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DEDICATION, PROTECTIVE COVENANTS, RESTRICTIONS, LINITATIONS, EASIMENTS AND APPROVALS APPENDED TO AS BOOK 2F Page / 4

A PART OF THE EDICATION AND PLAT OF BEADET LELL PARK

AN ADDITION TO THE CITY OF FORT MAYNE, INDIAMA

Plat Rec. 28, Page 2, 6 3

NE. Robert W. and Mildred E. Sradimiller, hereby declare that we are the Owners of the real extate a nown and described in the plat and do hereby by off, plat final plat. Being the certified plat appended hereto and incorporated herein. This Addition shall be known and designated as BRADFIELD PARK ADDITION. an Addition to the City of Fort Wayes. Indians.

The lots are numbered from 1 to 61, both inclusive, and all dimensions are shown in and decimals of a foot on the Plat. All streets and easements specifically shown or described are hereby expressly dedicated to public use for their usual and intended purpose.

All lots in said Addition shall be subject to and impressed with the covenants, agreements easements, restrictions. limitations and charges hereinafter set forth; and they shall be considered a part of the conveyance of any lot in said Addition without being written therein. The provisions herein contained are for the autual benefit and protection of the omners, present or fature, of any and all lots in a second and the provision of the owners, and the second of the contained are for the autual benefit and protection of the owners, and the second of the contained the second of the contained the contained the second of the second of the contained the second of the second of the second of the contained the second of the se

The restrictions and limitations imposed upon the lots in said Addition are as follows:

- No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family shelling not to exceed two and one-half stories in height, and a private garage for not more than two cars.
- No dwelling may be permitted on any lot at a cost of less than Ten Thousand Bollars (\$10,000.00) based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive one overly open perceived with the control of the minimum cost stated herein for the minimum cost stated ground floo garages, sh height, nor one story.
- one story.

 So building shall be located on any lot searer to the front line or nearer to the ride attent line than the eliman building setback lines show on the recorded Plat. No building shall be located nearer than five (5) feet to an interior lot line, except that no side yard shall be required for a garage located thirty (30) feet or more from the front building setback line. No dwelling shall be located on any interior lat nearer than twenty-five (25) feet to the rear lot line. No building shall be located on any event, no garage may be located nearer than swenty five (5) feet to the rear lot line.

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APPROVALS:

- No dwelling shall be erected or placed on any lot having a width of less than seventy (70) feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than eight thousand (8000) square feet.
- No lot shall be used at any time for a temporary residence mor shall any temporary residence more shall any time or any time be permitted at any time or any lot. This restriction is intended to prevent living in a trailer, garage, or any other kind of vehicle, structure, or building except a permanent residence. The use of roll siding or roll roofing in the exterior finish of any building will not be permitted.
- No fences shall be constructed on any lot in said Addition mearer to the front property line thereof than the building line as set forth in the Plat of said Addition, but this restrictions shall not prevent the planting of shrubbery or nhedges for ornamental and decorative purposes, said nedges or shrubbery, however, shall not exceed thirty-six (50) lanks in height.
- No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one (1) square feet in area, one sign of not more than five (5) square feet advertising the property for sale or rent, or sign used by a builder to advertise property during the construction and sales period.
- No animals, livestack, or poultry of any kind shall be raised, bred, or Wept on any lot, except that dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose.
- No lot shall be used or maintained as a during ground for rubbish. Trash, garbage or other waste shall be placed in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept clean and sanitary.
- 10. No noxious or offensive trade or commercial activity may be performed or conducted on any lot any time.
- No fence, wall, hedge or shrub planting which obstruct sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in case of a rounded property corner. From the intersection of the street inest, or in case of a rounded property corner. From the intersection of a 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 such distances from intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- sattricent neight to prevent obscruction or such signs times.

 All lots is asid Addition shall be subject to the easemats indicated upon the recorded Plat for any or all of the following purposes: For the construction and maintenance of poles, wires, or conduits and the necessary or proper statements in connection therewith for the transmission of electricity or for telephone or other purposes; also for the construction and maintenance of surface and water drains, public sewers, pipe lines for supplying gas, water, and heat; and for any other public or quast public will be found to the public or form the public of the public

These coverents are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (28) years after the date this instrument is recorded, after which then any and all of these restrictions and coverants may be changed, altered, amended, rescinded, vacated or abolished only by and with the written approval of the Board of County Commissioners of Allen County. Indians. Said Commissioners shall consider any proposal to change, alter, amend, rescind, vacated or abolish my of the pretective covenants and restrictions only when the same shall have been presented in writing to said Commissioners, signed by the then owners of sixty (60) per cent of the total in said Addition. The approval or commissioners. No change, alteration, mendment, rescission, vacation or abolition shall be offective unless and until such proposal, with the action of said Board of County Commissioners endorsed thereon, shall have been duly recorded in the office of the Recorder of Allen County, Indiana, and a notation of such action made upon the recorded Plat of said Addition.

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

IN MITNESS MIEREDF. Robert W. and Mildred E. Bradtmiller, being the Owners of the real estate described in said Plat have hereunto set their hand and seal this 14th day of August, 1963.

DULY ENTERED FOR TAXATIONNERS:

OCT1 8 1963 Walter St. Summers Robert W. Bradtmiller Mildred E. Benatmiller

STATE OF INDIANA) SS:

Before me, the undersigned Notary Public, in and for said County and State, this 14th day of August, 1963, appeared Robert W. Braddmiller and Mildred E. Braddmiller, personally known to me to be the owners of aforementioned real estate, and acknowledged the execution of the foregoing to be the official said of them as owners, and their the state of the s

Connic S. Lurna Notary Public My Commission Expires: Debrusny 14, 1966.

CERTIFICATE OF PROFESSIONAL CIVIL ENGINEER

I. William G. Baer, hereby certify that I am a Professional Civil Engineer. licensed in compliance with the laws of the State of Indiana, and that this Plat correctly represents a survey completed by me April 26. 1963; that all the markers shown thereon actually exist and that their location, size, type and material are accurately shown. Said lots are numbered from 1 to 61. both inclusive.

Prepared by: Wm. C. BAER 4949 Avondale Drive Fort Wayne. Indiana

William C. Baer
Registered Prof. Civil Engineer #2719

IAM C. BAL

BOARD OF PUBLIC WORKS Fort Wayne. Indiana APPROVED: CITY PLAN COMMISSION Fort Wayne, Indiana James F. Dumas. President Paul F. Roembke. Chairman C. L. Sidle. Member Dale F Doehrman, Vice-President Mary And Mynic Secretary Bulalyward Berkeley Ward. Member BEP 2 3 1963 APPROVED: BOARD OF COMMISSIONERS Allen County, Indiana 18 110

Harry Ametura. President

14-69-6

Glenn H. Lake. Secretary

The drainage has been approved by the County Surveyor's office except for the outlet, a 3' x 3' culvert under highway No. 37, which will have to be increased in size

Onal E. Sisson

These Restrictions Prepared By: Hamilton W. Hunter, Jr., Hamilton Hunter, Inc.