

WATSON  
FARMS

SECTION I

Plat Covenants  
and  
Restrictions

**PLAT COVENANTS AND RESTRICTIONS**  
**(Unless Otherwise Noted)**

The undersigned, Land Innovators Company, an Indiana Limited Partnership (the "Developer"), owners of the real estate shown and described in this plat (the "Real Estate") hereby certifies that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide said Real Estate in accordance with this plat. This Subdivision shall be known and designated as Watson Farms, Section I consisting of Lots 1-11, 20-22, 29, and 37-72 inclusive, an addition in Marion County, Indiana, containing 51 lots.

In order to provide adequate protection to all present and future owners of lots in this Subdivision, the following covenants and restrictions, are hereby imposed upon the Real Estate and shall run with the Real Estate.

1. **DRAINAGE & UTILITY EASEMENTS.** There are areas of ground on this plat marked "Drainage and Utility Easements" (D&UE), either separately or in combination. Their easements are hereby created and reserved for the use of all public utility companies (not including transportation companies), and governmental agencies for access to and installation, maintenance, repair or removal of poles, mains, ducts, drains, lines wires, cables and other equipment and facilities for the furnishing of utility services, including cable television series.

The Drainage Easements are hereby created and reserved: (i) for the use of Developer during the development of the Subdivision for access to and for the installation, repair or removal of a drainage system, either by surface drainage or appropriate underground installations, for the Real Estate and adjoining property and (ii) for the Department of Public Works of the City of Indianapolis for access to maintenance, repair and replacement of such drainage system; provided, however, that the owner of any lot in this Subdivision subject to a Drainage Easement shall be required to keep the portion of said Drainage Easement on his lot free from obstructions so that the surface water drainage will be unimpaired.

The delineation of Utility Easement and Drainage Easement areas on this plat shall not be deemed a limitation on the rights of any entity for whose use any such easement is created and reserved to go on any lot subject to such easement temporarily to the extent reasonably necessary for the exercise of the rights granted to it by this paragraph. No permanent structures or fences shall be erected or maintained upon said easements. The owners of lots in this Subdivision shall take and hold title to the lots subject to the Utility Easements and Drainage Easements herein created and reserved.

2. **DRAINAGE PLAN.** It shall be the responsibility of owner of any lot or parcel of land within the area of this plat to comply at all times within the provisions of the drainage plan as approved for this plat by the Department of Public Works of the City of Indianapolis and the requirements of all drainage permits for this plat issued by said Department.

It shall be the duty of every Owner of every lot in the Development on which any part of an open drainage ditch or swale is situated to keep such portion thereof as may be situated upon his lot continuously unobstructed and in good repair.

3. **DEDICATION OF STREETS.** The rights-of-way of the streets as shown on this plat, if not heretofore dedicated to the public, are hereby dedicated to the public for use as a public right-of-way, subject however to a reservation of ingress-egress for the maintenance to medians if any, in any entranceways to the subdivision.

4. **BUILDING LOCATION.** (Otherwise Noted) Building set-back lines are as depicted in and on the plat. No building or structure shall be erected or maintained between said set-back lines and the front or rear lot line (as the case may be) of said lot. In addition, no building or structure shall be erected or maintained closer to any side lot line of any lot other than as detailed in the document titled "Conditions" as granted under Variance Cause 92LSV5, attached hereto as Exhibit "B". Where two or more contiguous lots are used as a site for a single dwelling, this side yard restriction shall apply to the combined lots as if there were a single lot. **WHENEVER A DIMENSION IS REFERRED TO OR REFERENCED IN THIS ITEM IT IS STRICTLY FOR CONVENIENCE AND INFORMATION AND IN NO INSTANCE IS TO BE OR BE CONSTRUED AS A PLAT COVENANT AND/OR RESTRICTION.**

5. MINIMUM LIVING AREA AND DENSITY OF RESIDENCES. The "Real Estate" and any subsequent Sections of Watson Farms that may be platted will conform to the D4 classification in the Dwelling District Zoning Ordinance of Marion County, Indiana (Zoning Ordinance) except for the variables in dimensional standards granted under the Subdivision Control Ordinance under the Subdivision Control Ordinance (Subdivision Ordinance) except that the following upgrading of the Zoning Ordinance shall apply.

