RESTRICTIONS FOR BALZ SUBDIVISION
EVANSVILLE, INDIANA

1. ALL LOTS IN THE SUBDIVISION SHALL BE RESIDENTIAL LOTS.

2. NO BUILDING SHALL BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT NEARER THAN 25 FEET TO NOR FARTHER THAN 40 FEET FROM THE FRONT LOT LINE, NOR 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, EXCEPT THAT ON CORNER LOTS NO STRUCTURE SHALL BE PERMITTED NEARER THAN 12.5 FEET TO THE SIDE STREET LINE.

3. NO NOXIOUS OR OFFENSIVE TRADE 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. NO INTOXICATING LIQUORS MAY BE MANUFACTURED OR SOLD ON THESE PREMISES.

4. NO PERSON NOT OF THE WHITE RACE SHALL OWN, RENT OR TAKE POSSESSION OF ANY LOT OR BUILDINGS THEREON. NO RACE OR NATIONALITY OTHER THAN THOSE FOR WHOM THE PREMISES ARE INTENDED, SHALL USE OR OCCUPY ANY BUILDING OR ANY LOT, EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS OF A DIFFERENT RACE OR NATIONALITY EMPLOYED BY AN OWNER OR TENANT.

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 RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.

6. NO DWELLING OR BUSINESS STRUCTURE COSTING LESS THAN $5000 SHALL BE PERMITTED ON ANY LOT IN THE SUBDIVISION.

7. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1973, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL TERMINATE.

Albert A. Bradford
SIGNED: ALBERT A. BRADFORD
OWNER

DATED: AUG. 6, 1947

SWORN AND SUBSCRIBED TO BEFORE ME, A NOTARY PUBLIC IN AND FOR VANDERBURGH COUNTY, STATE OF INDIANA, THIS 6TH DAY OF AUGUST, 1947.

Mildred Zapp Flickner
MILDRED ZAPP FLICKNER
NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: JAN. 17, 1948.

• RECORDED.....AUGUST.....7, 1947.

Christ in Elmendorf a vc

CONTINUED FROM PAGE 101

