

COVENANTS AND RESTRICTIONS OF CHAPEL HILL VILLAGE ASSOCIATION

- A) The streets shown and not heretofore dedicated are hereby dedicated to the public.
- B) All numbered lots in this Addition shall be designated as residential lots. Only one single family dwelling with accessory building and not exceeding two stories in height may be erected or maintained on said lots.
- C) Front and side building lines are established as shown on this plat between which lines and the property lines of the street, no structure shall be erected or maintained. No fence, wall, hedge, or shrub planting which obstructs sightlines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner 10 feet within the triangular area formed by the street property lines and line connecting points 25 feet from the intersection of said street lines or in the case of a rounded property corner, from the intersection of the street lines extended. The same sight line limitation shall apply to any lot within 10 feet from the intersection of a street line, with the edge of a driveway pavement or alley line. No trees shall be permitted to remain within such distance of such intersection unless foliage line is maintained at sufficient height to prevent obstruction of sight line.
- D) No trailer, tent, shack, basement, garage, barn or other outbuilding or temporary structure shall be used for temporary or permanent residential purposes in any lot in the Addition.
- E) No noxious or offensive trade shall be carried on upon any lot in this Addition, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.
- F) No lot in this subdivision shall be re-subdivided into a building lot having an area of less than 11,250 square feet.
- G) No poultry or farm animals shall be raised or maintained on any lot. This restriction shall not prohibit a resident from keeping a usual pet animal or bird.
- H) There are strips of ground as shown on the within plat marked "Drainage and Utility Easements" which are hereby reserved for the use of public utility companies, not including street car or transportation companies for the installation and maintenance of mains" ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of Marion County, Indiana, and to the easement herein reserved. No permanent or other structures shall be erected or maintained on said strips. The owners of such lots in the public utilities and to those of the other owners of lots in this Addition to said easement herein granted for ingress and egress in, along and through the strips of ground so reserved.
- I) No building shall be erected on any lot until the design plans have been approved by the plattee. The building of all improvements shall be subject to inspection by the plattee, or its representatives, and shall meet its construction standards. If the construction of any house shall not meet the approval of the plattee, it shall have the right to prohibit the commencement or continuation of such improvement.
- J) The right to enforce the within provisions, restriction and covenants by injunction, together with the right to cause the removal in violation thereof, is hereby dedicated and reserved to be owners of the several lots in this subdivision, their heirs or assigns, and The Metropolitan Plan Commission of Marion County, their successors or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any lot owner or owners by or through any such violation or attempted violation. Said provision shall be in full force and effect until August 1, 1995, at which time said covenant shall be automatically extended for successive periods of ten years, unless by a 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 these of the covenants by judgment of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- K) The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.