

This conveyance is made subject to the following protective covenants:

1. The covenants, conditions and restrictions herein contained shall run with all lots or parts of lots of this tract and shall be binding on all owners of any lot, their heirs, executors, administrators and assigns, and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for periods of ten years unless 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. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant to either restrain violation or to recover damages.
2. Invalidation of any one of these restrictions, covenants or conditions by judgment or court order, shall in no wise affect any of the other provisions.
3. No struction shall be created, placed or permitted to remain other than a detached single-family dwelling, not to exceed two stories in height and private garages. Garages may be attached to the house directly or by breezeway
4. No building shall be located nearer to the front boundary line than 50 feet, *** ***** so the side line than five feet. The side line of said tract shall be the division line between the tracts.
5. No dwelling shall be permitted on any lots of this tract whose ground floor area of the path structure, exclusive of open porches and garages, is less than 1500 square feet for one story nor less than 1200 square feet for 1 ½ or 2 story dwelling.
6. No trailer, basement, tent, shack, barn, or other outbuilding erected on this tract shall be used at any time as a residence, temporary or permanently, nor shall any structure of a temporary character be used as a residence.
7. No fence or walls shall be erected on this tract higher than four feet, and any fence erected shall be kept in good order and repair.
8. No noxious or offensive trade or activity shall be carried on upon this tract nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.
9. All sewage disposal shall be traded on owners property and shall meet the requirements of the Indiana State Board of Health for sewage disposal.
10. No residence shall be constructed of concrete blocks, nor the exterior walls of any residence be covered by imitation brick, imitation stone or other materials in the same category. No prefabricated homes shall be built on this tract. However, homes constructed of strictly pre-cut conventional materials are acceptable.