

RESTRICTIONS, CONDITIONS, AND LIMITATIONS

Said Robin Wood Section IV, an addition of real estate situate in Center Township, Delaware County, Indiana is laid out and platted and the lots and parcels therein shall be sold, conveyed, owned and held subject to and upon each of the following restrictions, conditions, and limitations.

1. Land Use and Building Type: All lots in this sub-division shall be used for residential purpose only. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars, and such building which are incidental to the residential use of the lot.

2. Architectural Control: No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed, or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

3. Dwelling Cost, Quality And Size: No dwelling with less than 1500 square feet of ground floor area in the case of a one story structure, nor less than 900 square feet of ground floor area in the case of one and one-half or two story structure shall be permitted on any lot. No buildings shall be erected on any lot until the design and location thereof has been approved by the subdivider. No pre-fabricated house may be erected on any lot.

4. Building Location: All buildings shall be located on any lot to conform to the City of Muncie, Delaware County, Metropolitan Planning Commission.

5. Easements: Easements for the installation and maintenance for utilities and drainage facilities are reserved over the rear and side five (5) feet unless shown on the plat to be greater.

6. Nuisances: No noxious or offensive activity shall be carried on upon any lot or shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, including junk cars left parked on the street.

7. Temporary Structures: No structure of a temporary character, trailer, basement, tent, shack, garage, barn, mobile home, motor home, junk cars, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. Nor shall they remain on any lot uninhabited for any length of time.

8. Signs: No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

9. Oil and Mining Operations: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

10. Livestock and Poultry: 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 purposes or hunting show dogs in runways or pens.

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11. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.

12. Water Supply: No individual water-supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of both state and local public health authorities. Approval of such system as installed shall be obtained from such authority.

13. Sewage Disposal: No individual sewage-disposal system shall be permitted on any lot such system is designed, located and constructed in accordance with the requirements, standards and recommendations of state or local public health authority. Approval of such system as installed shall be obtained from such authority.

14. Sight Distance At Intersections: No fence, wall hedge or shrub which obstructs sight lines at elevations between two (2) and six (6) feet above the roadway shall be permitted to remain on any corner lot within the triangular area formed by the street property lines and the line connecting them at points twenty-five (25) feet from the intersection of the street line, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. No screen planting over thirty-six (36) inches high and no fence shall be permitted between the front lot line and the building setback line. Fences erected in any other place on the lot must be decorative lawn fence of steel or wood not to exceed the height of three and one-half (3½) feet and the location and type of fence shall be approved by the Architectural Control Committee.

ARCHITECTURAL CONTROL COMMITTEE

1. MEMBERSHIP: The Architectural Control Committee is composed of Charles D. Staton and Ralph L. Staton. 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 shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

2. Procedure: The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

We the undersigned, Charles D. Staton and Ralph L. Staton, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided and do hereby lay off, plat and sub-divide said