RESTRICTIONS AND PROTECTIVE COVENANTS
FOR COVENTSHIRE
SECTION "A" & "B"

1. All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single family dwelling or one two-family dwelling and a private garage for not more than two (2) cars.

2. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. No building shall be located nearer than five (5) feet to any side lot line except that the side line restriction shall not apply to a detached garage or other out-building located 75 feet or more from the front lot line. No residence or attached appurtenance shall be erected on any lot farther than 55 feet from the front lot line.

3. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5500 square feet nor a width of less than 50 feet at the front building setback line.

4. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Keeping of cows and hogs on any lot is strictly forbidden.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

6. No single family dwelling costing less than $3000.00 and no two-family dwelling costing less than $5000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 672 square feet in the case of a one-story structure, nor less than 480 square feet in the case of a one and one-half, two, or two and one-half story structure.

7. Easements are reserved as shown on recorded plat for utility installation and maintenance.

8. Until such time as a sanitary sewer system shall have been constructed in the tract, a sanitary septic tank shall be installed for each dwelling erected in the tract, such septic tank shall be of type and construction and so located on the individual lot as to be approved in writing by the Indiana State Board of Health. No other sanitary provision or device for sewage disposal shall be installed or permitted to remain in the tract; provided, however, that when said sanitary sewer system shall have been constructed in the tract, the owner or owners of each dwelling constructed in the tract shall within three (3) months after the construction of said sanitary sewer system, tap in and use the same, ceasing the use of any sanitary septic tank previously installed or used; and no sanitary septic tanks shall be installed or used in the tract for any dwelling constructed after the construction of said sanitary sewer system.

9. No persons of any race other than the Caucasian race shall use, occupy, or own any building or any lot in the said tract.

10. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages for such violation.

11. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

RECORDED.....MAY.....18,1942.

Joseph A Bez R V C