

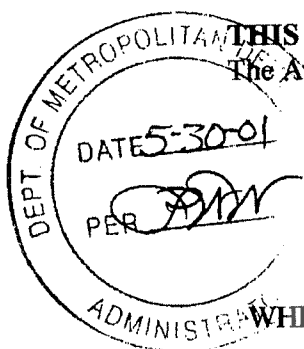
MARTIN A. WOLKOWSKI  
572627 MAY 30 5

8

**SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP**  
**BAYSHORE VILLAS**  
**HORIZONTAL PROPERTY REGIME**

ACCEPTANCE FOR TRANSFER

THIS SUPPLEMENTAL DECLARATION made this 30<sup>th</sup> day of MAY by The Augusta Group, LLC (the "Declarant").



**WITNESSETH:**

**FILED**  
MAY 30 2001  
FRANKLIN TOWNSHIP  
ASSESSOR

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000, Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

C. Phase V as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration

provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase V into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration. Declarant hereby expressly declares that Phase V and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase V hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.

2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase V as shown on the Supplemental Plans for Phase V. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 6 Bayshore Villas Horizontal Property Regime or the Tract now has 5 Building(s).

3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 6.

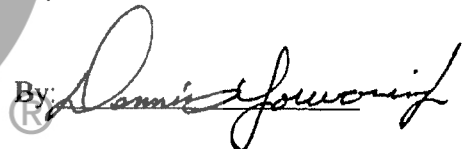
4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be

amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Associates, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase V and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of May 30<sup>th</sup> 2001 are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of May 30<sup>th</sup>, 2001, as Instrument No. 2001-90114 ✓.

EXECUTED the day and year first above written.

THE AUGUSTA GROUP, LLC

By: 

Printed: Dennis Yovanovich

CHICAGO TITLE Its: Owner

STATE OF INDIANA)  
 ) SS:  
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State,  
personally appeared Dennis Yovanovich, as The Augusta Group, LLC, and acknowledged  
the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her  
voluntary act and deed.

WITNESS my hand and Notarial Seal this 30<sup>th</sup> day of May

*Kathlene J. Maurer*  
Notary Public

Kathlene J. Maurer  
Printed Signature

My Commissions Expires:

March 26, 2008

My County of Residence:

Johnson

KATHLENE J. MAURER  
NOTARY PUBLIC  
STATE OF INDIANA  
MY COMMISSION EXPIRES 3-26-2008

CHICAGO TITLE

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses &  
Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

# EXHIBIT "A"

## LEGAL DESCRIPTION PARCEL "6" - BAYSHORE VILLAS

A part of the East Half of the Northeast Quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said East Half Quarter Section; thence South 88 degrees 14 minutes 55 seconds West (bearings based upon survey prepared by Franklin Engineering, Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the North line of said East Half Quarter Section 564.14 feet; thence South 01 degrees 45 minutes 05 seconds East 372.52 feet; thence South 88 degrees 14 minutes 55 seconds West parallel with the North line of said East Half Quarter Section 213.37 feet to the **POINT OF BEGINNING** of the herein described parcel; thence South 01 degrees 45 minutes 05 seconds East 177.08 feet to the northerly boundary of Southern Springs Section One as recorded in the Office of the Marion County Recorder, the next two courses follow aforesaid northerly and easterly boundary of said Southern Springs; 1) thence South 88 degrees 14 minutes 55 seconds West parallel with said North line 233.49 feet; 2) thence North 00 degrees 26 minutes 13 seconds East 177.21 feet; thence North 88 degrees 14 minutes 55 seconds East parallel with said North line 226.73 feet to the **Point of Beginning**, containing 0.94 acres, more or less.

**SUBJECT TO** all easements, restrictions, and right-of-ways.



# CHICAGO TITLE

**See Exhibit "B"**

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# **EXHIBIT “B”**

## **Percentage Interest**

All units have 1/40<sup>th</sup> percentage interest.



# CHICAGO TITLE

**See Exhibit “C”**

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# EXHIBIT "C"

BLDG.	UNIT	ADDRESS
1	1	5847 Shipwatch Lane
	2	5843 Shipwatch Lane
	3	5839 Shipwatch Lane
	4	5835 Shipwatch Lane
	5	5836 Shipwatch Lane
	6	5840 Shipwatch Lane
	7	5844 Shipwatch Lane
	8	5848 Shipwatch Lane
2	9	5825 Shipwatch Lane
	10	5821 Shipwatch Lane
	11	5817 Shipwatch Lane
	12	5813 Shipwatch Lane
	13	5814 Shipwatch Place
	14	5818 Shipwatch Place
	15	5822 Shipwatch Place
	16	5826 Shipwatch Place
4	25	5827 Shipwatch Place
	26	5823 Shipwatch Place
	27	5819 Shipwatch Place
	28	5815 Shipwatch Place
	29	5816 Beacon Cove Way
	30	5820 Beacon Cove Way
	31	5824 Beacon Cove Way
32	5828 Beacon Cove Way	

CHICAGO TITLE

## EXHIBIT "C" (cont)

BLDG.	UNIT	ADDRESS	
3	17	5849 Shipwatch Place	
	18	5845 Shipwatch Place	
	19	5841 Shipwatch Place	
	20	5837 Shipwatch Place	
	21	5838 Beacon Cove Way	
	22	5842 Beacon Cove Way	
	23	5846 Beacon Cove Way	
	24	5850 Beacon Cove Way	
	6	41	5825 Beacon Cove Way
		42	5821 Beacon Cove Way
43		5817 Beacon Cove Way	
44		5813 Beacon Cove Way	
45		5814 Beacon Cove Place	
46		5818 Beacon Cove Place	
47		5822 Beacon Cove Place	
48		5826 Beacon Cove Place	

CHICAGO TITLE



8

**SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP**  
**BAYSHORE VILLAS**  
**HORIZONTAL RROPERTY REGIME**

**THIS SUPPLEMENTAL DECLARATION** made this 24<sup>TH</sup> day of September, 2001 by The Augusta Group, LLC (the "Declarant").

**WITNESSETH:**

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

10/03/01 02:48PM MARION COUNTY RECORDER  
Inst # 2001-0176376

JRC 32.00 PAGES: 8

MARTHA A. WICKACKS  
901 97 OCT -3 01  
FOR TRANSFER  
MARION COUNTY RECORDER

**FILED**  
OCT 03 2001  
FRANKLIN TOWNSHIP  
ASSESSOR

DEPT. OF METROPOLITAN DEVELOPMENT  
ADMINISTRATOR  
DATE 10-3-01  
PER [Signature]

C. Phase IV as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase IV into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration. Declarant hereby expressly declares that Phase IV and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase IV hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.

2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase IV as shown on the Supplemental Plans for Phase IV. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 5 Bayshore Villas Horizontal Property Regime or the Tract now has 6 Building(s).

3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 5.

4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Associates, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase IV and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of \_\_\_\_\_ are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of October 3, 2001, as Instrument No. 2001-0176377 ✓.

EXECUTED the day and year first above written.



THE AUGUSTA GROUP, LLC

CHICAGO TITLE

By

*Dennis Yovanovich*

Printed: Dennis Yovanovich

Its: Owner

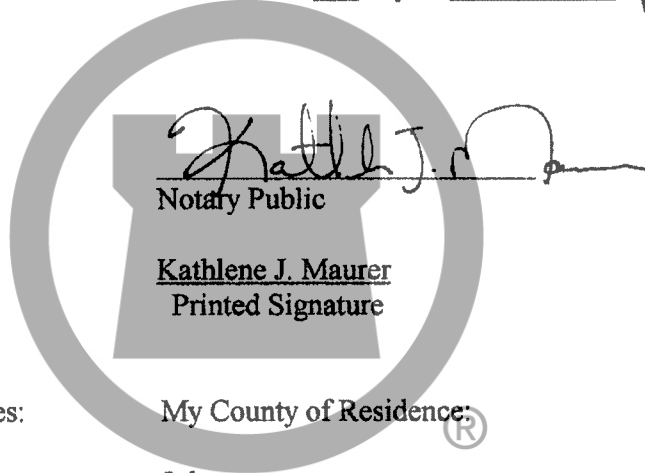
STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State,  
personally appeared Dennis Yovanovich, as The Augusta Group, LLC, and acknowledged  
the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her  
voluntary act and deed.

WITNESS my hand and Notarial Seal this 24<sup>th</sup> day of SEPTEMBER, 2001



My Commissions Expires:

March 26, 2008

My County of Residence:

Johnson

CHICAGO TITLE

KATHLENE J. MAURER  
NOTARY PUBLIC  
STATE OF INDIANA  
MY COMMISSION EXPIRES 3-26-2008

This instrument prepared by Cameron F. Clark, Attorney at Law, Clark, Quinn, Moses &  
Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

# EXHIBIT "A"

## LEGAL DESCRIPTION PARCEL "5" - BAYSHORE VILLAS

A part of the East Half of the Northeast Quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said East Half Quarter Section; thence South 88 degrees 14 minutes 55 seconds West (bearings based upon survey prepared by Franklin Engineering, Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the North line of said East Half Quarter Section 564.14 feet; thence South 01 degrees 45 minutes 05 seconds East 372.52 feet to the **POINT OF BEGINNING** of the herein described parcel; thence South 00 degrees 28 minutes 00 seconds West 177.22 feet to the northerly boundary of Southern Springs Section One as recorded in the Office of the Marion County Recorder; thence South 88 degrees 14 minutes 55 seconds West along said northerly boundary and parallel with the North line of said East Half Quarter Section 206.51 feet, thence North 01 degrees 45 minutes 05 seconds West 177.08 feet; thence North 88 degrees 14 minutes 55 seconds East parallel with the North line of said East Half Quarter Section 213.37 feet to the **Point of Beginning**, containing 0.85 acres, more or less.

**SUBJECT TO** all easements, restrictions, and right-of-ways.



CHICAGO TITLE

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**EXHIBIT B**

**Percentage Interest**

All units have 1/48<sup>th</sup> percentage interest.



**CHICAGO TITLE**

## EXHIBIT C

BLDG.	UNIT	ADDRESS
1	1	5847 Shipwatch Lane
	2	5843 Shipwatch Lane
	3	5839 Shipwatch Lane
	4	5835 Shipwatch Lane
	5	5836 Shipwatch Place
	6	5840 Shipwatch Place
	7	5844 Shipwatch Place
	8	5848 Shipwatch Place
2	9	5825 Shipwatch Lane
	10	5821 Shipwatch Lane
	11	5817 Shipwatch Lane
	12	5813 Shipwatch Lane
	13	5814 Shipwatch Place
	14	5818 Shipwatch Place
	15	5822 Shipwatch Place
	16	5826 Shipwatch Place
4	25	5827 Shipwatch Place
	26	5823 Shipwatch Place
	27	5819 Shipwatch Place
	28	5815 Shipwatch Place
	29	5816 Beacon Cove Way
	30	5820 Beacon Cove Way
	31	5824 Beacon Cove Way
	32	5828 Beacon Cove Way
3	17	5849 Shipwatch Place
	18	5845 Shipwatch Place
	19	5841 Shipwatch Place
	20	5837 Shipwatch Place
	21	5838 Beacon Cove Way
	22	5842 Beacon Cove Way
	23	5846 Beacon Cove Way
24	5850 Beacon Cove Way	

CHICAGO TITLE

### EXHIBIT C (cont)

6	41	5825 Beacon Cove Way
	42	5821 Beacon Cove Way
	43	5817 Beacon Cove Way
	44	5813 Beacon Cove Way
	45	5814 Beacon Cove Place
	46	5818 Beacon Cove Place
	47	5822 Beacon Cove Place
	48	5826 Beacon Cove Place
5	33	5847 Beacon Cove Way
	34	5843 Beacon Cove Way
	35	5839 Beacon Cove Way
	36	5835 Beacon Cove Way
	37	5836 Beacon Cove Place
	38	5840 Beacon Cove Place
	39	5844 Beacon Cove Place
	40	5848 Beacon Cove Place

# CHICAGO TITLE



9

**SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP**  
**BAYSHORE VILLAS**  
**HORIZONTAL PROPERTY REGIME**

**THIS SUPPLEMENTAL DECLARATION** made this 13th day of March, 2002 by The Augusta Group, LLC (the "Declarant").

**WITNESSETH:**

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26th day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

03/14/02 12:02PM MARION COUNTY RECORDER  
Inst # 2002-0049294

**FILED**  
MAR 14 2002  
FRANKLIN TOWNSHIP  
ASSESSOR

DEPT. OF METROPOLITAN DEVELOPMENT  
DATE 14 MARCH  
PER WPP  
ADM. ASSISTANT

JCS 26.00 PAGES: 9

MARTHA A. WOMACKS  
MADISON

411917 MAR 14 8

LIBRARY OF THE  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER



CHICAGO TITLE

C. Phase VIII as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase VIII into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration. Declarant hereby expressly declares that Phase VIII and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase VIII hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.

2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase VIII as shown on the Supplemental Plans for Phase VIII. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 7 Bayshore Villas Horizontal Property Regime or the Tract now has 8 Building(s).

3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 7.

4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Associates, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase VIII and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of \_\_\_\_\_ are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of 14<sup>th</sup>, March 2007 as Instrument No. 2002-49293.

EXECUTED the day and year first above written.



THE AUGUSTA GROUP, LLC

CHICAGO TITLE

By:

Printed: Dennis Yovanovich

Its: Owner

STATE OF INDIANA)

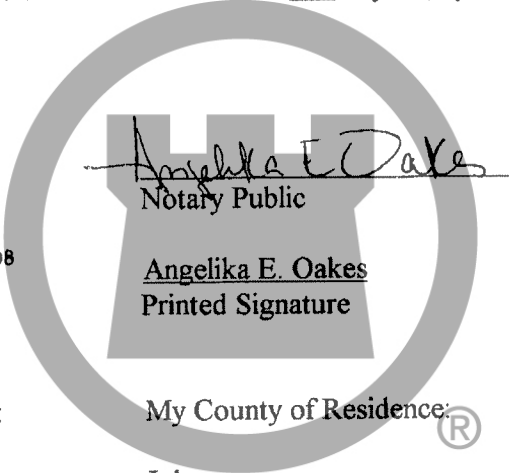
) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Dennis Yovanovich, as The Augusta Group, LLC, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 13<sup>th</sup> day of March, 2002.

**ANGELIKA E OAKES**  
Seal  
Notary Public State of Indiana  
Resident of Johnson County  
My Commission Expires Feb 17 2008



My Commissions Expires:

February 17, 2008

My County of Residence: 

Johnson

# CHICAGO TITLE

This instrument prepared by Cameron F. Clark, Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

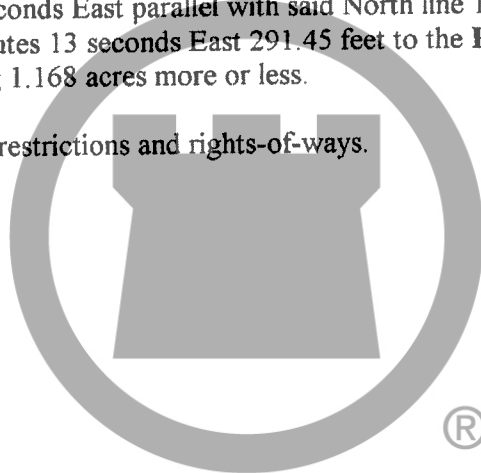
## **EXHIBIT "A"**

### **PARCEL "7" (LAND DESCRIPTION)**

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said half quarter section; thence South 88 degrees 14 minutes 55 seconds West along the North line of said half quarter section 270.05 feet to the **POINT OF BEGINNING** of the herein described parcel; thence continuing South 88 degrees 14 minutes 55 seconds West along said North line 180.34 feet; thence South 01 degrees 45 minutes 05 seconds East 291.24 feet; thence North 88 degrees 14 minutes 55 seconds East parallel with said North line 169.21 feet; thence North 00 degrees 26 minutes 13 seconds East 291.45 feet to the **POINT OF BEGINNING** containing 1.168 acres more or less.

Subject to all easements, restrictions and rights-of-ways.



# CHICAGO TITLE

**SEE EXHIBIT "B"**

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**EXHIBIT B**

**Percentage Interest**

All units have 1/64<sup>th</sup> percentage interest.



