

**SUMMARY OF
PLAT RESTRICTIONS AND COVENANTS
OF
BRUNSON ACRES - All Sections
(Geist Landing Subdivision)**

**LAWRENCE TOWNSHIP, MARION COUNTY
INDIANAPOLIS, INDIANA**

The following is a summary of the restrictions, limitations and covenants imposed upon and running with the land contained in the plats of each section of Brunson Acres (Sections I through VII) which comprise the Geist Landing Subdivision.

1. Plat Designation. The plat shall be known and designated as BRUNSON ACRES (all sections).
2. Residential Lots. All numbered lots in this subdivision are reserved for residential purposes only.
3. Building Lines. There are front and rear building lines as shown on the plat and no structure or part thereof shall be erected or maintained between such building lines and the property lines of the lot. The minimum side yards of any lot would be an aggregate of 17 feet; provided, however, no side yard shall be less than 7 feet. The minimum width of lots at the setback line shall be 75 feet.
4. No Lot Subdivision. No lot shall hereafter be subdivided into parcels for additional residential purposes.
5. No Temporary Buildings; No Out-buildings To Be Used as Residence. No trailer, tent, garage, or other out-building erected in the subdivision shall be used as a residence, temporarily or permanently, nor shall any building of a temporary character be erected. No modular construction on any lot in the subdivision shall be permitted.

6. Offensive Trade; Nuisance. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
7. Campers, Trailers, RVs, Boats, Etc. No campers, trailers, recreational vehicles, boats or similar vehicles shall be parked on any street or lot in the subdivision, unless the same shall be parked in such a manner that it is not visible to the occupants of other lots in the subdivision or the uses of any street in the subdivision.
8. Garage, Tool Shed, Storage Building. No trailer, shack, shed, tent or temporary building shall be used for a temporary or permanent residence on any lot in this subdivision, and any garage, tool shed, or detached storage building erected or used accessory to a residence in this subdivision shall be of a permanent type construction and shall conform to the general architecture and appearance of such residence.
9. One Residential Building Per Lot. Not more than one building shall be erected or used for residential purposes on any lot in this subdivision.
10. No Obstructed Sight Lines By Fence, Wall, Hedge, Trees. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 feet and 6 feet above the street shall be placed or permitted to remain within the triangular area formed by the street, property lines and a line connecting points 25 feet from the intersection of said street lines. The same sight line limitation shall apply to any lot within 10 feet from the intersection of the street line with the edge of a driveway. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of sight lines. No fencing or necessary outbuilding will extend forward of the furthest back corner of the house.
11. Animals. No animals, livestock or poultry shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

12. Driveways. All driveways in the subdivision shall be paved with Portland cement concrete.

13. Drainage and Utility Easements. There are strips of ground as shown on the plat marked drainage and/or utility easements which are reserved as easements for the use of the municipality in which this addition is located and public utility companies for the installation, maintenance, use, repair and removal of sewers, water mains, gas mains, utility poles, wires and other facilities and utilities necessary or incident to the common welfare and the use and occupancy of residential purposes of the houses to be erected in this subdivision. No buildings or other structure except walks or driveways shall be erected or maintained upon, over, under or across any such utility strip for any use except as set forth herein and owners in this subdivision shall take title to the land contained in such utility strips subject to the perpetual easements hereby reserved.

14. Public Streets. Streets as designated on the plat if not heretofore dedicated are hereby dedicated to the public.

15. Lot Size. No lot in the subdivision shall be less than 11,250 square feet.

16. Ponds. The owners of lots abutting a body of water designated on the plat as drainage retention and utility easement (“lake lots”) shall have the right to use the lake for fishing; provided however, no owner shall have the right to enter into the water to fish or for any other purpose. Swimming and boating are also prohibited. [NOTE: APPLICABLE TO OWNERS OF LAKE LOTS ONLY.]

17. Covenant Extension; Amendment. The within covenants, limitations and restrictions shall run with the land and shall be binding on all parties and persons claiming under them. Such provisions shall be in full force and effect until January 1, 2020, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the lots it is agreed to change the covenants in whole or in part. Additionally, the covenants may be amended at any time thereafter upon the written consent of a majority of the then owners of the lots. Invalidation of any of the covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

[NOTE: THIS LANGUAGE REFLECTS THE AMENDED COVENANT THAT WAS ADOPTED IN DECEMBER 2019 BY MAJORITY VOTE/CONSENT OF CURRENT LOT OWNERS IN EACH SECTION OF BRUNSON ACRES.]

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