Barger Kedric Sturgeon William R. Drake  
Eugene Barger Kedric Sturgeon William R. Drake

Approved by the Johnson County Drainage Board this 1<sup>st</sup> day of February, 1978.  
Eugene Barger Kedric Sturgeon William R. Drake  
Eugene Barger Kedric Sturgeon William R. Drake

ENTERED FOR TAXATION THIS 27<sup>th</sup> DAY OF February, 1978.  
Jane M. Wood

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majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.  
 21. Enforcement shall be by proceedings at law or in equity against the person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS OUR HANDS AND SEALS THIS 25<sup>th</sup> DAY OF October, 1977.

Daniel R. Nichols  
 Daniel R. Nichols, President  
Rebecca S. Nichols  
 Rebecca S. Nichols, Secretary

STATE OF INDIANA )  
 COUNTY OF JOHNSON) SS:

Before me, the undersigned, a notary public in and for said county and state, personally appeared Daniel R. Nichols, President and Rebecca S. Nichols, Secretary, and acknowledged the execution of the foregoing as their voluntary act and deed.

Witness my hand and notarial seal this 25<sup>th</sup> day of October, 1977.

My Commission Expires: Sept. 28, 1980  
Michels Schreers  
 Notary Public  
 Marion County

Under authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the Board of County Commissioners of the County of Johnson, Indiana, this plat was given approval by the County of Johnson as follows:

Approved by the Johnson County Plan Commission at a meeting held Oct. 11, 1977.  
Marlin Prince  
 Marlin Prince, Chairman  
Floyd Estes  
 Floyd Estes, Secretary

Under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana, this plat was given approval by the Board of County Commissioners of Johnson County, Indiana, at a meeting held on the 15<sup>th</sup> day of February, 1978.  
Eugene Barger  
 Eugene Barger  
Kedric Sturgeon  
 Kedric Sturgeon  
William R. Drake  
 William R. Drake

Approved by the Johnson County Drainage Board this 10<sup>th</sup> day of February, 1978.  
Eugene Barger  
 Eugene Barger  
Kedric Sturgeon  
 Kedric Sturgeon  
William R. Drake  
 William R. Drake

ENTERED FOR TAXATION THIS 27<sup>th</sup> DAY OF February, 1978.

Jane M. Wood  
 Jane M. Wood, Auditor  
 Johnson County, Indiana

CHICAGO TITLE  
 No. 001522  
 RECEIVED FOR RECORD THIS 27<sup>th</sup> DAY OF February, 1978, AT 3:15 P.M.  
 AND RECORDED IN PLAT BOOK NO. 9  
 PAGE NUMBER 9

FEE \$ 700  
Mary Etta Hongland  
 Mary Etta Hongland, Recorder  
 Johnson County, Indiana