CHICAGO TITLE

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## EXHIBIT C

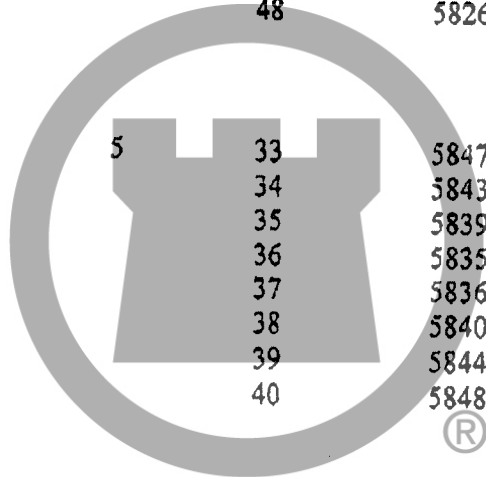
BLDG.	UNIT	ADDRESS
1	1	5847 Shipwatch Lane
	2	5843 Shipwatch Lane
	3	5839 Shipwatch Lane
	4	5835 Shipwatch Lane
	5	5836 Shipwatch Place
	6	5840 Shipwatch Place
	7	5844 Shipwatch Place
	8	5848 Shipwatch Place
2	9	5825 Shipwatch Lane
	10	5821 Shipwatch Lane
	11	5817 Shipwatch Lane
	12	5813 Shipwatch Lane
	13	5814 Shipwatch Place
	14	5818 Shipwatch Place
	15	5822 Shipwatch Place
	16	5826 Shipwatch Place
4	25	5827 Shipwatch Place
	26	5823 Shipwatch Place
	27	5819 Shipwatch Place
	28	5815 Shipwatch Place
	29	5816 Beacon Cove Way
	30	5820 Beacon Cove Way
	31	5824 Beacon Cove Way
	32	5828 Beacon Cove Way
3	17	5849 Shipwatch Place
	18	5845 Shipwatch Place
	19	5841 Shipwatch Place
	20	5837 Shipwatch Place
	21	5838 Beacon Cove Way
	22	5842 Beacon Cove Way
	23	5846 Beacon Cove Way
	24	5850 Beacon Cove Way

CHICAGO TITLE



## EXHIBIT C (cont)

6	41	5825 Beacon Cove Way
	42	5821 Beacon Cove Way
	43	5817 Beacon Cove Way
	44	5813 Beacon Cove Way
	45	5814 Beacon Cove Place
	46	5818 Beacon Cove Place
	47	5822 Beacon Cove Place
	48	5826 Beacon Cove Place



5	33	5847 Beacon Cove Way
	34	5843 Beacon Cove Way
	35	5839 Beacon Cove Way
	36	5835 Beacon Cove Way
	37	5836 Beacon Cove Place
	38	5840 Beacon Cove Place
	39	5844 Beacon Cove Place
	40	5848 Beacon Cove Place

7

	49	8017 Harbour Walk Lane
	50	8021 Harbour Walk Lane
	51	8025 Harbour Walk Lane
	52	8029 Harbour Walk Lane
	53	8030 Harbour Walk Place
	54	8026 Harbour Walk Place
	55	8022 Harbour Walk Place
	56	8018 Harbour Walk Place

CHICAGO T

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57	8015 Seabrook Drive
58	8019 Seabrook Drive
59	8023 Seabrook Drive
60	8027 Seabrook Drive
61	8028 Harbour Walk Lane
62	8024 Harbour Walk Lane
63	8020 Harbour Walk Lane
64	8016 Harbour Walk Lane



CHICAGO TITLE

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9

**SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP**  
**BAYSHORE VILLAS**  
**HORIZONTAL PROPERTY REGIME**

**THIS SUPPLEMENTAL DECLARATION** made this 13th day of March, 2002 by The Augusta Group, LLC (the "Declarant").

**WITNESSETH:**

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

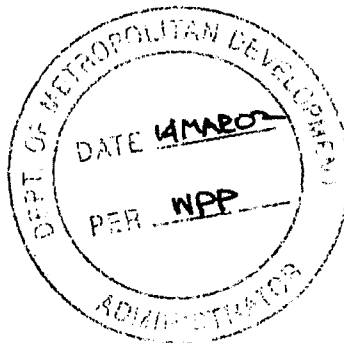
B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument (No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

03/14/02 12:02PM WANDA MARTIN MARION CTY RECORDER  
Inst # 2002-0049296

JOB 26.00 PAGES: 9

**FILED**  
**MAR 14 2002**  
**FRANKLIN TOWNSHIP**  
**ASSESSOR**



MARTHA A. WOMACKS  
MARION COUNTY RECORDER  
4 11 920 MAR 14 8  
SUBJECT FOR FINAL ACCEPTANCE  
FOR TRANSFER

C. Phase IX as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XI into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration. Declarant hereby expressly declares that Phase IX and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase IX hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.

2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase IX as shown on the Supplemental Plans for Phase IX. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 9 Bayshore Villas Horizontal Property Regime or the Tract now has 9 Building(s).

3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 9.

4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Associates, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase IX and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of \_\_\_\_\_ are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of 14<sup>th</sup> March 2002, as Instrument No. 2002-49295

EXECUTED the day and year first above written.

THE AUGUSTA GROUP, LLC

CHICAGO TITLE

By: *Dennis Yovanovich*

Printed: Dennis Yovanovich

Its: Owner

STATE OF INDIANA)

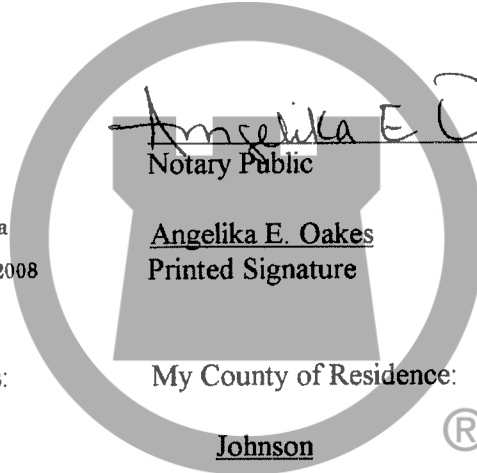
) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State,  
personally appeared Dennis Yovanovich, as The Augusta Group, LLC, and acknowledged  
the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her  
voluntary act and deed.

WITNESS my hand and Notarial Seal this 13<sup>th</sup> day of March 2007

**ANGELIKA E OAKES**  
Seal  
Notary Public State of Indiana  
Resident of Johnson County  
My Commission Expires Feb 17 2008



My Commissions Expires:

February 17, 2008

My County of Residence:

Johnson

CHICAGO TITLE

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses &  
Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

# EXHIBIT "A"

## PARCEL "9" (LAND DESCRIPTION)

A part of the East Half of the Northeast Quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said East Half Quarter Section; thence South 88 degrees 14 minutes 55 seconds West (bearings based upon survey prepared by Franklin Engineering, Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the North line of said Half Quarter Section 270.05 feet; thence South 00 degrees 26 minutes 13 seconds West parallel with the East line of said Half Quarter Section 291.43 feet to the **POINT OF BEGINNING** of the herein described parcel; thence continuing South 00 degrees 26 minutes 13 seconds West parallel with the East line of said Half Quarter Section 253.60 feet; thence South 38 degrees 08 minutes 04 seconds West 30.09 feet to a point on a non-tangent curve concave northeasterly having a central angle of 15 degrees 06 minutes 37 seconds, the radius point of said curve bears North 28 degrees 44 minutes 28 seconds East 75.00 feet; thence northwesterly along said curve 19.78 feet to the point of curvature of a reverse curve concave southwesterly having a central angle of 43 degrees 24 minutes 52 seconds, the radius point of said curve bears South 43 degrees 51 minutes 05 seconds West 75.00 feet; thence northwesterly along said curve 56.83 feet to the point of tangency; thence north 89 degrees 33 minutes 47 seconds West 74.03 feet; thence North 01 degrees 45 minutes 05 seconds West 239.05 feet; thence North 88 degrees 14 minutes 55 seconds East 169.21 feet to the **Point of Beginning**, containing 0.941 acres, more or less.

**SUBJECT TO** all easements, restrictions, and right-of-ways.

CHICAGO TITLE

See Exhibit "B"

## **EXHIBIT B**

### **Percentage Interest**

All units have 1/72<sup>nd</sup> percentage interest.



**CHICAGO TITLE**

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## EXHIBIT C

BLDG.	UNIT	ADDRESS
1	1	5847 Shipwatch Lane
	2	5843 Shipwatch Lane
	3	5839 Shipwatch Lane
	4	5835 Shipwatch Lane
	5	5836 Shipwatch Place
	6	5840 Shipwatch Place
	7	5844 Shipwatch Place
	8	5848 Shipwatch Place
2	9	5825 Shipwatch Lane
	10	5821 Shipwatch Lane
	11	5817 Shipwatch Lane
	12	5813 Shipwatch Lane
	13	5814 Shipwatch Place
	14	5818 Shipwatch Place
	15	5822 Shipwatch Place
	16	5826 Shipwatch Place
4	25	5827 Shipwatch Place
	26	5823 Shipwatch Place
	27	5819 Shipwatch Place
	28	5815 Shipwatch Place
	29	5816 Beacon Cove Way
	30	5820 Beacon Cove Way
	31	5824 Beacon Cove Way
3	17	5849 Shipwatch Place
	18	5845 Shipwatch Place
	19	5841 Shipwatch Place
	20	5837 Shipwatch Place
	21	5838 Beacon Cove Way
	22	5842 Beacon Cove Way
	23	5846 Beacon Cove Way
	24	5850 Beacon Cove Way

CHICAGO TITLE

## EXHIBIT C (cont)

9	65	8039 Harbor Walk Lane
	66	8043 Harbor Walk Lane
	67	8047 Harbor Walk Lane
	68	8051 Harbor Walk Lane
	69	8052 Harbor Walk Place
	70	8048 Harbor Walk Place
	71	8044 Harbor Walk Place
	72	8040 Harbor Walk Place



CHICAGO TITLE

## EXHIBIT C (cont)

6	41	\$825 Beacon Cove Way	
	42	\$821 Beacon Cove Way	
	43	\$817 Beacon Cove Way	
	44	\$813 Beacon Cove Way	
	45	\$814 Beacon Cove Place	
	46	\$818 Beacon Cove Place	
	47	\$822 Beacon Cove Place	
	48	\$826 Beacon Cove Place	
5	33	\$847 Beacon Cove Way	
	34	\$843 Beacon Cove Way	
	35	\$839 Beacon Cove Way	
	36	\$835 Beacon Cove Way	
	37	\$836 Beacon Cove Place	
	38	\$840 Beacon Cove Place	
	39	\$844 Beacon Cove Place	
	40	\$848 Beacon Cove Place	
7	49	8017 Harbor Walk Lane	
	50	8021 Harbor Walk Lane	
	51	8025 Harbor Walk Lane	
	52	8029 Harbor Walk Lane	
	53	8030 Harbor Walk Place	
	54	8026 Harbor Walk Place	
	55	8022 Harbor Walk Place	
	56	8018 Harbor Walk Place	
	8	57	8015 Seabrook Drive
		58	8019 Seabrook Drive
59		8023 Seabrook Drive	
60		8027 Seabrook Drive	
61		8028 Harbor Walk Lane	
62		8024 Harbor Walk Lane	
63		8020 Harbor Walk Lane	
64		8016 Harbor Walk Lane	

CHICAGO TITLE

(9)

**FILED**  
SEP 09 2002  
TOWNSHIP ASSESSOR

**SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP**  
**BAYSHORE VILLAS**  
**HORIZONTAL PROPERTY REGIME**

**THIS SUPPLEMENTAL DECLARATION** made this 4th day of September, 2002 by The Augusta Group, LLC (the "Declarant").

**WITNESSETH:**

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

2002-170060

Inst # 2002-0170059

MARTHA A. WOLACK  
137596 SEP-9  
SUBJECT TO TRANSFERABLE INTEREST  
FOR TRANSFER

DEPT. OF METROPOLITAN DEVELOPMENT  
DATE 9-9-02  
PER [Signature]  
ADMINISTRATOR

C. Phase X as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase X into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration. Declarant hereby expressly declares that Phase X and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase X hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.

2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase X as shown on the Supplemental Plans for Phase X. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 10 Bayshore Villas Horizontal Property Regime or the Tract now has 10 Building(s).

3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 10.

4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase X and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of \_\_\_\_\_ are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of \_\_\_\_\_, \_\_\_\_\_, as Instrument No. \_\_\_\_\_.

EXECUTED the day and year first above written.

THE AUGUSTA GROUP, LLC

CHICAGO TITLE

By:   
Printed: Dennis Yovanovich

Its: Owner

STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State,  
personally appeared Dennis Yovanovich, as The Augusta Group, LLC, and acknowledged  
the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her  
voluntary act and deed.

WITNESS my hand and Notarial Seal this 9<sup>th</sup> day of September 2002



My Commissions Expires:

February 17, 2008

My County of Residence:

Johnson



CHICAGO TITLE

This instrument prepared by Cameron F. Clark, Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

# EXHIBIT "A"

## LEGAL DESCRIPTION PARCEL "10" - BAYSHORE VILLAS

A part of the East Half of the Northeast Quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said East Half Quarter Section; thence South 88 degrees 14 minutes 55 seconds West (bearings based upon survey prepared by Franklin Engineering, Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the North line of said East Half Quarter Section 564.14 feet; thence South 01 degrees 45 minutes 05 seconds East 291.24 feet to the **Point of Beginning** of the herein described parcel; thence continuing South 01 degrees 45 minutes 05 seconds East 81.27 feet; thence South 00 degrees 28 minutes 00 seconds West 105.75 feet to a point on a non-tangent curve to the left having a central angle of 58 degrees 22 minutes 43 seconds, the radius point of said curve bears North 58 degrees 48 minutes 56 seconds East 100.00 feet; thence southeasterly along said curve 101.89 feet; thence South 89 degrees 33 minutes 47 seconds East 34.59 feet; thence North 01 degrees 45 minutes 05 seconds West 239.05 feet; thence South 88 degrees 14 minutes 55 seconds West parallel with the North line of said Quarter section 113.75 feet to the **Point of Beginning**, containing 0.602 acres, more or less.

**SUBJECT TO** all easements, restrictions, and right-of-ways.



# CHICAGO TITLE

**See Exhibit "B"**



## **EXHIBIT B**

### **Percentage Interest**

All units have 1/80<sup>th</sup> percentage interest.



# CHICAGO TITLE

## EXHIBIT C

BLDG.	UNIT	ADDRESS
1	1	5847 Shipwatch Lane
	2	5843 Shipwatch Lane
	3	5839 Shipwatch Lane
	4	5835 Shipwatch Lane
	5	5836 Shipwatch Place
	6	5840 Shipwatch Place
	7	5844 Shipwatch Place
	8	5848 Shipwatch Place
2	9	5825 Shipwatch Lane
	10	5821 Shipwatch Lane
	11	5817 Shipwatch Lane
	12	5813 Shipwatch Lane
	13	5814 Shipwatch Place
	14	5818 Shipwatch Place
	15	5822 Shipwatch Place
	16	5826 Shipwatch Place
	4	25
26		5823 Shipwatch Place
27		5819 Shipwatch Place
28		5815 Shipwatch Place
29		5816 Beacon Cove Way
30		5820 Beacon Cove Way
31		5824 Beacon Cove Way
32		5828 Beacon Cove Way
3	17	5849 Shipwatch Place
	18	5845 Shipwatch Place
	19	5841 Shipwatch Place
	20	5837 Shipwatch Place
	21	5838 Beacon Cove Way
	22	5842 Beacon Cove Way
	23	5846 Beacon Cove Way
	24	5850 Beacon Cove Way

CHICAGO

## EXHIBIT C (cont)

6      41      5825 Beacon Cove Way  
         42      5821 Beacon Cove Way  
         43      5817 Beacon Cove Way  
         44      5813 Beacon Cove Way  
         45      5814 Beacon Cove Place  
         46      5818 Beacon Cove Place  
         47      5822 Beacon Cove Place  
         48      5826 Beacon Cove Place

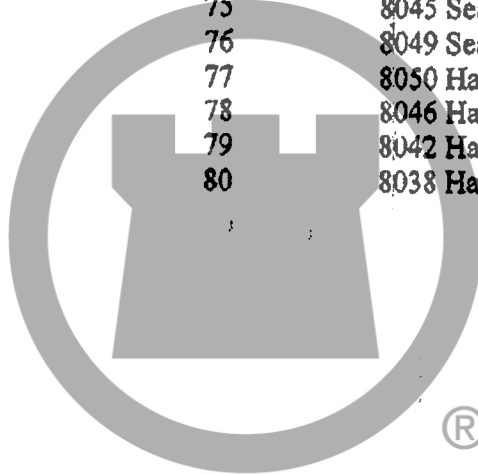
5      33      5847 Beacon Cove Way  
         34      5843 Beacon Cove Way  
         35      5839 Beacon Cove Way  
         36      5835 Beacon Cove Way  
         37      5836 Beacon Cove Place  
         38      5840 Beacon Cove Place  
         39      5844 Beacon Cove Place  
         40      5848 Beacon Cove Place

7      49      8017 Harbor Walk Lane  
         50      8021 Harbor Walk Lane  
         51      8025 Harbor Walk Lane  
         52      8029 Harbor Walk Lane  
         53      8030 Harbor Walk Place  
         54      8026 Harbor Walk Place  
         55      8022 Harbor Walk Place  
         56      8018 Harbor Walk Place

8      57      8015 Seabrook Drive  
         58      8019 Seabrook Drive  
         59      8023 Seabrook Drive  
         60      8027 Seabrook Drive  
         61      8028 Harbor Walk Lane  
         62      8024 Harbor Walk Lane  
         63      8020 Harbor Walk Lane  
         64      8016 Harbor Walk Lane

## EXHIBIT C (cont)

9	65	8039 Harbor Walk Lane
	66	8043 Harbor Walk Lane
	67	8047 Harbor Walk Lane
	68	8051 Harbor Walk Lane
	69	8052 Harbor Walk Place
	70	8048 Harbor Walk Place
	71	8044 Harbor Walk Place
	72	8040 Harbor Walk Place
10	73	8037 Seabrook Drive
	74	8041 Seabrook Drive
	75	8045 Seabrook Drive
	76	8049 Seabrook Drive
	77	8050 Harbor Walk Lane
	78	8046 Harbor Walk Lane
	79	8042 Harbor Walk Lane
	80	8038 Harbor Walk Lane



# CHICAGO TITLE

9

**SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP**  
**BAYSHORE VILLAS**  
**HORIZONTAL PROPERTY REGIME**

**THIS SUPPLEMENTAL DECLARATION** made this 28th day of October, 2002 by The Augusta Group, LLC (the "Declarant").

**WITNESSETH:**

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

11/12/02 02:33PM MARION COUNTY RECORDER  
Inst # 2002-0218579

JRC 27.00 PAGES: 9

**FILED**  
NOV 12 2002  
FRANKLIN TOWNSHIP  
ASSESSOR



OFFICE OF THE RECORDER OF DEEDS  
SUBJECT TO FINANCIAL ASSISTANCE  
FOR TRANSFER

446806 NOV 12 2002

MARTHA A. WOMACKS

C. Phase XI as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XI into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration. Declarant hereby expressly declares that Phase XI and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase XI hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.

2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase XI as shown on the Supplemental Plans for Phase XI. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 11 Bayshore Villas Horizontal Property Regime or the Tract now has 11 Building(s).

3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 11.

4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XI and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of \_\_\_\_\_ are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of Nov 12, 2002, as Instrument No. 2002-218580.