No residence constructed on a Lot within this Real Estate shall have less than 1050 square feet of furnished and living floor area exclusive of open porches and garages. Those Lots which are immediately adjacent to residences on the East property line of Watson Farms shall comply to the D3 development standards, including, but not limited to a residence of at least 1200 square feet of furnished and living floor area exclusive of open porches and garages.

6. TWO CAR GARAGES. All residences are required to have an attached garage which will accommodate two (2) automobiles.

7. HARD SURFACE DRIVEWAY. Each driveway in this Subdivision shall be of concrete or asphalt material with no additional parking permitted on a lot other than the existing driveway.

8. TEMPORARY RESIDENCES PROHIBIT/LIMITATION ON VEHICLES. No trailer, shack, tent, boat, basement, garage or other outbuilding may be used at any time as a residence, temporary or permanent; nor may any structure of a temporary character be used as a residence, except that used by a builder during the construction of a residential building on the property, which temporary construction structures shall be promptly removed upon completion of construction of the building.

No inoperative or unlicensed vehicle shall be parked on or repaired on any lot or on the driveway thereof. No camper, trailer, mobile home, boat, truck or school bus may be parked in the Development unless such vehicle is kept in the garage, except for personal automobiles, vans and pick-up trucks.

9. RESIDENTIAL USE ONLY. All lots in this Subdivision shall be used solely for residential purposes except for residences used as model homes during the sale and development of this Subdivision. No business buildings shall be erected on said lots, permitted in the Dwelling Districts Zoning Ordinance of Marion County, Indiana. No residence shall be erected, altered, placed or permitted to remain on any lot herein, other than one detached single-family residence not to exceed two and one-half stories in height and permanently attached residential accessory building. Any attached garage, tool shed, storage building or any other attached building erected or used as an accessory to a residence shall be of a permanent type of construction and shall conform to the general architecture and appearance of such residence. Detached garages, tool sheds or storage buildings may not be erected on any lot.

10. LIMITATIONS RE TRASH. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Other waste must be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

11. ARCHITECTURAL DESIGN AND ENVIRONMENTAL CONTROL. No building, fence, walls, or other structure shall be erected, placed and altered on any building lot in this Subdivision until the building plans, specifications and plot plan showing the location of such structures have been approved as to the conformity and harmony of external design with existing structure herein and as to the building with respect to topography and finished ground elevations by an Architectural and Environmental Control Committee (Committee). The destruction of trees and vegetation and any other such matter as may affect the environment and ecology of this Subdivision shall be the proper concern of the Committee. The Committee will be composed of three (3) members, all appointed by the undersigned. 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 will have full authority to designate a successor. Neither the members of the Committee nor its designated representatives will be

entitled to any compensation for services performed pursuant to the Covenant. The Committee will serve at the discretion of the undersigned until the first to occur of the following:

- (a) The day after the Developer transfer's title to the last lot of this Real Estate and any other sections of Watson Farms which may be plotted, or
- (b) 30 days after Developer notifies the Watson Farms Homeowners Association, Inc., an Indiana Not For Profit Corporation, into which owners of lots in this Real Estate and other platted Sections of Watson Farms are mandated members that Developers appointed members to this "Committee" no longer chose to serve on the committee effective as of the conclusion of the Meeting hereunder referenced.

