



SHIREMAN ESTATES

P.O. Box 268, Old State Road 37 North, Martinsville, Indiana, 46151,
AC 317 342-4127

RESTRICTIVE COVENANTS FOR SHIREMAN ESTATES

The undersigned owner hereby establishes the following restrictions, provisions and conditions as a part of said Plat and Subdivision, which are hereby made covenants to run with the land.

1. All streets, parts of streets, roadways and drives, as shown on said plat, are hereby dedicated to the public and are for the use of the owners of the lots in said subdivision.
2. There are strips of ground in various widths as shown on the within plat which are reserved for public utilities for the installation of poles, lines, ducts, gas or water mains, laterals, sewers and open drains, subject, at all times, to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips, but the owners shall take their title subject to the rights of the public utilities and subject to the rights of the owners of the other lots in this subdivision.
3. All telephone and electrical connections and the utility lines shall be underground.
4. Lots in this subdivision shall be used for residential purposes only. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height.
5. No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,200 square feet for one-story dwelling and not less than 1,000 square feet for a dwelling of more than one story.
6. The plat herein indicates various front setback building lines, and each lot is subject to setback building line as shown in said plat.
7. All waste from the bathrooms, sinks and laundry shall be treated through septic tanks or grease traps and filtered into the soil in such a manner as to eliminate odors and shall comply in all respects with the regulations of Indiana State Board of Health and all other proper State or municipal authorities; and, in the event there is a failure of said system and public sewers become available all said owners of lots will be required to use the public sanitation facilities. And, in the event, the public sewers become necessary for reason of health and general welfare, all owners of said lots in said addition will consent to an assessment to facilitate the extension of sewers to this subdivision and the individual lots contained therein.
8. 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 that they are not kept, bred or maintained for any commercial purpose.
9. No trailer or other portable device, garage or outbuilding shall be used as a residence thereon, and further no person shall occupy as a dwelling any residence unless the same shall be completed.
10. No noxious or offensive activity shall be carried on upon any lot or anything be done thereon which may be or may become a nuisance to the neighborhood.
11. There shall be no subdivision of any lot or lots, nor sale thereof in parcels, except that a portion or portions of an unimproved lot may be sold to an adjoining owner, if no new lot is thereby created.
12. The right to enforce these provisions and conditions by injunction, together with right to cause the removal by due process of law of any structure erected or maintained in violation of any of the above conditions and provisions is hereby reserved to Missind Development Corp., owner and is hereby dedicated to the several owners of the lots in said subdivision.

MISSIND DEVELOPMENT CORP.
Newcomb Cleveland, President

ATTEST:
Ira Massey, Secretary