EXECUTED the day and year first above written.

THE AUGUSTA GROUP, LLC

CHICAGO TITLE

By:   
Printed: Dennis Yovanovich

Its: Owner

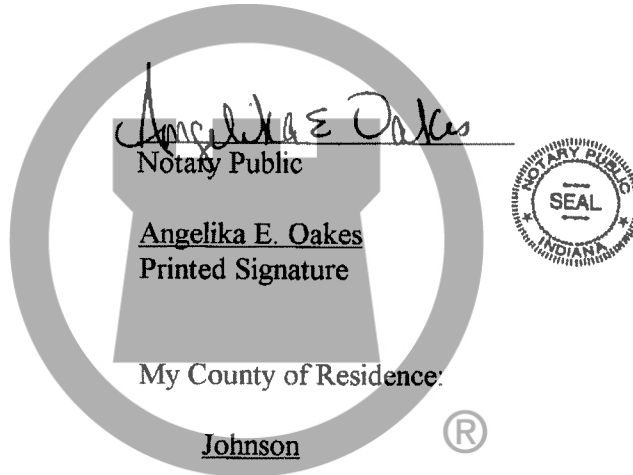
STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State,  
personally appeared Dennis Yovanovich, as The Augusta Group, LLC, and acknowledged  
the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her  
voluntary act and deed.

WITNESS my hand and Notarial Seal this 20<sup>th</sup> day of Dec. 2007.



My Commissions Expires:

February 17, 2008

My County of Residence:

Johnson

# CHICAGO TITLE

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.



# EXHIBIT "A"

## LEGAL DESCRIPTION PARCEL 11 – BAYSHORE VILLAS

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 545.05 feet; thence South 88 degrees 14 minutes 55 seconds West 270.05 feet; thence South 38 degrees 08 minutes 04 seconds West 30.09 feet to the **POINT OF BEGINNING** of the herein described parcel; thence South 00 degrees 26 minutes 13 seconds West parallel with said East line 98.68 feet; thence North 89 degrees 33 minutes 47 seconds West 261.34 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 106.85 feet; thence North 00 degrees 28 minutes 00 seconds East 71.47 feet to the point of a non-tangent curve to the left having a central angle of 58 degrees 22 minutes 43 seconds, the radius point of said curve bears North 58 degrees 48 minutes 56 seconds East 100.00 feet; thence southeasterly along said curve 101.89 feet; thence South 89 degrees 33 minutes 47 seconds East 108.62 feet to the point of a tangent curve to the right having a central angle of 43 degrees 24 minutes 52 seconds, the radius point of said curve bears South 00 degrees 26 minutes 13 seconds West 75.00 feet; thence southeasterly along said curve 56.83 feet to the point of tangency of a reverse curve to the left having a central angle of 15 degrees 06 minutes 38 seconds, the radius point of said curve bears North 43 degrees 51 minutes 05 seconds East 75.00 feet; thence southeasterly along said curve 19.78 feet to the **POINT OF BEGINNING** containing 0.794 acres more or less.

Subject to all easements, restrictions and rights-of-ways.

**SEE EXHIBIT "B"**

## **EXHIBIT B**

### **Percentage Interest**

All units have 1/88<sup>th</sup> percentage interest.



# CHICAGO TITLE

## EXHIBIT C

BLDG.	UNIT	ADDRESS	
1	1	5847 Shipwatch Lane	
	2	5843 Shipwatch Lane	
	3	5839 Shipwatch Lane	
	4	5835 Shipwatch Lane	
	5	5836 Shipwatch Place	
	6	5840 Shipwatch Place	
	7	5844 Shipwatch Place	
	8	5848 Shipwatch Place	
2	9	5825 Shipwatch Lane	
	10	5821 Shipwatch Lane	
	11	5817 Shipwatch Lane	
	12	5813 Shipwatch Lane	
	13	5814 Shipwatch Place	
	14	5818 Shipwatch Place	
	15	5822 Shipwatch Place	
	16	5826 Shipwatch Place	
4	25	5827 Shipwatch Place	
	26	5823 Shipwatch Place	
	27	5819 Shipwatch Place	
	28	5815 Shipwatch Place	
	29	5816 Beacon Cove Way	
	30	5820 Beacon Cove Way	
	31	5824 Beacon Cove Way	
	32	5828 Beacon Cove Way	
	3	17	5849 Shipwatch Place
		18	5845 Shipwatch Place
19		5841 Shipwatch Place	
20		5837 Shipwatch Place	
21		5838 Beacon Cove Way	
22		5842 Beacon Cove Way	
23		5846 Beacon Cove Way	
24		5850 Beacon Cove Way	

CHICAGO TITLE

## EXHIBIT C (cont)

6	41	5825 Beacon Cove Way
	42	5821 Beacon Cove Way
	43	5817 Beacon Cove Way
	44	5813 Beacon Cove Way
	45	5814 Beacon Cove Place
	46	5818 Beacon Cove Place
	47	5822 Beacon Cove Place
	48	5826 Beacon Cove Place
5	33	5847 Beacon Cove Way
	34	5843 Beacon Cove Way
	35	5839 Beacon Cove Way
	36	5835 Beacon Cove Way
	37	5836 Beacon Cove Place
	38	5840 Beacon Cove Place
	39	5844 Beacon Cove Place
	40	5848 Beacon Cove Place
7	49	8017 Harbor Walk Lane
	50	8021 Harbor Walk Lane
	51	8025 Harbor Walk Lane
	52	8029 Harbor Walk Lane
	53	8030 Harbor Walk Place
	54	8026 Harbor Walk Place
	55	8022 Harbor Walk Place
	56	8018 Harbor Walk Place
8	57	8015 Seabrook Drive
	58	8019 Seabrook Drive
	59	8023 Seabrook Drive
	60	8027 Seabrook Drive
	61	8028 Harbor Walk Lane
	62	8024 Harbor Walk Lane
	63	8020 Harbor Walk Lane
	64	8016 Harbor Walk Lane

CHICAGO

## EXHIBIT C (cont)

9	65	8039 Harbor Walk Lane	
	66	8043 Harbor Walk Lane	
	67	8047 Harbor Walk Lane	
	68	8051 Harbor Walk Lane	
	69	8052 Harbor Walk Place	
	70	8048 Harbor Walk Place	
	71	8044 Harbor Walk Place	
	72	8040 Harbor Walk Place	
10	73	8037 Seabrook Drive	
	74	8041 Seabrook Drive	
	75	8045 Seabrook Drive	
	76	8049 Seabrook Drive	
	77	8050 Harbor Walk Lane	
	78	8046 Harbor Walk Lane	
	79	8042 Harbor Walk Lane	
	80	8038 Harbor Walk Lane	
	11	81	5919 Seabrook Lane
		82	5915 Seabrook Lane
83		5911 Seabrook Lane	
84		5907 Seabrook Lane	
85		5908 Marina View Drive	
86		5912 Marina View Drive	
87		5916 Marina View Drive	
88		5920 Marina View Drive	

CHICAGO TITLE

**SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP**  
**BAYSHORE VILLAS**  
**HORIZONTAL PROPERTY REGIME**

**THIS SUPPLEMENTAL DECLARATION** made this 18th day of December, 2002 by The Augusta Group, LLC (the "Declarant").

**WITNESSETH:**

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000, Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

DL/30/03 11:48AM MARION COUNTY RECORDER  
Inst # 2003-0020847

RLB 26.00 PAGES: 9

**FILED**  
JAN 30 2003  
FRANKLIN TOWNSHIP  
ASSESSOR



C. Phase XIII as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XIII into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration. Declarant hereby expressly declares that Phase XIII and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase XIII hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.

2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase XIII as shown on the Supplemental Plans for Phase XIII. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 13 Bayshore Villas Horizontal Property Regime or the Tract now has 13 Building(s).

3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 13.

4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XIII and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of \_\_\_\_\_ are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of \_\_\_\_\_, \_\_\_\_\_, as Instrument No. \_\_\_\_\_.

EXECUTED the day and year first above written.



THE AUGUSTA GROUP, LLC

CHICAGO TITLE

By Dennis Yovanovich

Printed: Dennis Yovanovich

Its: Owner



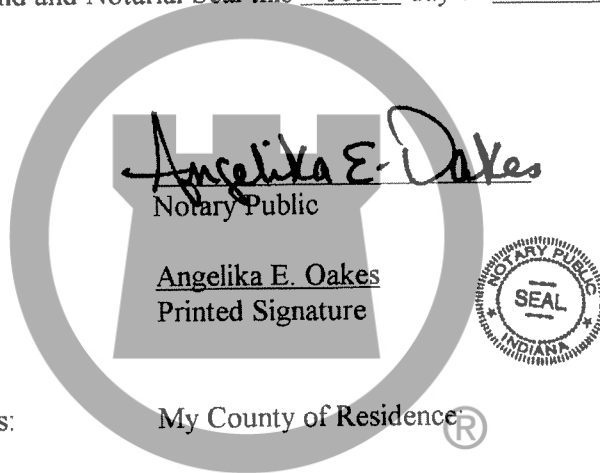
STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Dennis Yovanovich, as The Augusta Group, LLC, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 18th day of December, 2002.



My Commissions Expires:

February 17, 2008

My County of Residence: 

Johnson

CHICAGO TITLE

This instrument prepared by Cameron F. Clark, Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

## **EXHIBIT “A”**

### **PARCEL “13” (LAND DESCRIPTION)**

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 545.05 feet; thence South 88 degrees 14 minutes 55 seconds West 270.05 feet; thence South 38 degrees 08 minutes 04 seconds West 30.09 feet; thence South 00 degrees 26 minutes 13 seconds West parallel with said East line 98.68 feet to the **POINT OF BEGINNING** of the herein described parcel; thence continuing South 00 degrees 26 minutes 13 seconds West parallel with said East line 124.76 feet; North 89 degrees 33 minutes 47 seconds West 261.34 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 124.76 feet; thence South 89 degrees 33 minutes 47 seconds East 261.34 feet to the **POINT OF BEGINNING** containing 0.749 acres more or less.

Subject to all easements, restrictions and rights-of-ways.



CHICAGO TITLE

**SEE EXHIBIT “B”**

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**EXHIBIT B**

**Percentage Interest**

All units have 1/96<sup>th</sup> percentage interest.



CHICAGO TITLE

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## EXHIBIT C

BLDG.	UNIT	ADDRESS
1	1	5847 Shipwatch Lane
	2	5843 Shipwatch Lane
	3	5839 Shipwatch Lane
	4	5835 Shipwatch Lane
	5	5836 Shipwatch Place
	6	5840 Shipwatch Place
	7	5844 Shipwatch Place
	8	5848 Shipwatch Place
2	9	5825 Shipwatch Lane
	10	5821 Shipwatch Lane
	11	5817 Shipwatch Lane
	12	5813 Shipwatch Lane
	13	5814 Shipwatch Place
	14	5818 Shipwatch Place
	15	5822 Shipwatch Place
	16	5826 Shipwatch Place
4	25	5827 Shipwatch Place
	26	5823 Shipwatch Place
	27	5819 Shipwatch Place
	28	5815 Shipwatch Place
	29	5816 Beacon Cove Way
	30	5820 Beacon Cove Way
	31	5824 Beacon Cove Way
	32	5828 Beacon Cove Way
3	17	5849 Shipwatch Place
	18	5845 Shipwatch Place
	19	5841 Shipwatch Place
	20	5837 Shipwatch Place
	21	5838 Beacon Cove Way
	22	5842 Beacon Cove Way
	23	5846 Beacon Cove Way
	24	5850 Beacon Cove Way

CHICAGO TITLE

## EXHIBIT C (cont)

6	41	5825 Beacon Cove Way
	42	5821 Beacon Cove Way
	43	5817 Beacon Cove Way
	44	5813 Beacon Cove Way
	45	5814 Beacon Cove Place
	46	5818 Beacon Cove Place
	47	5822 Beacon Cove Place
	48	5826 Beacon Cove Place
5	33	5847 Beacon Cove Way
	34	5843 Beacon Cove Way
	35	5839 Beacon Cove Way
	36	5835 Beacon Cove Way
	37	5836 Beacon Cove Place
	38	5840 Beacon Cove Place
	39	5844 Beacon Cove Place
	40	5848 Beacon Cove Place
7	49	8017 Harbor Walk Lane
	50	8021 Harbor Walk Lane
	51	8025 Harbor Walk Lane
	52	8029 Harbor Walk Lane
	53	8030 Harbor Walk Place
	54	8026 Harbor Walk Place
	55	8022 Harbor Walk Place
	56	8018 Harbor Walk Place
8	57	8015 Seabrook Drive
	58	8019 Seabrook Drive
	59	8023 Seabrook Drive
	60	8027 Seabrook Drive
	61	8028 Harbor Walk Lane
	62	8024 Harbor Walk Lane
	63	8020 Harbor Walk Lane
	64	8016 Harbor Walk Lane

CHICAGO TITLE

## EXHIBIT C (cont)

9        65        8039 Harbor Walk Lane  
          66        8043 Harbor Walk Lane  
          67        8047 Harbor Walk Lane  
          68        8051 Harbor Walk Lane  
          69        8052 Harbor Walk Place  
          70        8048 Harbor Walk Place  
          71        8044 Harbor Walk Place  
          72        8040 Harbor Walk Place

10       73        8037 Seabrook Drive  
          74        8041 Seabrook Drive  
          75        8045 Seabrook Drive  
          76        8049 Seabrook Drive  
          77        8050 Harbor Walk Lane  
          78        8046 Harbor Walk Lane  
          79        8042 Harbor Walk Lane  
          80        8038 Harbor Walk Lane

11       81        5919 Seabrook Lane  
          82        5915 Seabrook Lane  
          83        5911 Seabrook Lane  
          84        5907 Seabrook Lane  
          85        5908 Marina View Drive  
          86        5912 Marina View Drive  
          87        5916 Marina View Drive  
          88        5920 Marina View Drive

13       97        5921 Marina View Drive  
          98        5917 Marina View Drive  
          99        5913 Marina View Drive  
          100       5909 Marina View Drive ®  
          101       5910 Marina View Lane  
          102       5914 Marina View Lane  
          103       5918 Marina View Lane  
          104       5922 Marina View Lane

CHICAGO TITLE

10

**SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP**  
**BAYSHORE VILLAS**  
**HORIZONTAL RROPERTY REGIME**

**THIS SUPPLEMENTAL DECLARATION** made this 21st day of August, 2003 by The Augusta Group, LLC (the "Declarant").

**WITNESSETH:**

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

MARTHA A. WOMACKS  
MARION COUNTY CLERK

487866 SEP-28

RECORDED FOR THE  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

Inst # 2003-0179381  
09/20/03 01:06PM MARION COUNTY RECORDER JRC 29.00 PAGES: 10

09/20/03 01:06PM MARION COUNTY RECORDER JRC 29.00 PAGES: 10

**FILED**  
SEP 02 2003  
FRANKLIN TOWNSHIP  
ASSESSOR



C. Phase XII as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XII in Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration. Declarant hereby expressly declares that Phase XII and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase XII hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.

2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase XII as shown on the Supplemental Plans for Phase XII. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 12 Bayshore Villas Horizontal Property Regime or the Tract now has 12 Building(s).

3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 12.



4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XII and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of \_\_\_\_\_ are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of \_\_\_\_\_, \_\_\_\_\_, as Instrument No. \_\_\_\_\_.

EXECUTED the day and year first above written.

THE AUGUSTA GROUP, LLC

CHICAGO TITLE

By: 

Printed: Dennis Yovanovich

Its: Owner

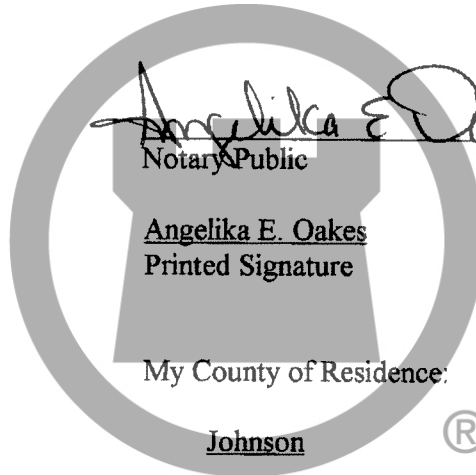
STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State,  
personally appeared Dennis Yovanovich, as The Augusta Group, LLC, and acknowledged  
the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her  
voluntary act and deed.

WITNESS my hand and Notarial Seal this 21st day of August, 2003.



My Commissions Expires:

February 17, 2008

My County of Residence:

Johnson



# CHICAGO TITLE

This instrument prepared by Cameron F. Clark, Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

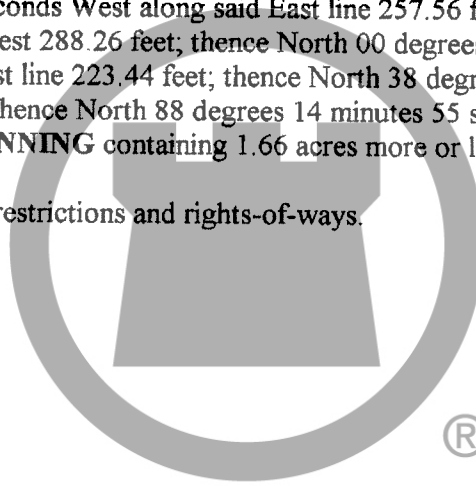
# EXHIBIT "A"

## PARCEL "12" (LAND DESCRIPTION)

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 545.05 feet to the **POINT OF BEGINNING** of the herein described parcel; thence continuing South 00 degrees 26 minutes 13 seconds West along said East line 257.56 feet; North 89 degrees 33 minutes 47 seconds West 288.26 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 223.44 feet; thence North 38 degrees 08 minutes 04 seconds East 30.09 feet; thence North 88 degrees 14 minutes 55 seconds East 270.05 feet to the **POINT OF BEGINNING** containing 1.66 acres more or less.

Subject to all easements, restrictions and rights-of-ways.