Within thirty (30) days following the earliest date in 11(a) or 11(b) above, the Committee will notify all resident homeowners of a Committee meeting (Meeting) to be held within an additional thirty (30) days. At this meeting, resident homeowners will elect one new member to serve for a term of one (1) year, and one new member to serve for two (2) years. The remaining Committee member will serve for an additional one (1) year term and be elected out of the three (3) former members of the Committee, and will serve as President for his remaining year. The Committee will call a meeting with thirty (30) notification of resident property owners who will elect one (1) new committee member for a three (3) year term. The majority of the resident homeowners will elect the members of the Committee. The Committee will call yearly meetings thereafter for the election of a new member for his or her three (3) year term. The Committee's approval, or disapproval, as required in this covenant shall be in writing. In the event that said written approval is not received from the Committee within fourteen (14) days from the date of submission, it shall be deemed that the Committee had approved the presented plan.

12. FENCE LIMITATION. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the street, 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 points twenty-five (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 limitations shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway pavement. No tree shall be permitted to remain within such instances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight line.

13. SIGN LIMITATIONS. No sign of any kind shall be displayed to the public view on any lot, except that one sign of not more than six (6) square feet may be displayed at any time for the purpose of advertising the property for sale or rent, except Developer and Builders may use larger signs but only during the sale and development of this subdivision.

14. PERMITTED ANIMALS/NUISANCES. 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 they are not kept, bred or maintained for any commercial purposes. Any animal so kept shall not be permitted to roam at large within the subdivision and shall be confined to the owners premises.

No noxious or offensive trade shall be permitted upon any lot in this subdivision nor shall anything be done thereon which may become a nuisance or annoyance to the neighborhood. No refuse will be maintained on any lot. Garbage and trash shall be kept in approved containers which are not visible from the street, except on collection day.

15. ENTRANCEWAYS AND PERIMETER LANDSCAPING MAINTENANCE. This plat of Watson Farms will be followed by the platting of other sections of Watson Farms.

Entranceways(s) to the Watson Farms and perimeter landscaping proposed for the street frontages of Watson Farms namely 59th Street and 63rd Streets within areas designated on recorded plats as Landscape Easement D&UE or Landscape Easement. Landscape Easement shall be maintained by a not for profit corporation homeowners association to be formed and to be known as Watson Farms Homeowner's Association, Inc. (Homeowner's Corp.) which will be formed before any lot in Watson Farms is conveyed by the Developer to other parties and which Homeowner's Corp. will mandated membership for any and all lot owners in Watson

16. RETENTION LAKE(S) - USE AND MAINTENANCE OBLIGATION. "Common Lakes" or "Lake(s)" shall be ultimately titled in the Homeowner's Corporation's name with the Homeowner's Corporation controlling access and recreation use thereof while also being obligated to maintain any such Lake(s). Easements shall be provided around these Lake(s) for ingress and egress for inspection and maintenance of the Lakes by the Homeowner's Corporation and for inspection by the Department of Public Works. Reference should be made to the Declaration (hereinafter described) as to whether the use of any given Lake in Watson Farms shall be used by all or certain designed Lots in Watson Farms.

17. LIMITATION ON TIME TO BUILD. Any party other than the Developer who secures title to a lot in this Subdivision agree to complete construction of any residence on or before one (1) year from the date such construction commences on said lot. Failure to honor this condition/restriction shall establish an Option to Purchase said lot and improvements thereon for cash at an appraised price as hereinafter detailed exercisable by written notice from the Developer to owners of said lot within (60) days of the expiration of the aforesaid one (1) year period.

The appraised price shall be agreed upon within ten (10) days of the lot owners receipt of the above written notice and if that is not possible the lot owner and the Developer agree to submit the question of appraised value to appraisal and be bound by same as follows:

- (a) Each party shall select an appraiser and the two appraisers shall select a third, and this third appraiser shall proceed to determine the value of the lot and improvements. Both parties agree to name their respective appraiser within fifteen (15) days of the date of the aforesaid written notice.
- (b) The appraisal shall be made within twenty-five (25) days of the date of the aforesaid written notice and the appraiser shall make his report in writing and furnish a copy thereof to each of the parties within five (5) days thereafter.
- (c) Each party shall pay one-half (1/2) of the cost of this appraiser and shall be conclusively bound by the appraisers' determination.

