RESTRICTIONS FOR LAKEVIEW TERRACE

1. ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL. NO STRUCTURE SHALL BE ERECTED ON ANY BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A ONE OR TWO CAR GARAGE.

2. ALL BUILDINGS SHALL CONFORM TO THE BUILDING LINE RESTRICTIONS INDICATED ON THE PLAT. NO BUILDING SHALL BE ERECTED NEARER THAN 5 FEET TO ANY SIDE LOT LINE. THE SIDE LINE RESTRICTION SHALL NOT APPLY TO A GARAGE LOCATED ON THE REAR ONE-QUARTER OF A LOT.

3. NO LOT SHALL BE RESUBDIVIDED INTO BUILDING PLOTS HAVING LESS THAN 15,000 SQUARE FEET OF AREA OR A WIDTH OF LESS THAN 75 FEET.

4. NO OBNOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ONUPON ANY LOT NOT SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

5. NO PERSON NOT OF THE WHITE RACE SHALL OWN, RENT OR TAKE POSSESSION OF ANY LOT OR BUILDINGS THEREON.

6. NO GARAGE OR TEMPORARY DWELLING SHALL BE USED AS LIVING QUARTERS IN THIS SUBDIVISION.

7. NO STRUCTURE SHALL BE MOVED ONTO ANY LOT UNLESS IT SHALL CONFORM TO AND BE IN HARMONY WITH EXISTING STRUCTURES IN THE TRACT.

8. NO BUILDING SHALL BE EPECTED ON ANY LOT WHICH DOES NOT CONFORM TO AND IS IN HARMONY WITH EXISTING STRUCTURES IN THE TRACT. IN ANY CASE NO DWELLING COSTING LESS THAN $4,000.00 SHALL BE PERMITTED ON ANY LOT IN THE TRACT.

9. PERPETUAL EASEMENTS FOR SEWERS AND PUBLIC UTILITIES ARE RESERVED OVER THE REAR AND SIDES OF CERTAIN LOTS ACCORDING TO THE PLAT.

10. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDERTHEM UNTIL JANUARY 1, 1970, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL TERMINATE.

11. IF THE PARTIES HEREON, OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS HERE IN BEFORE JANUARY 1,1970, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY OTHER LOTS IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS OR RESTRICTIONS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS.

12. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE EFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

RECORDED .....JANUARY.....9,1946
• Christ n Elmendorf Rec

WELBORN HILL RESTRICTIONS CONTINUED FROM PAGE 12

10. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OF COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND AFFECT.

STATE OF INDIANA

VANDERBURGh COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, JAMES Y. WELBORN, JR. PERSONALLY APPEARED AND ACKNOWLEDGED THE EXECUTION OF THIS PLAT.

JAMES Y. WELBORN JR,
JAMES Y. WELBORN, JR.

(SEAL) WITNESS MY HAND AND SEAL THIS 30 DAY OF JULY 1945.
SUSANNA I. BULLOCK NOTARY PUBLIC.
MY COMMISSION EXPIRES: APRIL 28, 1949

RECORDED.....AUGUST 7, 1945.
• Christ n Elmendorf Rec