# CHICAGO TITLE

**SEE EXHIBIT "B"**

## **EXHIBIT B**

### **Percentage Interest**

All units have 1/12<sup>th</sup> percentage interest.



# CHICAGO TITLE

## EXHIBIT C

BLDG.	UNIT	ADDRESS
1	1	5847 Shipwatch Lane
	2	5843 Shipwatch Lane
	3	5839 Shipwatch Lane
	4	5835 Shipwatch Lane
	5	5836 Shipwatch Place
	6	5840 Shipwatch Place
	7	5844 Shipwatch Place
	8	5848 Shipwatch Place
2	9	5825 Shipwatch Lane
	10	5821 Shipwatch Lane
	11	5817 Shipwatch Lane
	12	5813 Shipwatch Lane
	13	5814 Shipwatch Place
	14	5818 Shipwatch Place
	15	5822 Shipwatch Place
	16	5826 Shipwatch Place
4	25	5827 Shipwatch Place
	26	5823 Shipwatch Place
	27	5819 Shipwatch Place
	28	5815 Shipwatch Place
	29	5816 Beacon Cove Way
	30	5820 Beacon Cove Way
	31	5824 Beacon Cove Way
	32	5828 Beacon Cove Way
3	17	5849 Shipwatch Place
	18	5845 Shipwatch Place
	19	5841 Shipwatch Place
	20	5837 Shipwatch Place
	21	5838 Beacon Cove Way
	22	5842 Beacon Cove Way
	23	5846 Beacon Cove Way
	24	5850 Beacon Cove Way

CHICAGO

## EXHIBIT C (cont)

6	41	5825 Beacon Cove Way
	42	5821 Beacon Cove Way
	43	5817 Beacon Cove Way
	44	5813 Beacon Cove Way
	45	5814 Beacon Cove Place
	46	5818 Beacon Cove Place
	47	5822 Beacon Cove Place
	48	5826 Beacon Cove Place
5	33	5847 Beacon Cove Way
	34	5843 Beacon Cove Way
	35	5839 Beacon Cove Way
	36	5835 Beacon Cove Way
	37	5836 Beacon Cove Place
	38	5840 Beacon Cove Place
	39	5844 Beacon Cove Place
	40	5848 Beacon Cove Place
7	49	8017 Harbor Walk Lane
	50	8021 Harbor Walk Lane
	51	8025 Harbor Walk Lane
	52	8029 Harbor Walk Lane
	53	8030 Harbor Walk Place
	54	8026 Harbor Walk Place
	55	8022 Harbor Walk Place
	56	8018 Harbor Walk Place
8	57	8015 Seabrook Drive
	58	8019 Seabrook Drive
	59	8023 Seabrook Drive
	60	8027 Seabrook Drive
	61	8028 Harbor Walk Lane
	62	8024 Harbor Walk Lane
	63	8020 Harbor Walk Lane
	64	8016 Harbor Walk Lane

CHICAGO FILE

## EXHIBIT C (cont)

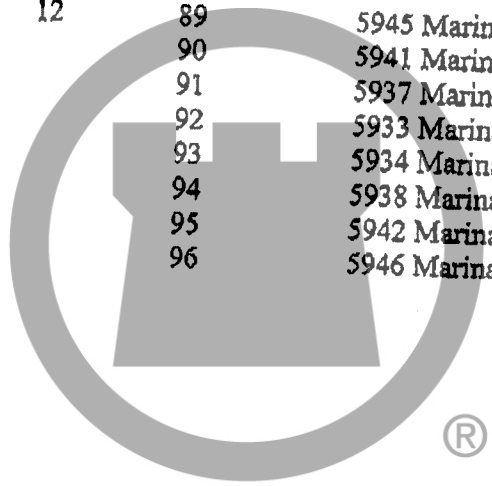
9	65	8039 Harbor Walk Lane
	66	8043 Harbor Walk Lane
	67	8047 Harbor Walk Lane
	68	8051 Harbor Walk Lane
	69	8052 Harbor Walk Place
	70	8048 Harbor Walk Place
	71	8044 Harbor Walk Place
	72	8040 Harbor Walk Place
10	73	8037 Seabrook Drive
	74	8041 Seabrook Drive
	75	8045 Seabrook Drive
	76	8049 Seabrook Drive
	77	8050 Harbor Walk Lane
	78	8046 Harbor Walk Lane
	79	8042 Harbor Walk Lane
	80	8038 Harbor Walk Lane
11	81	5919 Seabrook Lane
	82	5915 Seabrook Lane
	83	5911 Seabrook Lane
	84	5907 Seabrook Lane
	85	5908 Marina View Drive
	86	5912 Marina View Drive
	87	5916 Marina View Drive
	88	5920 Marina View Drive
13	97	5921 Marina View Drive
	98	5917 Marina View Drive
	99	5913 Marina View Drive
	100	5909 Marina View Drive
	101	5910 Marina View Lane
	102	5914 Marina View Lane
	103	5918 Marina View Lane
	104	5922 Marina View Lane

CHICAGO FILE

**EXHIBIT C (cont)**

15	113	5919 Marina View Lane
	114	5915 Marina View Lane
	115	5911 Marina View Lane
	116	5907 Marina View Lane
	117	5908 Streamwood Lane
	118	5912 Streamwood Lane
	119	5916 Streamwood Lane
	120	5920 Streamwood Lane

12	89	5945 Marina View Drive
	90	5941 Marina View Drive
	91	5937 Marina View Drive
	92	5933 Marina View Drive
	93	5934 Marina View Lane
	94	5938 Marina View Lane
	95	5942 Marina View Lane
	96	5946 Marina View Lane



**CHICAGO TITLE**



10

**SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP**  
**BAYSHORE VILLAS**  
**HORIZONTAL PROPERTY REGIME**

THIS SUPPLEMENTAL DECLARATION made this 21st day of August, 2003 by The Augusta Group, LLC (the "Declarant").

MARTHA A. WOMACKS  
MARION COUNTY CLERK  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER  
87863 SEP-23

**WITNESSETH:**

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000, Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

CHICAGO TITLE



**FILED**  
SEP 02 2003  
FRANKLIN TOWNSHIP  
ASSESSOR

09/02/03 01:08PM MARION COUNTY RECORDER  
Inst # 2003-0179383  
JRC 29.00 PAGES: 10

C. Phase XV as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XV into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration. Declarant hereby expressly declares that Phase XV and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase XV hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.

2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase XV as shown on the Supplemental Plans for Phase XV. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 15 Bayshore Villas Horizontal Property Regime or the Tract now has 15 Building(s).

3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 15.

4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XV and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of \_\_\_\_\_ are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of \_\_\_\_\_, \_\_\_\_\_, as Instrument No. \_\_\_\_\_.

EXECUTED the day and year first above written.

THE AUGUSTA GROUP, LLC

CHICAGO TITLE

By: 

Printed: Dennis Yovanovich

Its: Owner



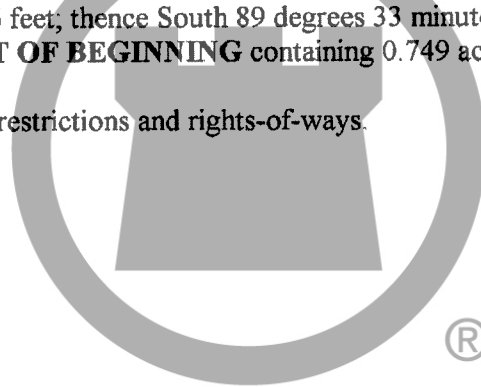
# EXHIBIT "A"

## PARCEL "15" (LAND DESCRIPTION)

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 802.61 feet; thence North 89 degrees 33 minutes 47 seconds West 288.26 feet to the **POINT OF BEGINNING** of the herein described parcel; thence South 00 degrees 26 minutes 13 seconds West parallel with said East line 124.76 feet; North 89 degrees 33 minutes 47 seconds West 261.34 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 124.76 feet; thence South 89 degrees 33 minutes 47 seconds East 261.34 feet to the **POINT OF BEGINNING** containing 0.749 acres more or less.

Subject to all easements, restrictions and rights-of-ways.



# CHICAGO TITLE

**SEE EXHIBIT "B"**

## **EXHIBIT B**

### **Percentage Interest**

All units have 1/104<sup>th</sup> percentage interest.



# CHICAGO TITLE

## EXHIBIT C

BLDG.	UNIT	ADDRESS
1	1	5847 Shipwatch Lane
	2	5843 Shipwatch Lane
	3	5839 Shipwatch Lane
	4	5835 Shipwatch Lane
	5	5836 Shipwatch Place
	6	5840 Shipwatch Place
	7	5844 Shipwatch Place
	8	5848 Shipwatch Place
2	9	5825 Shipwatch Lane
	10	5821 Shipwatch Lane
	11	5817 Shipwatch Lane
	12	5813 Shipwatch Lane
	13	5814 Shipwatch Place
	14	5818 Shipwatch Place
	15	5822 Shipwatch Place
	16	5826 Shipwatch Place
4	25	5827 Shipwatch Place
	26	5823 Shipwatch Place
	27	5819 Shipwatch Place
	28	5815 Shipwatch Place
	29	5816 Beacon Cove Way
	30	5820 Beacon Cove Way
	31	5824 Beacon Cove Way
	32	5828 Beacon Cove Way
3	17	5849 Shipwatch Place
	18	5845 Shipwatch Place
	19	5841 Shipwatch Place
	20	5837 Shipwatch Place
	21	5838 Beacon Cove Way
	22	5842 Beacon Cove Way
	23	5846 Beacon Cove Way
	24	5850 Beacon Cove Way

## EXHIBIT C (cont)

6	41	5825 Beacon Cove Way
	42	5821 Beacon Cove Way
	43	5817 Beacon Cove Way
	44	5813 Beacon Cove Way
	45	5814 Beacon Cove Place
	46	5818 Beacon Cove Place
	47	5822 Beacon Cove Place
	48	5826 Beacon Cove Place
5	33	5847 Beacon Cove Way
	34	5843 Beacon Cove Way
	35	5839 Beacon Cove Way
	36	5835 Beacon Cove Way
	37	5836 Beacon Cove Place
	38	5840 Beacon Cove Place
	39	5844 Beacon Cove Place
	40	5848 Beacon Cove Place
7	49	8017 Harbor Walk Lane
	50	8021 Harbor Walk Lane
	51	8025 Harbor Walk Lane
	52	8029 Harbor Walk Lane
	53	8030 Harbor Walk Place
	54	8026 Harbor Walk Place
	55	8022 Harbor Walk Place
	56	8018 Harbor Walk Place
8	57	8015 Seabrook Drive
	58	8019 Seabrook Drive
	59	8023 Seabrook Drive
	60	8027 Seabrook Drive
	61	8028 Harbor Walk Lane
	62	8024 Harbor Walk Lane
	63	8020 Harbor Walk Lane
	64	8016 Harbor Walk Lane

CHICAGO FILE



## EXHIBIT C (cont)

9	65	8039 Harbor Walk Lane
	66	8043 Harbor Walk Lane
	67	8047 Harbor Walk Lane
	68	8051 Harbor Walk Lane
	69	8052 Harbor Walk Place
	70	8048 Harbor Walk Place
	71	8044 Harbor Walk Place
	72	8040 Harbor Walk Place
10	73	8037 Seabrook Drive
	74	8041 Seabrook Drive
	75	8045 Seabrook Drive
	76	8049 Seabrook Drive
	77	8050 Harbor Walk Lane
	78	8046 Harbor Walk Lane
	79	8042 Harbor Walk Lane
	80	8038 Harbor Walk Lane
11	81	5919 Seabrook Lane
	82	5915 Seabrook Lane
	83	5911 Seabrook Lane
	84	5907 Seabrook Lane
	85	5908 Marina View Drive
	86	5912 Marina View Drive
	87	5916 Marina View Drive
	88	5920 Marina View Drive
13	97	5921 Marina View Drive
	98	5917 Marina View Drive
	99	5913 Marina View Drive
	100	5909 Marina View Drive
	101	5910 Marina View Lane
	102	5914 Marina View Lane
	103	5918 Marina View Lane
104	5922 Marina View Lane	

CHICAGO TITLE

## EXHIBIT C (cont)

15	113	5919 Marina View Lane
	114	5915 Marina View Lane
	115	5911 Marina View Lane
	116	5907 Marina View Lane
	117	5908 Streamwood Lane
	118	5912 Streamwood Lane
	119	5916 Streamwood Lane
	120	5920 Streamwood Lane



# CHICAGO TITLE

MARTHA A. WOMACKS  
MAY 11 2003

Legal Description Incomplete/Illegible  
At Time Of Recording.

10

MCR

503086 DEC 11 3

SUBJECT TO ACCEPTABLE  
FOR TRANSFER

**SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY**

**OWNERSHIP**

**BAYSHORE VILLAS**

**HORIZONTAL PROPERTY REGIME**

**THIS SUPPLEMENTAL DECLARATION made this 17th day of November, 2003  
by The Augusta Group, LLC (the "Declarant").**

**WITNESSETH:**

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration") Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

12/11/03 09:24AM RANDA MARTIN MARION CTY RECORDER  
Inst # 2003-0262853 JUN 29.00 PAGE# 10

**FILED**  
**DEC 10 2003**  
**FRANKLIN TOWNSHIP**  
**ASSESSOR**



C. Phase XIV as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XIV into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration. Declarant hereby expressly declares that Phase XIV and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase XIV hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1 (r) of the Declaration.

2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase XIV as shown on the Supplemental Plans for Phase XIV. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 14 Bayshore Villas Horizontal Property Regime or the Tract now has 14 Building(s).

3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 14.

4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XIV and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of \_\_\_\_\_ are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of Dec 11<sup>th</sup>, 2003, as Instrument No. 2003-D21285Z

EXECUTED the day and year first above written.



THE AUGUSTA GROUP, LLC

CHICAGO TITLE

By:

Printed: Dennis Yovanovich

Its: Owner

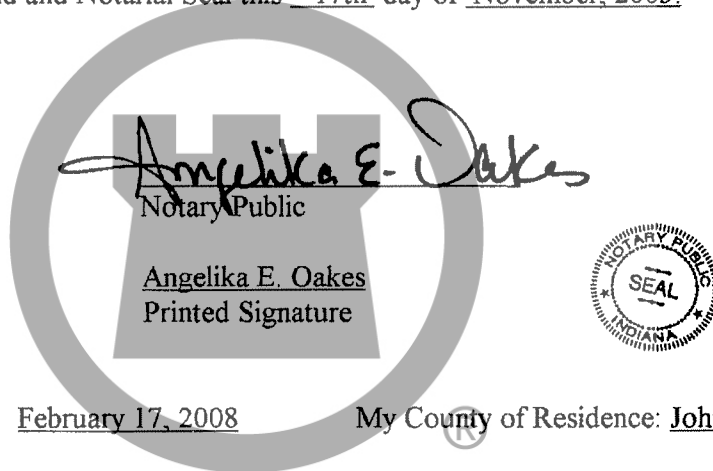
STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Dennis Yovanovich, as The Augusta Group, LLC, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 17th day of November, 2003.



My Commissions Expires: February 17, 2008

My County of Residence: Johnson

CHICAGO TITLE

This instrument prepared by Cameron F. Clark, Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

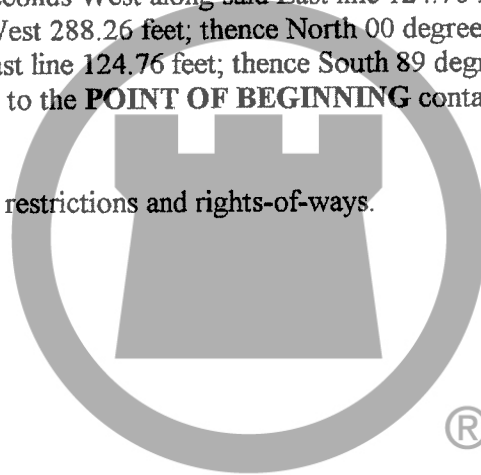
# EXHIBIT "A"

## PARCEL "14" (LAND DESCRIPTION)

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 802.61 feet to the **POINT OF BEGINNING** of the herein described parcel; thence continuing South 00 degrees 26 minutes 13 seconds West along said East line 124.76 feet; North 89 degrees 33 minutes 47 seconds West 288.26 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 124.76 feet; thence South 89 degrees 33 minutes 47 seconds East 288.26 feet to the **POINT OF BEGINNING** containing 0.826 acres more or less.

Subject to all easements, restrictions and rights-of-ways.



# CHICAGO TITLE

**SEE EXHIBIT "B"**

## **EXHIBIT B**

### **Percentage Interest**

All units have 1/120<sup>th</sup> percentage interest.