18. FUEL STORAGE TANKS LIMITATIONS. All fuel storage tanks on any lot must be buried below the ground.

19. FRONT YARD LANDSCAPE & MAILBOX REQUIREMENTS. The general contractor who is building a residence on any given lot is put on notice of the obligation herein detailed to be completed or security funded on or before the transfer of title of said lot to the first occupant of such residence.

- The front yard of each residence on every lot is to be seeded and/or sodded with the Builder to provide at least one tree and either a yard or coach light in the front yard:
- The mailbox per Lot shall be standardized according to specifications supplied by the Developer.

20. ABOVE GROUND POOLS PROHIBITED. Only in-ground pools will be permitted.

21. DURATION OF COVENANTS. These covenants and restrictions shall run with the land and shall be binding upon all persons or entities from time to time having any right, title or interest in the Real Estate, or any part thereof, and on all persons or entities claiming under them, until 20 years after dated of recording hereof, in the last 15 years thereof 70% of the lot owners may amend these covenants in whole or in part. After said 20 years said covenants and restrictions shall be automatically extended for successive periods of ten (10) years each, unless prior to the commencement of any such extension period, by a vote of a majority of the then owners of the lots in the Subdivision it is agreed that said covenants and restrictions shall terminate in whole or in part;

provided, however, that no termination of said covenants and restrictions shall affect any easement hereby created and reserved unless all persons entitled to the beneficial use of such easement shall consent thereto. Any such amendment or termination shall be evidenced by a written instrument, signed and acknowledged by the lot owner or owners concurring therein, which instrument shall set forth facts sufficient to indicate compliance with this paragraph and shall be recorded in the office of the Recorder of Marion County, Indiana.

22. ENFORCEMENT. Violation or threatened violation of these covenants and restrictions shall be grounds for an action by Developer, any person or entity having any right, title or interest in the Real Estate (or any part thereof), or any person or entity having any right, title or interest in a lot in the Subdivision and all persons or entities claiming under them, against the person or entity violating or threatening to violate any such covenants or restrictions. Available relief in any such action shall include recovery of damages or other sums due for such violation, injunctive relief against any such violation or threatened violation, declaratory relief, and the recovery of costs and attorneys' fees incurred by any party successfully enforcing these covenants and restrictions; provided, however, that the Developer shall not be liable for damages of any kind to any person for failing to enforce or carry out such covenants or restrictions.

23. SEVERABILITY. Every one of the Restrictions is hereby declared to be independent of, and severable from, the rest of the Restrictions and of and from every other one of the Restrictions, and of and from every combination of the Restrictions.

24. METROPOLITAN DEVELOPMENT COMMISSION. The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority, to enforce any covenants, commitments, restrictions or other limitations contained in this plat other than those covenants, commitments, restrictions or limitations contained in this plat other than those 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-AO-3, as amended, or any conditions attached to approval of this plat by the Plat Committee.

25. DECLARATION. A Declaration of Covenants and Restrictions of the Watson Farms Property Ownership (Declaration) will be executed and recorded after the recording of this plat in the office of the Recorder of Marion County, Indiana. Supplemental Declarations shall be executed and recorded for each plat for additional sections of Watson Farms. This Declaration and Supplemental Declarations shall define and detail the role and obligations of Watson Farms Homeowners Association, Inc. plus other matters therein provided. If a conflict exists between the covenants contained in this Plat and those of the Declaration, the covenants in the Declaration shall prevail.

IN WITNESS WHEREOF, the undersigned, being duly authorized, as the aggregate owners of the Real Estate, have hereunto caused their names to be subscribed effective as of the last date of execution hereon.