# CHICAGO TITLE



## EXHIBIT C

BLDG.	UNIT	ADDRESS
1	1	5847 Shipwatch Lane
	2	5843 Shipwatch Lane
	3	5839 Shipwatch Lane
	4	5835 Shipwatch Lane
	5	5836 Shipwatch Place
	6	5840 Shipwatch Place
	7	5844 Shipwatch Place
	8	5848 Shipwatch Place
2	9	5825 Shipwatch Lane
	10	5821 Shipwatch Lane
	11	5817 Shipwatch Lane
	12	5813 Shipwatch Lane
	13	5814 Shipwatch Place
	14	5818 Shipwatch Place
	15	5822 Shipwatch Place
	16	5826 Shipwatch Place
4	25	5827 Shipwatch Place
	26	5823 Shipwatch Place
	27	5819 Shipwatch Place
	28	5815 Shipwatch Place
	29	5816 Beacon Cove Way
	30	5820 Beacon Cove Way
	31	5824 Beacon Cove Way
	32	5828 Beacon Cove Way
3	17	5849 Shipwatch Place
	18	5845 Shipwatch Place
	19	5841 Shipwatch Place
	20	5837 Shipwatch Place
	21	5838 Beacon Cove Way
	22	5842 Beacon Cove Way
	23	5846 Beacon Cove Way
24	5850 Beacon Cove Way	

CHICAGO TITLE

## EXHIBIT C (cont)

6	41	5825 Beacon Cove Way
	42	5821 Beacon Cove Way
	43	5817 Beacon Cove Way
	44	5813 Beacon Cove Way
	45	5814 Beacon Cove Place
	46	5818 Beacon Cove Place
	47	5822 Beacon Cove Place
	48	5826 Beacon Cove Place
5	33	5847 Beacon Cove Way
	34	5843 Beacon Cove Way
	35	5839 Beacon Cove Way
	36	5835 Beacon Cove Way
	37	5836 Beacon Cove Place
	38	5840 Beacon Cove Place
	39	5844 Beacon Cove Place
	40	5848 Beacon Cove Place
7	49	8017 Harbor Walk Lane
	50	8021 Harbor Walk Lane
	51	8025 Harbor Walk Lane
	52	8029 Harbor Walk Lane
	53	8030 Harbor Walk Place
	54	8026 Harbor Walk Place
	55	8022 Harbor Walk Place
	56	8018 Harbor Walk Place
8	57	8015 Seabrook Drive
	58	8019 Seabrook Drive
	59	8023 Seabrook Drive
	60	8027 Seabrook Drive
	61	8028 Harbor Walk Lane
	62	8024 Harbor Walk Lane
	63	8020 Harbor Walk Lane
	64	8016 Harbor Walk Lane

CHICAGO TITLE

## EXHIBIT C (cont)

9	65	8039 Harbor Walk Lane	
	66	8043 Harbor Walk Lane	
	67	8047 Harbor Walk Lane	
	68	8051 Harbor Walk Lane	
	69	8052 Harbor Walk Place	
	70	8048 Harbor Walk Place	
	71	8044 Harbor Walk Place	
	72	8040 Harbor Walk Place	
10	73	8037 Seabrook Drive	
	74	8041 Seabrook Drive	
	75	8045 Seabrook Drive	
	76	8049 Seabrook Drive	
	77	8050 Harbor Walk Lane	
	78	8046 Harbor Walk Lane	
	79	8042 Harbor Walk Lane	
	80	8038 Harbor Walk Lane	
11	81	5919 Seabrook Lane	
	82	5915 Seabrook Lane	
	83	5911 Seabrook Lane	
	84	5907 Seabrook Lane	
	85	5908 Marina View Drive	
	86	5912 Marina View Drive	
	87	5916 Marina View Drive	
	88	5920 Marina View Drive	
	13	97	5921 Marina View Drive
		98	5917 Marina View Drive
		99	5913 Marina View Drive
100		5909 Marina View Drive	
101		5910 Marina View Lane	
102		5914 Marina View Lane	
103		5918 Marina View Lane	
104	5922 Marina View Lane		

CHICAGO TITLE

## EXHIBIT C (cont)

15	113	5919 Marina View Lane
	114	5915 Marina View Lane
	115	5911 Marina View Lane
	116	5907 Marina View Lane
	117	5908 Streamwood Lane
	118	5912 Streamwood Lane
	119	5916 Streamwood Lane
	120	5920 Streamwood Lane

12	89	5945 Marina View Drive
	90	5941 Marina View Drive
	91	5937 Marina View Drive
	92	5933 Marina View Drive
	93	5934 Marina View Lane
	94	5938 Marina View Lane
	95	5942 Marina View Lane
	96	5946 Marina View Lane

14	105	5943 Marina View Lane
	106	5939 Marina View Lane
	107	5935 Marina View Lane
	108	5931 Marina View Lane
	109	5932 Streamwood Lane
	110	5936 Streamwood Lane
	111	5940 Streamwood Lane
	112	5944 Streamwood Lane

CHICAGO TITLE

10

**SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP**  
**BAYSHORE VILLAS**  
**HORIZONTAL PROPERTY REGIME**

**THIS SUPPLEMENTAL DECLARATION made this 17th day of May, 2004 by The Augusta Group, LLC (the "Declarant").**

**WITNESSETH:**

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

**FILED**  
**MAY 19 2004**  
**FRANKLIN TOWNSHIP**  
**ASSESSOR**

DEPT. OF METROPOLITAN DEVELOPMENT  
DATE 5-19-04  
PER LA  
ADMINISTRATOR

DEPT. OF METROPOLITAN DEVELOPMENT  
SUBJECT TO REGISTRATION  
MENTER

526414 MAY 19 2004

MARTHA A. WOMBACKS  
MARION COUNTY AUDITOR

05/19/04 01:53PM MARION COUNTY RECORDER

JM 30.00 PAGES: 10

Inst # 2004-010103B

C. Phase XVI as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XVI into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration. Declarant hereby expressly declares that Phase XVI and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase XVI hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.

2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase XVI as shown on the Supplemental Plans for Phase XVI. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 16 Bayshore Villas Horizontal Property Regime or the Tract now has 16 Building(s).

3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 116.

4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XVI and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of \_\_\_\_\_ are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of May 19, 2004, as Instrument No. 2004-0101037.

EXECUTED the day and year first above written.

  
®  
THE AUGUSTA GROUP, LLC

CHICAGO TITLE

By: 

Printed: Dennis Yovanovich

Its: Owner

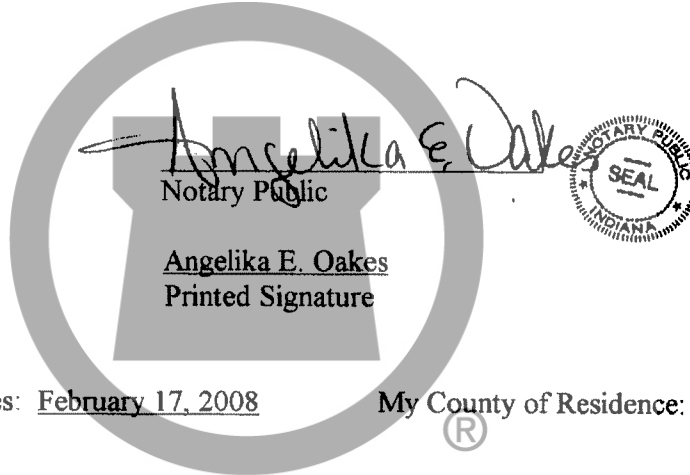
STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State,  
personally appeared Dennis Yovanovich, as The Augusta Group, LLC, and acknowledged  
the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her  
voluntary act and deed.

WITNESS my hand and Notarial Seal this 17th day of May, 2004.



My Commissions Expires: February 17, 2008

My County of Residence: Johnson

CHICAGO TITLE

This instrument prepared by Cameron F. Clark, Attorney at Law, Clark, Quinn, Moses &  
Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.



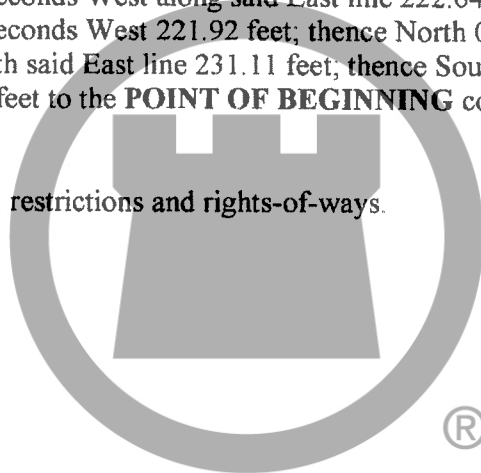
## EXHIBIT "A"

### PARCEL "16" (LAND DESCRIPTION)

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 927.37 feet to the **POINT OF BEGINNING** of the herein described parcel; thence continuing South 00 degrees 26 minutes 13 seconds West along said East line 222.64 feet; thence South 88 degrees 14 minutes 55 seconds West 221.92 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 231.11 feet; thence South 89 degrees 33 minutes 47 seconds East 221.76 feet to the **POINT OF BEGINNING** containing 1.155 acres more or less.

Subject to all easements, restrictions and rights-of-ways.



# CHICAGO TITLE

**SEE EXHIBIT "B"**

---

**EXHIBIT B**

**Percentage interest**

All units have 1/128<sup>th</sup> percentage interest.



**CHICAGO TITLE**

---

## EXHIBIT C

BLDG.	UNIT	ADDRESS
1	1	5847 Shipwatch Lane
	2	5843 Shipwatch Lane
	3	5839 Shipwatch Lane
	4	5835 Shipwatch Lane
	5	5836 Shipwatch Place
	6	5840 Shipwatch Place
	7	5844 Shipwatch Place
	8	5848 Shipwatch Place
2	9	5825 Shipwatch Lane
	10	5821 Shipwatch Lane
	11	5817 Shipwatch Lane
	12	5813 Shipwatch Lane
	13	5814 Shipwatch Place
	14	5818 Shipwatch Place
	15	5822 Shipwatch Place
	16	5826 Shipwatch Place
4	25	5827 Shipwatch Place
	26	5823 Shipwatch Place
	27	5819 Shipwatch Place
	28	5815 Shipwatch Place
	29	5816 Beacon Cove Way
	30	5820 Beacon Cove Way
	31	5824 Beacon Cove Way
	32	5828 Beacon Cove Way
3	17	5849 Shipwatch Place
	18	5845 Shipwatch Place
	19	5841 Shipwatch Place
	20	5837 Shipwatch Place
	21	5838 Beacon Cove Way
	22	5842 Beacon Cove Way
	23	5846 Beacon Cove Way
	24	5850 Beacon Cove Way

CHICAGO TITLE

## EXHIBIT C (cont)

6            41            5825 Beacon Cove Way  
              42            5821 Beacon Cove Way  
              43            5817 Beacon Cove Way  
              44            5813 Beacon Cove Way  
              45            5814 Beacon Cove Place  
              46            5818 Beacon Cove Place  
              47            5822 Beacon Cove Place  
              48            5826 Beacon Cove Place

5            33            5847 Beacon Cove Way  
              34            5843 Beacon Cove Way  
              35            5839 Beacon Cove Way  
              36            5835 Beacon Cove Way  
              37            5836 Beacon Cove Place  
              38            5840 Beacon Cove Place  
              39            5844 Beacon Cove Place  
              40            5848 Beacon Cove Place

7            49            8017 Harbor Walk Lane  
              50            8021 Harbor Walk Lane  
              51            8025 Harbor Walk Lane  
              52            8029 Harbor Walk Lane  
              53            8030 Harbor Walk Place  
              54            8026 Harbor Walk Place  
              55            8022 Harbor Walk Place  
              56            8018 Harbor Walk Place

8            57            8015 Seabrook Drive  
              58            8019 Seabrook Drive  
              59            8023 Seabrook Drive  
              60            8027 Seabrook Drive  
              61            8028 Harbor Walk Lane  
              62            8024 Harbor Walk Lane  
              63            8020 Harbor Walk Lane  
              64            8016 Harbor Walk Lane

CHICAGO TITLE

## EXHIBIT C (cont)

9 65 8039 Harbor Walk Lane  
66 8043 Harbor Walk Lane  
67 8047 Harbor Walk Lane  
68 8051 Harbor Walk Lane  
69 8052 Harbor Walk Place  
70 8048 Harbor Walk Place  
71 8044 Harbor Walk Place  
72 8040 Harbor Walk Place

10 73 8037 Seabrook Drive  
74 8041 Seabrook Drive  
75 8045 Seabrook Drive  
76 8049 Seabrook Drive  
77 8050 Harbor Walk Lane  
78 8046 Harbor Walk Lane  
79 8042 Harbor Walk Lane  
80 8038 Harbor Walk Lane

11 81 5919 Seabrook Lane  
82 5915 Seabrook Lane  
83 5911 Seabrook Lane  
84 5907 Seabrook Lane  
85 5908 Marina View Drive  
86 5912 Marina View Drive  
87 5916 Marina View Drive  
88 5920 Marina View Drive

13 97 5921 Marina View Drive  
98 5917 Marina View Drive  
99 5913 Marina View Drive  
100 5909 Marina View Drive  
101 5910 Marina View Lane  
102 5914 Marina View Lane  
103 5918 Marina View Lane  
104 5922 Marina View Lane

CHICAGO TITLE

## EXHIBIT C (cont)

15	113	5919 Marina View Lane
	114	5915 Marina View Lane
	115	5911 Marina View Lane
	116	5907 Marina View Lane
	117	5908 Streamwood Lane
	118	5912 Streamwood Lane
	119	5916 Streamwood Lane
	120	5920 Streamwood Lane
12	89	5945 Marina View Drive
	90	5941 Marina View Drive
	91	5937 Marina View Drive
	92	5933 Marina View Drive
	93	5934 Marina View Lane
	94	5938 Marina View Lane
	95	5942 Marina View Lane
	96	5946 Marina View Lane
14	105	5943 Marina View Lane
	106	5939 Marina View Lane
	107	5935 Marina View Lane
	108	5931 Marina View Lane
	109	5932 Streamwood Lane
	110	5936 Streamwood Lane
	111	5940 Streamwood Lane
	112	5944 Streamwood Lane
16	121	8147 River Mist Lane
	122	8151 River Mist Lane
	123	8155 River Mist Lane
	124	8159 River Mist Lane
	125	8160 River Mist Place
	126	8156 River Mist Place
	127	8152 River Mist Place
	128	8148 River Mist Place

CHICAGO TITLE

*[Handwritten initials]*

**SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY**  
**OWNERSHIP**  
**BAYSHORE VILLAS**  
**HORIZONTAL PROPERTY REGIME**

**THIS SUPPLEMENTAL DECLARATION** made this 12th day of July, 2004 by  
The Augusta Group, LLC (the "Declarant").

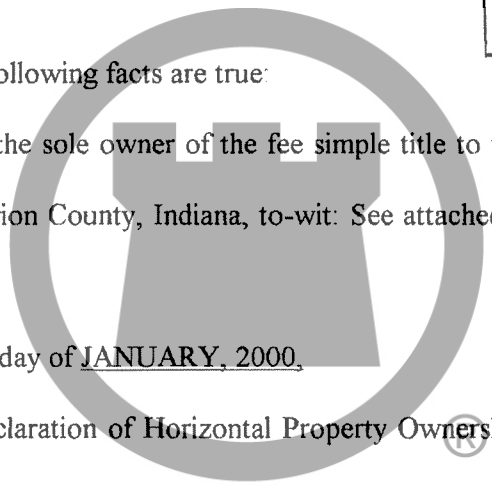
**WITNESSETH:**

**FILED**  
JUL 20 2004  
FRANKLIN TOWNSHIP  
ASSESSOR

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,  
Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.



CHICAGO TITLE

07/20/04 09:53AM MARION COUNTY RECORDER  
Inst # 2004-0142936  
NLN 32.00 PAGES: 11

FOR THE MARION COUNTY RECORDER  
MARTIN A. HARRIS  
535096 JUL 20 2004

DEPT OF METROPOLITAN DEVELOPMENT  
DATE 7-20-04  
PER R.A.  
ADMINISTRATOR

C. Phase XVII as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XVII into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration. Declarant hereby expressly declares that Phase XVII and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase XVII hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.

2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase XVII as shown on the Supplemental Plans for Phase XVII. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 17 Bayshore Villas Horizontal Property Regime or the Tract now has 17 Building(s).

3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 17.



4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XVII and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of \_\_\_\_\_ are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of July 20<sup>th</sup>, 2004, as Instrument No. 2004-0142935.

EXECUTED the day and year first above written.



THE AUGUSTA GROUP, LLC

CHICAGO TITLE

By

A handwritten signature in black ink, appearing to read 'Dennis Yovanovich'.

Printed: Dennis Yovanovich

Its: Owner



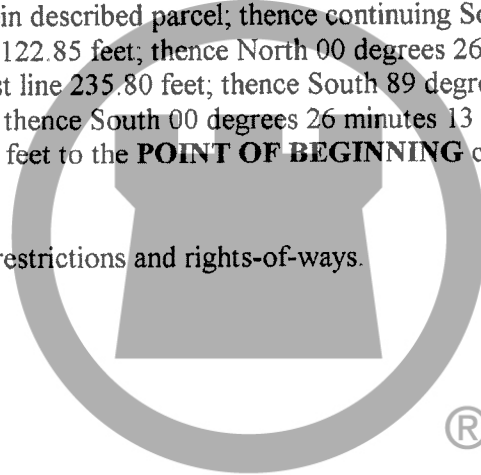
## **EXHIBIT “A”**

### **PARCEL “17” (LAND DESCRIPTION)**

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 1150.00 feet; thence South 88 degrees 14 minutes 55 seconds West 221.92 feet to the **POINT OF BEGINNING** of the herein described parcel; thence continuing South 88 degrees 14 minutes 55 seconds West 122.85 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 235.80 feet; thence South 89 degrees 33 minutes 47 seconds East 122.76 feet; thence South 00 degrees 26 minutes 13 seconds West parallel with said East line 231.11 feet to the **POINT OF BEGINNING** containing 0.658 acres more or less.

Subject to all easements, restrictions and rights-of-ways.



# CHICAGO TITLE

**SEE EXHIBIT “B”**

## **EXHIBIT B**

### **Percentage Interest**

All units have 1/136<sup>th</sup> percentage interest.



# CHICAGO TITLE

## EXHIBIT C

BLDG.	UNIT	ADDRESS
1	1	5847 Shipwatch Lane
	2	5843 Shipwatch Lane
	3	5839 Shipwatch Lane
	4	5835 Shipwatch Lane
	5	5836 Shipwatch Place
	6	5840 Shipwatch Place
	7	5844 Shipwatch Place
	8	5848 Shipwatch Place
2	9	5825 Shipwatch Lane
	10	5821 Shipwatch Lane
	11	5817 Shipwatch Lane
	12	5813 Shipwatch Lane
	13	5814 Shipwatch Place
	14	5818 Shipwatch Place
	15	5822 Shipwatch Place
	16	5826 Shipwatch Place
4	25	5827 Shipwatch Place
	26	5823 Shipwatch Place
	27	5819 Shipwatch Place
	28	5815 Shipwatch Place
	29	5816 Beacon Cove Way
	30	5820 Beacon Cove Way
	31	5824 Beacon Cove Way
	32	5828 Beacon Cove Way
3	17	5849 Shipwatch Place
	18	5845 Shipwatch Place
	19	5841 Shipwatch Place
	20	5837 Shipwatch Place
	21	5838 Beacon Cove Way
	22	5842 Beacon Cove Way
	23	5846 Beacon Cove Way
	24	5850 Beacon Cove Way

## EXHIBIT C (cont)

6	41	5825 Beacon Cove Way
	42	5821 Beacon Cove Way
	43	5817 Beacon Cove Way
	44	5813 Beacon Cove Way
	45	5814 Beacon Cove Place
	46	5818 Beacon Cove Place
	47	5822 Beacon Cove Place
	48	5826 Beacon Cove Place

5	33	5847 Beacon Cove Way
	34	5843 Beacon Cove Way
	35	5839 Beacon Cove Way
	36	5835 Beacon Cove Way
	37	5836 Beacon Cove Place
	38	5840 Beacon Cove Place
	39	5844 Beacon Cove Place
	40	5848 Beacon Cove Place

7	49	8017 Harbor Walk Lane
	50	8021 Harbor Walk Lane
	51	8025 Harbor Walk Lane
	52	8029 Harbor Walk Lane
	53	8030 Harbor Walk Place
	54	8026 Harbor Walk Place
	55	8022 Harbor Walk Place
	56	8018 Harbor Walk Place

8	57	8015 Seabrook Drive
	58	8019 Seabrook Drive
	59	8023 Seabrook Drive
	60	8027 Seabrook Drive
	61	8028 Harbor Walk Lane
	62	8024 Harbor Walk Lane
	63	8020 Harbor Walk Lane
	64	8016 Harbor Walk Lane

CHICAGO

## EXHIBIT C (cont)

9	65	8039 Harbor Walk Lane
	66	8043 Harbor Walk Lane
	67	8047 Harbor Walk Lane
	68	8051 Harbor Walk Lane
	69	8052 Harbor Walk Place
	70	8048 Harbor Walk Place
	71	8044 Harbor Walk Place
	72	8040 Harbor Walk Place

10	73	8037 Seabrook Drive
	74	8041 Seabrook Drive
	75	8045 Seabrook Drive
	76	8049 Seabrook Drive
	77	8050 Harbor Walk Lane
	78	8046 Harbor Walk Lane
	79	8042 Harbor Walk Lane
	80	8038 Harbor Walk Lane

11	81	5919 Seabrook Lane
	82	5915 Seabrook Lane
	83	5911 Seabrook Lane
	84	5907 Seabrook Lane
	85	5908 Marina View Drive
	86	5912 Marina View Drive
	87	5916 Marina View Drive
	88	5920 Marina View Drive

13	97	5921 Marina View Drive
	98	5917 Marina View Drive
	99	5913 Marina View Drive
	100	5909 Marina View Drive
	101	5910 Marina View Lane
	102	5914 Marina View Lane
	103	5918 Marina View Lane
	104	5922 Marina View Lane

CHICAGO

## EXHIBIT C (cont)

15	113	5919 Marina View Lane
	114	5915 Marina View Lane
	115	5911 Marina View Lane
	116	5907 Marina View Lane
	117	5908 Streamwood Lane
	118	5912 Streamwood Lane
	119	5916 Streamwood Lane
	120	5920 Streamwood Lane
12	89	5945 Marina View Drive
	90	5941 Marina View Drive
	91	5937 Marina View Drive
	92	5933 Marina View Drive
	93	5934 Marina View Lane
	94	5938 Marina View Lane
	95	5942 Marina View Lane
	96	5946 Marina View Lane
14	105	5943 Marina View Lane
	106	5939 Marina View Lane
	107	5935 Marina View Lane
	108	5931 Marina View Lane
	109	5932 Streamwood Lane
	110	5936 Streamwood Lane
	111	5940 Streamwood Lane
	112	5944 Streamwood Lane
16	121	8147 River Mist Lane
	122	8151 River Mist Lane
	123	8155 River Mist Lane
	124	8159 River Mist Lane
	125	8160 River Mist Place
	126	8156 River Mist Place
	127	8152 River Mist Place
	128	8148 River Mist Place

CHICAGO



## EXHIBIT C (cont)

17	129	8149 Shores Edge Way
	130	8153 Shores Edge Way
	131	8157 Shores Edge Way
	132	8161 Shores Edge Way
	133	8162 River Mist Lane
	134	8158 River Mist Lane
	135	8154 River Mist Lane
	136	8150 River Mist Lane



# CHICAGO TITLE

MARTHA A. WOMACKS  
MARION COUNTY CLERK

537567 JUL 20 04

DEPT. OF METROPOLITAN DEVELOPMENT  
RECORDS & COMMUNICATIONS DIVISION  
PERMANENT RECORDS SECTION

11

**SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP**  
**BAYSHORE VILLAS**  
**HORIZONTAL PROPERTY REGIME**

**THIS SUPPLEMENTAL DECLARATION made this 26th day of July, 2004 by The Augusta Group, LLC (the "Declarant").**

**WITNESSETH:**

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

07/29/04 10:45AM WANDA MARTIN MARION CTY RECORDER  
Inst # 2004-0148629

LHM 32.00 PAGES: 11

**FILED**  
JUL 28 2004  
FRANKLIN TOWNSHIP  
ASSESSOR

DEPT. OF METROPOLITAN DEVELOPMENT  
DATE 7-29-04  
PER L.A.  
ADMINISTRATOR

C. Phase XVIII as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XVIII into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration. Declarant hereby expressly declares that Phase XVIII and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase XVIII hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.

2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase XVIII as shown on the Supplemental Plans for Phase XVIII. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 18 Bayshore Villas Horizontal Property Regime or the Tract now has 18 Building(s).

3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 18.

4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XVIII and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of \_\_\_\_\_ are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of July 29th, 2004, as Instrument No. 2004-014862B

EXECUTED the day and year first above written.



THE AUGUSTA GROUP, LLC

CHICAGO TITLE

By: Dennis Yovanovich

Printed: Dennis Yovanovich

Its: Owner

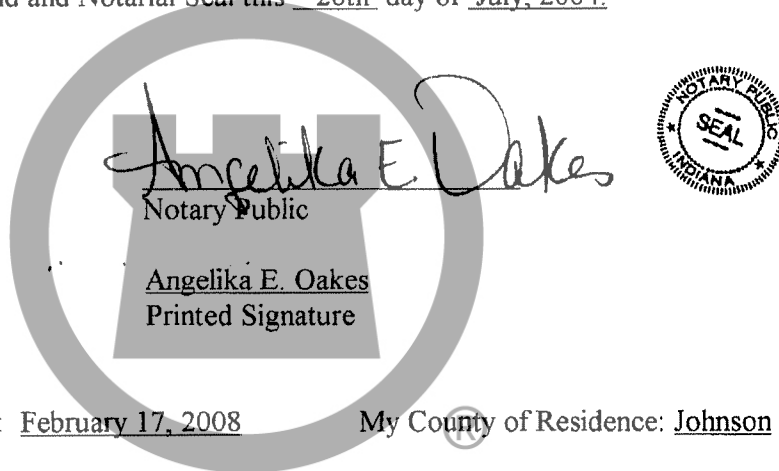
STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Dennis Yovanovich, as The Augusta Group, LLC, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 26th day of July, 2004.



My Commissions Expires: February 17, 2008

My County of Residence: Johnson

CHICAGO TITLE

This instrument prepared by Cameron F. Clark Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

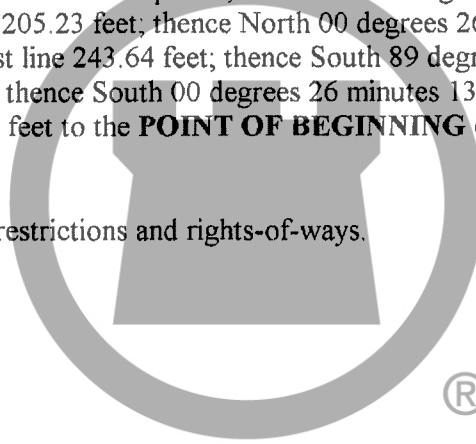
## EXHIBIT "A"

### PARCEL "18" (LAND DESCRIPTION)

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 1150.00 feet; thence South 88 degrees 14 minutes 55 seconds West 344.77 feet to the **POINT OF BEGINNING** of the herein described parcel, thence continuing South 88 degrees 14 minutes 55 seconds West 205.23 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 243.64 feet; thence South 89 degrees 33 minutes 47 seconds East 205.09 feet; thence South 00 degrees 26 minutes 13 seconds West parallel with said East line 235.80 feet to the **POINT OF BEGINNING** containing 1.129 acres more or less.

Subject to all easements, restrictions and rights-of-ways.



# CHICAGO TITLE

SEE EXHIBIT "B"

## **EXHIBIT B**

### **Percentage Interest**

All units have 1/144<sup>th</sup> percentage interest.



# CHICAGO TITLE

## EXHIBIT C

BLDG.	UNIT	ADDRESS
1	1	5847 Shipwatch Lane
	2	5843 Shipwatch Lane
	3	5839 Shipwatch Lane
	4	5835 Shipwatch Lane
	5	5836 Shipwatch Place
	6	5840 Shipwatch Place
	7	5844 Shipwatch Place
	8	5848 Shipwatch Place
2	9	5825 Shipwatch Lane
	10	5821 Shipwatch Lane
	11	5817 Shipwatch Lane
	12	5813 Shipwatch Lane
	13	5814 Shipwatch Place
	14	5818 Shipwatch Place
	15	5822 Shipwatch Place
	16	5826 Shipwatch Place
4	25	5827 Shipwatch Place
	26	5823 Shipwatch Place
	27	5819 Shipwatch Place
	28	5815 Shipwatch Place
	29	5816 Beacon Cove Way
	30	5820 Beacon Cove Way
	31	5824 Beacon Cove Way
	32	5828 Beacon Cove Way
3	17	5849 Shipwatch Place
	18	5845 Shipwatch Place
	19	5841 Shipwatch Place
	20	5837 Shipwatch Place
	21	5838 Beacon Cove Way
	22	5842 Beacon Cove Way
	23	5846 Beacon Cove Way
	24	5850 Beacon Cove Way



## EXHIBIT C (cont)

6	41	5825 Beacon Cove Way
	42	5821 Beacon Cove Way
	43	5817 Beacon Cove Way
	44	5813 Beacon Cove Way
	45	5814 Beacon Cove Place
	46	5818 Beacon Cove Place
	47	5822 Beacon Cove Place
	48	5826 Beacon Cove Place
5	33	5847 Beacon Cove Way
	34	5843 Beacon Cove Way
	35	5839 Beacon Cove Way
	36	5835 Beacon Cove Way
	37	5836 Beacon Cove Place
	38	5840 Beacon Cove Place
	39	5844 Beacon Cove Place
	40	5848 Beacon Cove Place
7	49	8017 Harbor Walk Lane
	50	8021 Harbor Walk Lane
	51	8025 Harbor Walk Lane
	52	8029 Harbor Walk Lane
	53	8030 Harbor Walk Place
	54	8026 Harbor Walk Place
	55	8022 Harbor Walk Place
	56	8018 Harbor Walk Place
8	57	8015 Seabrook Drive
	58	8019 Seabrook Drive
	59	8023 Seabrook Drive
	60	8027 Seabrook Drive
	61	8028 Harbor Walk Lane
	62	8024 Harbor Walk Lane
	63	8020 Harbor Walk Lane
	64	8016 Harbor Walk Lane

CHICAGO

## EXHIBIT C (cont)

9	65	8039 Harbor Walk Lane
	66	8043 Harbor Walk Lane
	67	8047 Harbor Walk Lane
	68	8051 Harbor Walk Lane
	69	8052 Harbor Walk Place
	70	8048 Harbor Walk Place
	71	8044 Harbor Walk Place
	72	8040 Harbor Walk Place
10	73	8037 Seabrook Drive
	74	8041 Seabrook Drive
	75	8045 Seabrook Drive
	76	8049 Seabrook Drive
	77	8050 Harbor Walk Lane
	78	8046 Harbor Walk Lane
	79	8042 Harbor Walk Lane
	80	8038 Harbor Walk Lane
11	81	5919 Seabrook Lane
	82	5915 Seabrook Lane
	83	5911 Seabrook Lane
	84	5907 Seabrook Lane
	85	5908 Marina View Drive
	86	5912 Marina View Drive
	87	5916 Marina View Drive
	88	5920 Marina View Drive
13	97	5921 Marina View Drive
	98	5917 Marina View Drive
	99	5913 Marina View Drive
	100	5909 Marina View Drive
	101	5910 Marina View Lane
	102	5914 Marina View Lane
	103	5918 Marina View Lane
104	5922 Marina View Lane	

## EXHIBIT C (cont)

15	113	5919 Marina View Lane
	114	5915 Marina View Lane
	115	5911 Marina View Lane
	116	5907 Marina View Lane
	117	5908 Streamwood Lane
	118	5912 Streamwood Lane
	119	5916 Streamwood Lane
	120	5920 Streamwood Lane

12	89	5945 Marina View Drive
	90	5941 Marina View Drive
	91	5937 Marina View Drive
	92	5933 Marina View Drive
	93	5934 Marina View Lane
	94	5938 Marina View Lane
	95	5942 Marina View Lane
	96	5946 Marina View Lane

14	105	5943 Marina View Lane
	106	5939 Marina View Lane
	107	5935 Marina View Lane
	108	5931 Marina View Lane
	109	5932 Streamwood Lane
	110	5936 Streamwood Lane
	111	5940 Streamwood Lane
	112	5944 Streamwood Lane

16	121	8147 River Mist Lane
	122	8151 River Mist Lane
	123	8155 River Mist Lane
	124	8159 River Mist Lane
	125	8160 River Mist Place
	126	8156 River Mist Place
	127	8152 River Mist Place
	128	8148 River Mist Place

CHICAGO TITLE

**EXHIBIT C (cont)**

17	129	8149 Shores Edge Way
	130	8153 Shores Edge Way
	131	8157 Shores Edge Way
	132	8161 Shores Edge Way
	133	8162 River Mist Lane
	134	8158 River Mist Lane
	135	8154 River Mist Lane
	136	8150 River Mist Lane
18	137	8147 Shores Edge Place
	138	8151 Shores Edge Place
	139	8155 Shores Edge Place
	140	8159 Shores Edge Place
	141	8160 Shores Edge Way
	142	8156 Shores Edge Way
	143	8152 Shores Edge Way
	144	8148 Shores Edge Way



**CHICAGO TITLE**



MAY 19 2000

072692

# BAYSHORE VILLAS, PHASE I

## CONDITIONAL FINAL PLAT AS-BUILT PLAT FOR BUILDING # 1 MARION COUNTY, INDIANA HORIZONTAL PROPERTY REGIME

### DESCRIPTION

A part of the East Half of the Northeast Quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said East Half Quarter Section; thence South 88 degrees 45 minutes 05 seconds East 243.76 feet to the Point of Beginning; thence North 01 degree 45 minutes 05 seconds West 213.87 feet to the Point of Beginning; thence North 88 degrees 45 minutes 05 seconds East 243.76 feet to the Point of Beginning; containing 1.19 acres, more or less.

SUBJECT TO all easements, restrictions, and right-of-ways.

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME:

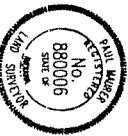
Recorded on Instrument No. 2000-0012895 in the Office of the Marion County Recorder.

All Common Areas, Limited Common Areas are described within the Instrument No. 2000-0012895 listed above.

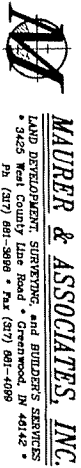
The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME recorded as Instrument No. 2000-0012895 in the Office of the Marion County Recorder.

This plat is a part of the Overall Plat for Bayshore Villas recorded as Instrument No. 2000-0012893.

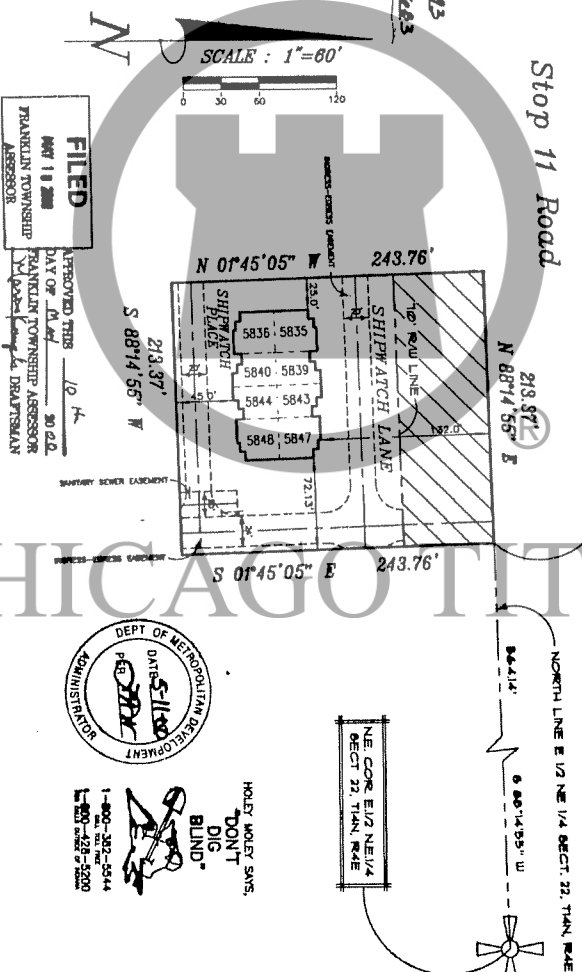
Certified this 19th day of May 2000.