LAND INNOVATORS COMPANY

By: R.N. Thompson

Printed Name: R.N. Thompson

Title: General Partner

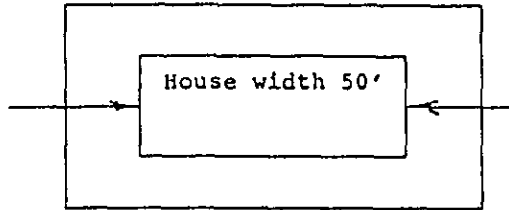
CONDITION

Cause 92LSV5

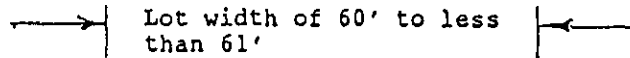
The aggregate side yards may be less than 13 feet so long as no more than 60% of the lots in the subdivision are so affected and also:

- that no more than 1/3rd of this 60% fits the following Example A:

Example A



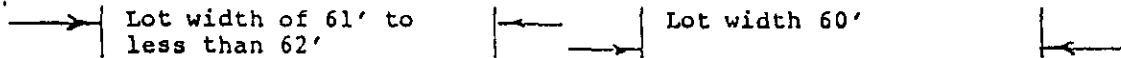
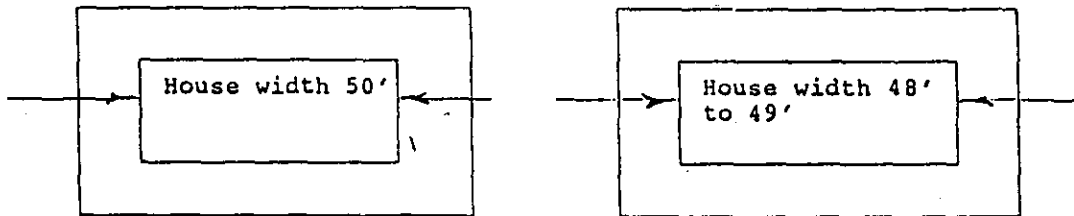
Conclusion:  
20% have aggregate side yards of between 10' minimum and no more than 11'



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- and also no more than 1/3rd of this 60% fit the following Example B:

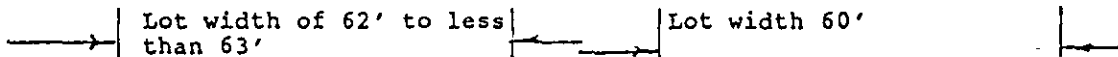
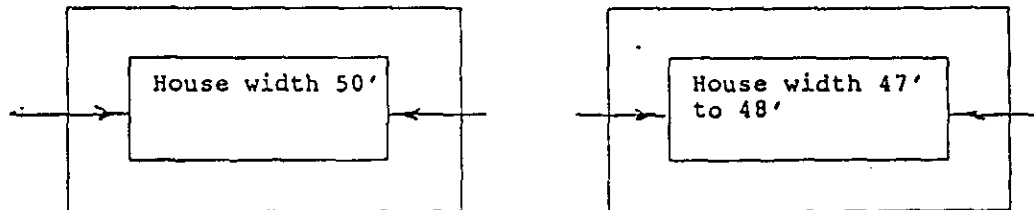
Example B



Conclusion: 20% have aggregate side yards of between 11' minimum and no more than 12'

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With any difference between the lots of Example A plus Example B and the 60% of lots that are allowed to have aggregate side yards of less than 13' to fit the following descriptions:



Conclusion: The balance of the 60% after lots described by Example A and Example B shall have aggregate side yards of no less than 12'

STATE OF INDIANA )  
 )SS:  
COUNTY OF MARION )

Before me, a Notary Public, personally appeared R.N. Thompson, General Partner of Land Innovators Company, an Indiana Limited Partnership, existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing Plat Covenants and Restrictions for and on behalf of said Corporation, and who, has been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 5TH day of OCTOBER, 1993.

My Commission Expires: APRIL 8, 1994

Signature: Judy K. Kiemeyer

My County of Residence: MARION

Printed: JUDY K. KIEMEYER