- 1) The Metropolitan Development Commission, its successors and assigns, shall have no right, power, or authority to enforce any covenants, commitments, restrictions or limitations that are not specifically set forth in the Declaration of Horizontal Property Ownership or the Supplemental Declaration of Horizontal Property Ownership. The Metropolitan Development Commission shall be confined to prevent the Metropolitan Development Commission from enforcing any provisions of the subdivision control ordinances, 35-40-3, as amended or any conditions attached to approval of this plat.
- 2) No fence, wall, hedge or shrub planting which obstructs the sight lines of elevations between two (2) and six (6) feet above the street, 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 points on the street property lines at the intersection of the street lines extended. The same sightline limitations shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway, pavement or alley line. No tree shall be permitted to remain within a restricted sight triangle which would obstruct the sight lines.
- 3) It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply with all limitations of the Metropolitan Development Commission and the requirements of all sanitary sewer, construction permits for this plat issued by said Department. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owners real estate which is subject to this plat, which would obstruct the sight lines of elevations between two (2) and six (6) feet above the street, 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 points on the street property lines at the intersection of the street lines extended. The same sightline limitations shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway, pavement or alley line. No tree shall be permitted to remain within a restricted sight triangle which would obstruct the sight lines.



MAURER & ASSOCIATES, INC.  
LAND DEVELOPMENT, SURVEYING, and BUILDER'S SERVICES  
3425 West County Line Road • Greenwood, IN 46142 •  
Ph: (317) 881-8090 • Fax: (317) 881-4099



**FILED**  
MAY 19 2000  
FRANKLIN TOWNSHIP  
ASSESSOR

APPROVED THIS 10th DAY OF MAY 2000.  
FRANKLIN TOWNSHIP ASSESSOR  
DEPARTMENT OF DEVALUATION



HOLEY MOLEY SWS.  
DON'T  
DIG  
BLIND

1-800-387-5544  
F-800-427-5200

I, the undersigned, the owner of the real estate shown and described on this plat hereby certify that the plat and subdivision this real estate in accordance with this plat to be known as: Bayshore Villas - Building # 1.

Dated this 19th day of May 2000.

By: Paul Maurer  
Registered Land Surveyor

STATE OF INDIANA )  
COUNTY OF MARION ) SS:  
I, Paul Maurer, a Notary Public in and for said County and State, personally appeared Paul Maurer, Charles Kovalevich who acknowledged the execution of the foregoing Plat, Covenants, and who, having been duly sworn, stated that any representations contained therein are true.

Witness my hand and Notary Seal this 19th day of May 2000.

My Commission Expires: 06/08  
Notary Public, Signature: Paul Maurer  
Notary Public, Printed: Paul Maurer  
County of Residence: Marion

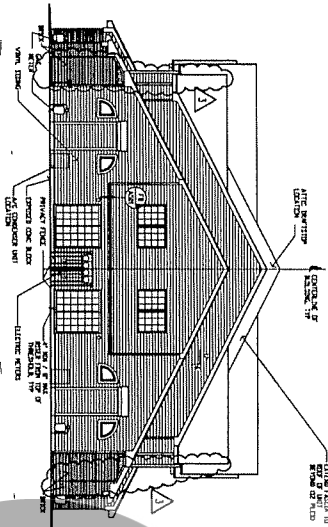
Printed: Charles Kovalevich  
MAY 19 2000  
072692

MARION COUNTY  
NOTARY PUBLIC  
STATE OF INDIANA  
COMMISSION EXPIRES 06-08-2000

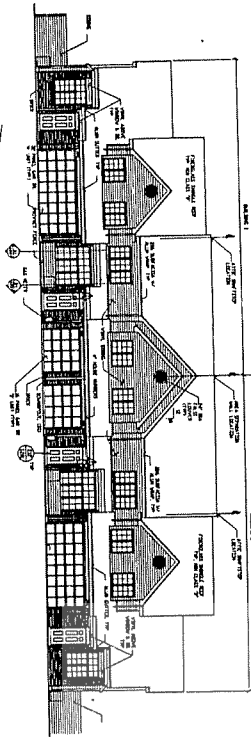
# BAYSHORE VILLAS - PHASE I

CONDITIONAL FINAL PLAT  
 AS-BUILT PLAT FOR BUILDING # 1  
 MARION COUNTY, INDIANA  
 HORIZONTAL PROPERTY REGIME

MARION COUNTY, INDIANA  
 324231 887118  
 MARION COUNTY CLERK  
 10/15/2008



EAST & WEST ELEVATIONS



NORTH & SOUTH ELEVATIONS

**FILED**  
 AND BY ME  
 TAYLOR W. HARRIS  
 MARION COUNTY CLERK



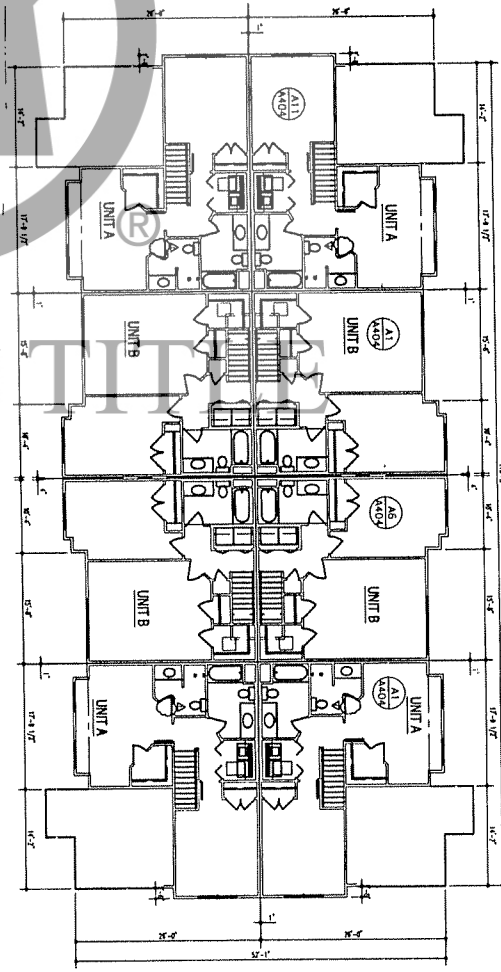
"AS-BUILT" CERTIFICATION

I hereby certify to the best of my knowledge and belief, and the best of my information, that the above plat is a true and correct copy of the original plat as filed in the office of the Marion County Clerk, Indiana, on this 15th day of May, 2008.

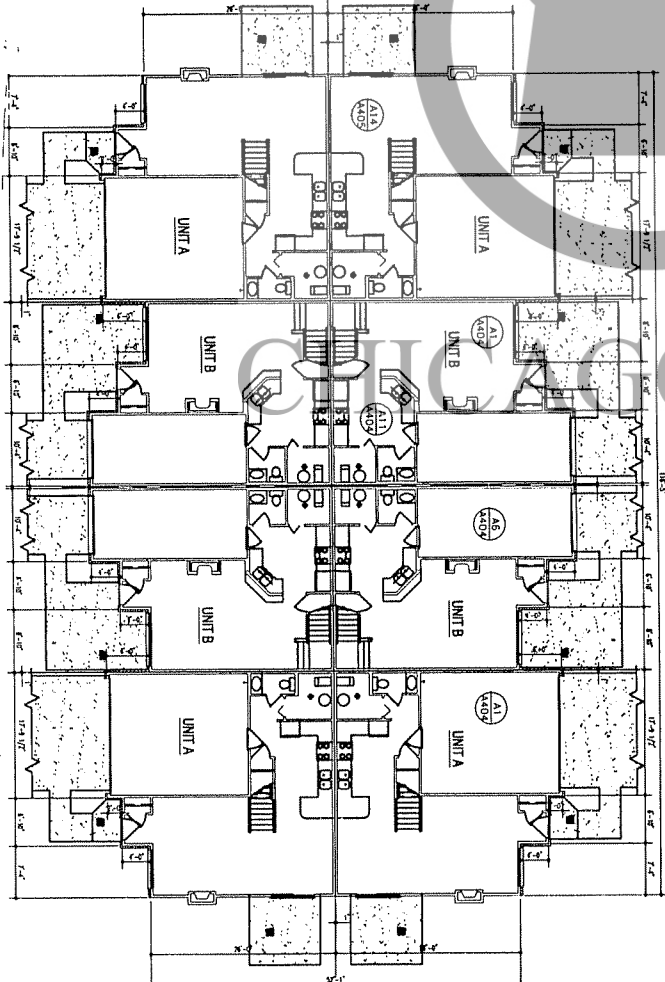
**MAURER & ASSOCIATES, INC.**  
 LAND DEVELOPMENT, SURVEYING, AND BOUNDARY SERVICES  
 3400 West County Line Road, Corydon, Indiana 47022  
 Tel: 317.367.5500 Fax: 317.367.5509



Taylor W. Harris  
 Registered Land Surveyor No. 800006  
 State of Indiana  
 U.S. ... 11/18/00



Second Floor

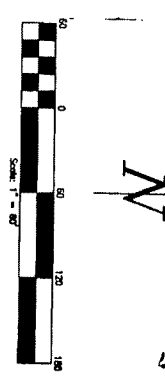
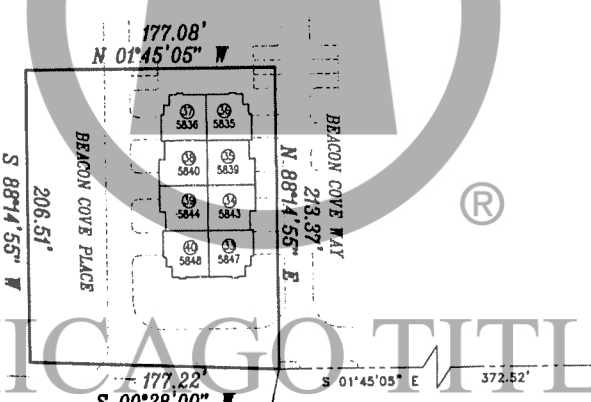


First Floor

# BAYSHORE VILLAS - PHASE IV

## CONDITIONAL FINAL PLAT AS-BUILT PLAT FOR BUILDING # 5 MARION COUNTY, INDIANA HORIZONTAL PROPERTY REGIME

STOP 11 ROAD



1. PAUL MAURER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBMITTED THE SAID PLAT TO THE MARION COUNTY CLERK'S OFFICE FOR RECORD AND TO BE SHOWN ON THE HERSON DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

**DESCRIPTION**

A part of the East Half of the Northeast Quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMERCE** of the Northeast Corner of said East Half Quarter Section; thence South 88 degrees 14 minutes 53 seconds West (bearing based upon survey prepared by Franklin Engineering, dated 11/27/01, 11/23/01 and sealed by Steven B. Williams - Registered Land Surveyor, No. 30290) along the North line of said East Half Quarter Section 564.14 feet; thence South 01 degree 45 minutes 05 seconds East 177.22 feet to the POINT OF BEGINNING of the herein described parcel; thence South 00 degrees 28 minutes 00 seconds West 177.22 feet to the northerly boundary of said parcel; thence South 01 degree 45 minutes 05 seconds West along said northerly boundary and parallel with the North line of said East Half Quarter Section 206.51 feet; thence North 01 degree 45 minutes 05 seconds West 177.08 feet; thence North 88 degrees 14 minutes 53 seconds East parallel with the North line of said East Half Quarter Section 213.37 feet to the Point of Beginning, containing 0.65 acres, more or less.

**SUBJECT TO** all easements, restrictions, and right-of-ways.

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME recorded as Instrument No. 2001-0176376 in the Office of the Marion County Recorder.

All Common Areas, Limited Common Areas are described within the Instrument No. 2000-0012986 listed above.

This plat is a part of the Overall Plat for Bayshore Villas recorded as Instrument No. 2000-0072695 in the Office of the Marion County Recorder.

Certified this 24<sup>th</sup> day of SEPTEMBER, 2001.

Paul Maurer  
Registered Land Surveyor  
Indiana No. 880006



1. The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority to enforce any covenants, commitments, restrictions or other limitations contained in this plat other than those of the Metropolitan Development Commission, its successors and assigns. No other covenants, commitments, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission, its successors and assigns shall be construed to be part of this plat. No other covenants, commitments, restrictions or other limitations shall be construed to be part of this plat, as amended or any conditions attached to approval of this plat.

2. No fence, wall, hedge or shrub planting which obstructs the sight lines of elevations between two (2) and nine (9) feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the intersection of the street, the street, or in the case of a rounded property corner, the intersection of the street and the street. The sight lines shall be measured from the intersection of the street and the street. The sight lines shall be permitted to remain within such distances of such intersections unless the college line is maintained of sufficient height to prevent obstruction of such sight lines.

3. It shall be the responsibility of the owner of any lot or parcel of land within the area of the plat to comply at all times with the provisions of the zoning, sewer construction code, and all other laws with the provisions of the Management and the requirements of all agencies of Marion County, Indiana, for this plat issued by said Department. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to remain on the portion of the owners' real estate in which the easement and right-of-way is granted without express written permission, when duly given in writing by the Department, and its agents, shall have the right to enter upon the real estate, for temporary periods only, over the owners' real estate adjoining said real estate, for the purpose of inspecting, measuring, or maintaining sanitary sewer facilities.

By: Dennis Yovanovitch  
Dennis Yovanovitch, President, The Augusta Group

Printed: Dennis Yovanovitch

1-800-329-5444  
1-800-426-5200  
1-800-426-5200  
MARION COUNTY CLERK'S OFFICE

177.08' N 01°45'05" W  
213.37' N 88°14'55" E  
206.51' S 88°14'55" W  
177.22' S 00°28'00" W  
372.52' E  
564.14' S 88°14'55" W  
NORTH LINE E 1/2 N.E. 1/4 SECT. 22, T14N, R4E  
N.E. COR. E 1/2 N.E. 1/4 SECT. 22, T14N, R4E

HOLEY MOLEY SAYS, DON'T DIG, BLIND

BEACON COVE WAY  
BEACON COVE PLACE

POINT OF BEGINNING

DATE 10-3-01  
PE: Paul Maurer  
ADMINISTRATOR

2 - DENOTES UNIT NUMBER  
SS50 - DENOTES UNIT ADDRESS

STATE OF INDIANA ) ) SS:  
COUNTY OF MARION )  
Paul Maurer, ) Dennis Yovanovitch

who acknowledged the execution of the foregoing Plat, and who, having been duly sworn, stated that any representations contained therein are true.

Witness my hand and Notary Seal this 24<sup>th</sup> day of SEPTEMBER, 2001.

My Commission Expires: 3-01-2005  
Notary Public, Signature Paul Maurer  
Notary Public, Printed Paul Maurer  
County of Residence Dunkirk



**MAURER & ASSOCIATES, INC.**  
LAND DEVELOPMENT, SURVEYING, and BUILDERS' SERVICES  
3425 West Cass Lane Road • Greenwood, IN 46142 •  
Ph (317) 881-5888 • Fax (317) 881-4099

**FILED**  
OCT 03 2001  
FRANKLIN TOWNSHIP ASSessor

APPROVED THIS 14<sup>th</sup> DAY OF OCTOBER, 2001  
FRANKLIN TOWNSHIP ASSessor  
Wesley Joseph DeBartolo

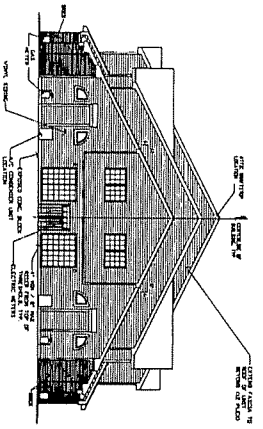
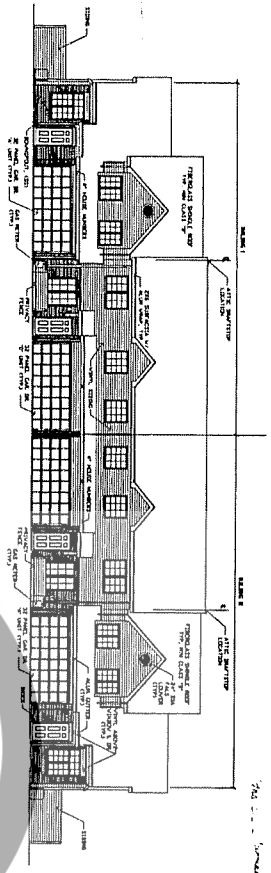
NOTARY PUBLIC  
STATE OF INDIANA  
MARION COUNTY CLERK'S OFFICE

1082



# BAYSHORE VILLAS - PHASE IV

CONDITIONAL FINAL PLAT  
AS-BUILT PLAT FOR BUILDING # 5  
MARION COUNTY, INDIANA  
HORIZONTAL PROPERTY REGIME



*EAST & WEST ELEVATIONS*

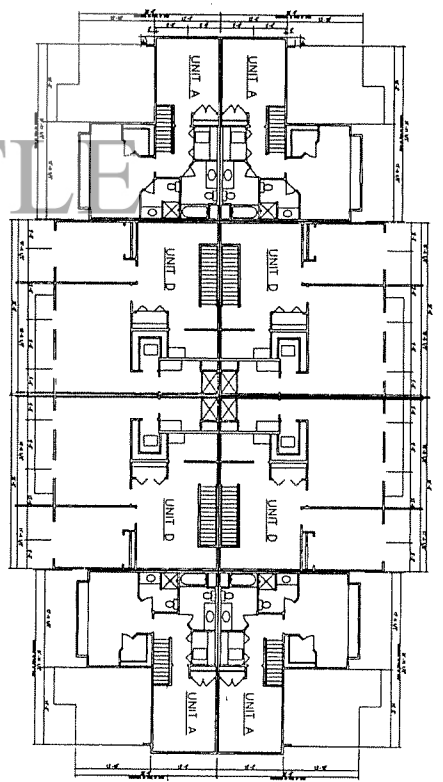
*NORTH & SOUTH ELEVATIONS*

**FILED**  
OCT 11 2006  
PLANNING COMMISSION  
ASSISTANT

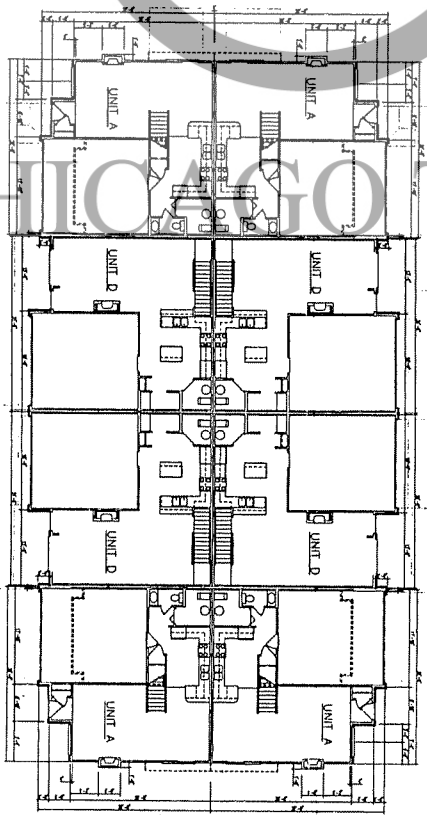


**MAURER & ASSOCIATES, INC.**  
LAND DEVELOPMENT, SURVEYING, and BUILDER'S SERVICES  
• 3425 W. County Line Road • Greenwood, IN 46142 •  
Ph. (317) 881-3898 • Fax (317) 881-4099

**FILED**  
OCT 11 2006



*SECOND FLOOR PLAN*



*FIRST FLOOR PLAN*

### AS-BUILT CERTIFICATION

I hereby certify to the best of my knowledge and belief, that the building depicted on the attached floor plans & elevations of the building is a true and correct copy of the original drawings.

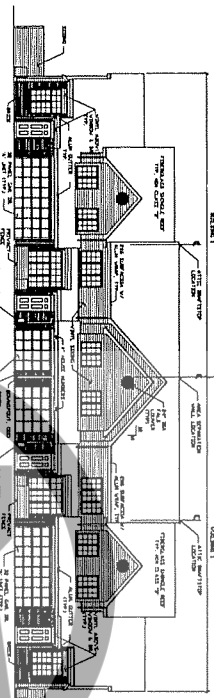
*[Signature]*  
Paul W. Maurer  
Registered Land Surveyor No. 88006  
State of Indiana



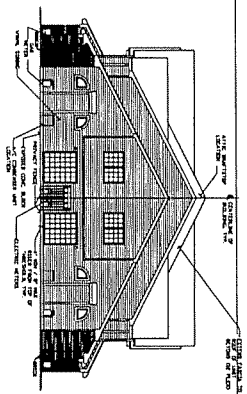
010176377

# BAYSHORE VILLAS - PHASE V

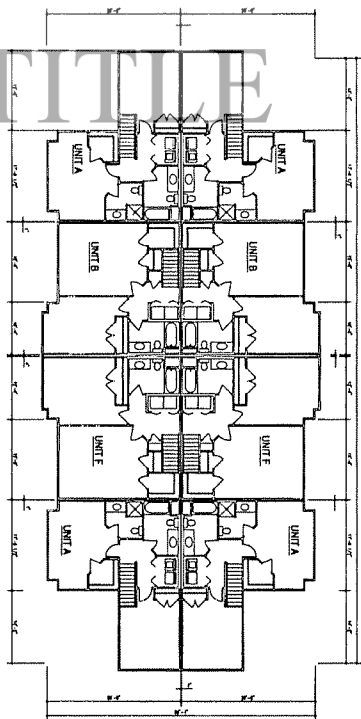
CONDITIONAL FINAL PLAT  
 AS-BUILT PLAT FOR BUILDING # 6  
 MARION COUNTY, INDIANA  
 HORIZONTAL PROPERTY REGIME



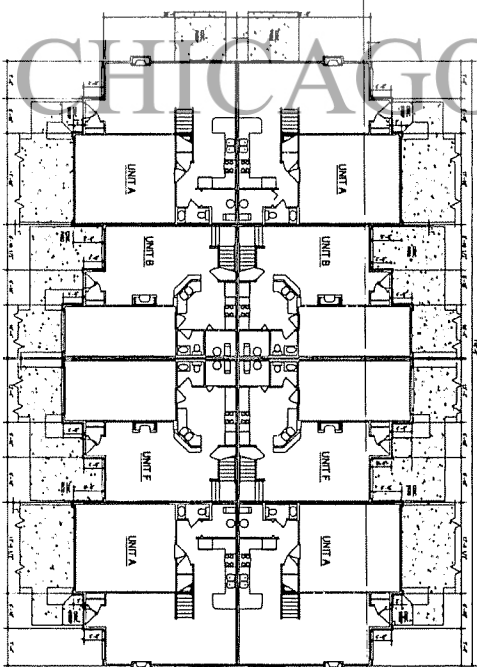
NORTH & SOUTH ELEVATIONS



EAST & WEST ELEVATIONS



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AS-BUILT CERTIFICATION

I hereby certify in the best of my knowledge and belief, that the information furnished herein is true and correct, and that the same were obtained from reliable sources within the State of Indiana. These plans were filed with the State of Indiana.

Order this 5th day of May, 2001  
 [Signature]  
 Registrar and Surveyor No. 80006  
 State of Indiana



000090114

FILED  
 APR 23 2001  
 MARION COUNTY  
 ASSessor

**MAURER & ASSOCIATES, INC.**  
 LAND DEVELOPMENT, SURVEYING, and BUILDER'S SERVICES  
 3425 W. County Line Road • Greenwood, IN 46142 •  
 Ph. (317) 881-8698 • Fax (317) 881-4899

11100090

11080000

RECEIVED FOR RECORD  
 MAR 23 2001

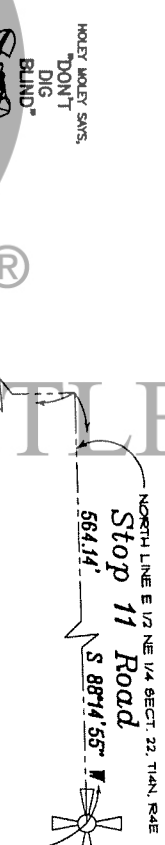
MAR 23 2001

000090114

009090111

# BAYSHORE VILLAS - PHASE V

## CONDITIONAL FINAL PLAT AS-BUILT PLAT FOR BUILDING # 6 MARION COUNTY, INDIANA HORIZONTAL PROPERTY REGIME



NE COR E1/2 NE 1/4  
SECT. 22, T14N, R4E

MARTHA A. WISNICKI  
12026 N. 30 S  
72026 N. 30 S  
FOR TRANSFER BY FANCL



Recorded as Instrument No. 2000-0012896 in the Office of the Marion County Recorder.  
All Common Areas, Limited Common Areas are described within the Instrument No. 2000-0012896 filed above.  
The portion of real estate included in this plat is also subject to easements and restrictions as contained in the SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY DIMENSION BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME recorded as Instrument No. 2000-00115 in the Office of the Marion County Recorder.  
Certified this 30th day of MAY 2001.

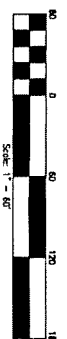
- 1) The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority to enforce any covenants, conditions, restrictions, or other limitations contained in this plat other than those covenants, conditions, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided further, that nothing herein shall be construed to prevent the Metropolitan Development Commission from exercising its right of subdivision control pursuant to 35-40-3, as amended or any conditions attached to approval of this plat.
- 2) No fence, wall, hedge or shrub planting which obstructs the sight lines of elevations between two (2) and nine (9) feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the great property lines and a line connecting points twenty-five (25) feet from the intersection of the street with the great property lines, or in the case of a bounded property corner, the intersection of the street with the great property lines. The intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- 3) It shall be the responsibility of the owner of any lot or portions of land within the area of this plat to comply with all laws and the provisions of the sanitary sewer construction approved by the Department of Capital Asset Management and the requirements of all sanitary sewer construction permits for this plat issued by said Department. Owner further covenants that no building, structure, or other obstruction shall be erected, maintained, or allowed to remain on the lot or portion of the lot, or in the case of a bounded property corner, right-of-way is granted without express written permission, when duly recorded, shall run with the real estate. The Department, and its agents, shall have the right to ingress and egress, for temporary periods only, over the owners real estate adjoining said easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities.

**MAURER & ASSOCIATES, INC.**  
LAND DEVELOPMENT SURVEYING AND BUILDERS SERVICES  
3425 West County Line Road - Greensburg, IN 47142  
Ph. (317) 861-5868 Fax (317) 861-4089

**FILED**  
MAY 30 2001  
FRANKLIN TOWNSHIP  
ASSessor

APPROVED THIS 30th DAY OF MAY 2001  
KATHLENE J. MAURER  
NOTARY PUBLIC  
STATE OF INDIANA  
MY COMMISSION EXPIRES 3-26-2008

STATE OF INDIANA )  
COUNTY OF MARION ) SS:  
I, PAUL MAURER, Notary Public in and for said County and State, personally appeared KATHLENE J. MAURER, who acknowledged the execution of the foregoing Plat, Covenants, and who, having been duly sworn, stated that any representations contained therein are true.  
Witness my hand and Notary Seal this 30th day of MAY 2001.  
Kathlene J. Maurer  
Notary Public, Signature  
KATHLENE J. MAURER  
Notary Public, Printed

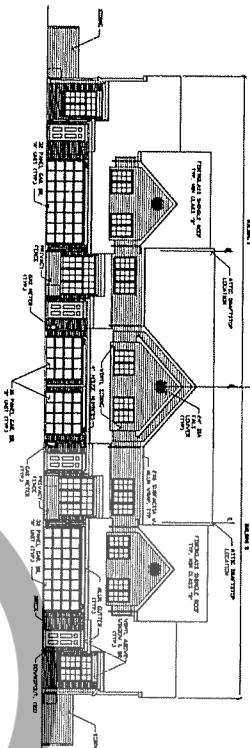


00090114

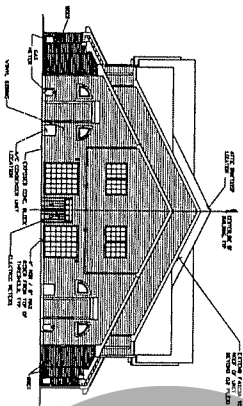


# BAYSHORE VILLAS - PHASE VIII

CONDITIONAL FINAL PLAT  
 AS-BUILT PLAT FOR BUILDING # 7  
 MARION COUNTY, INDIANA  
 HORIZONTAL PROPERTY REGIME



EAST & WEST ELEVATIONS

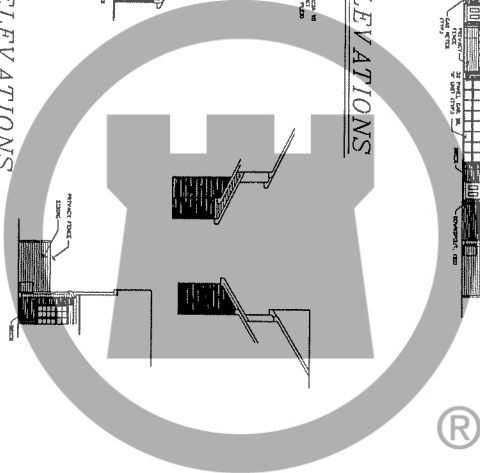


NORTH & SOUTH ELEVATIONS

FILED  
 MAR 11 2002  
 MARION COUNTY  
 RECORDS & CLERK



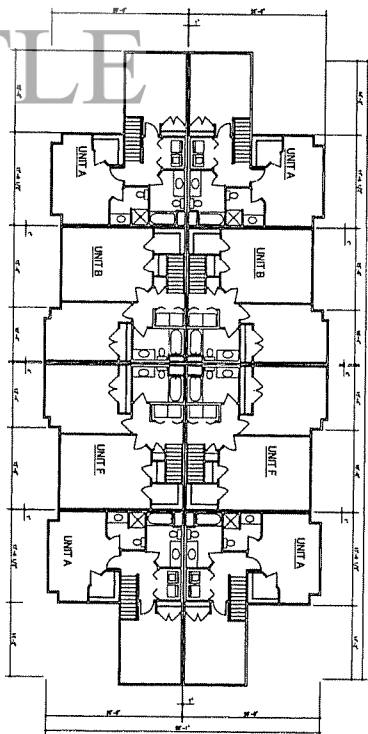
**MAURER & ASSOCIATES, INC.**  
 LAND DEVELOPMENT, SURVEYING, and BUILDERS SERVICES  
 • 3425 W. County Line Road • Greenwood, IN 46142 •  
 Ph. (317) 881-3998 • Fax (317) 881-4089



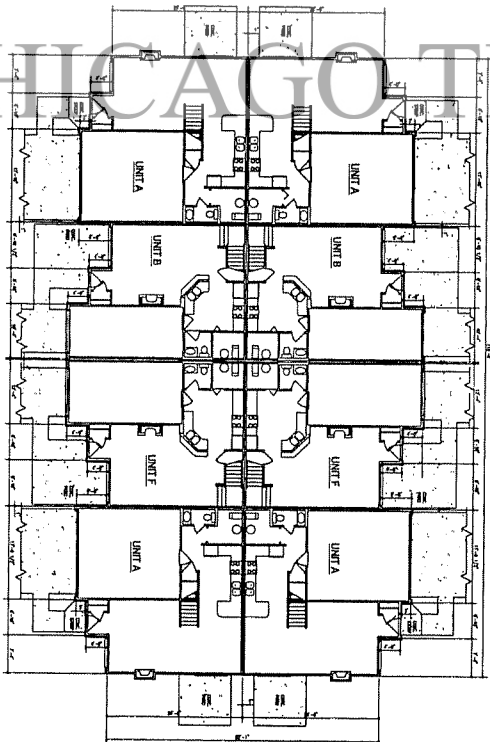
AS-BUILT CERTIFICATION

I hereby certify to the best of my knowledge and belief, that the drawings reflect the "As-Built" floor plans & dimensions of the within building No. 0611. These plans were filed herewith.

Certified this 10th day of March, 2002.  
 Paul Thomas  
 Registered Land Surveyor No. 880006  
 State of Indiana



SECOND FLOOR PLAN



FIRST FLOOR PLAN

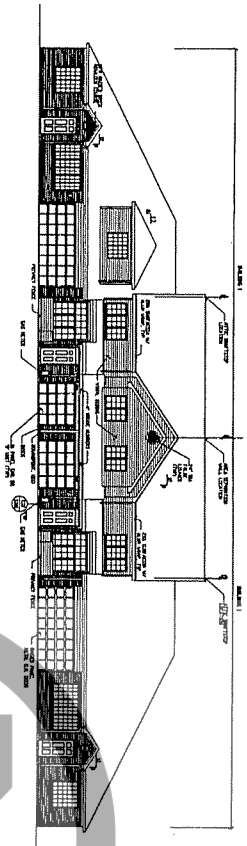
020049293

RECEIVED  
 MAR 14 2002 06  
 MARION COUNTY

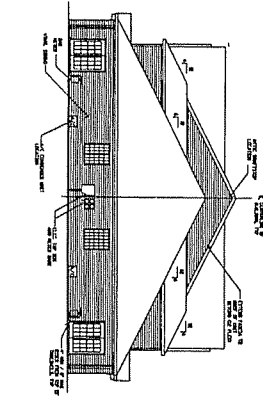
020049293

# BAYSHORE VILLAS - PHASE XI

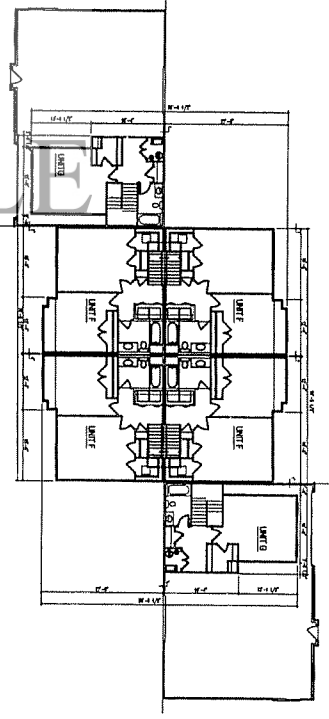
## CONDITIONAL FINAL PLAT AS-BUILT PLAT FOR BUILDING # 11 MARION COUNTY, INDIANA HORIZONTAL PROPERTY REGIME



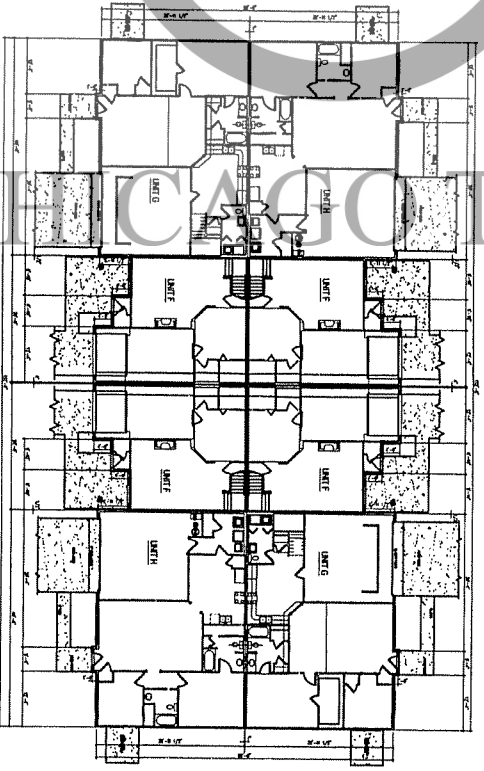
NORTH & SOUTH ELEVATIONS



EAST & WEST ELEVATIONS



SECOND FLOOR PLAN



FIRST FLOOR PLAN

### AS-BUILT CERTIFICATION

I hereby certify to the best of my knowledge and belief that the information shown on this plat is true and correct. This plat was filed and verified at the Public Record Office of Marion County, Indiana, on the 23rd day of October, 2002.

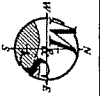
*[Signature]*  
Paul Maurer, Land Surveyor No. 88006  
State of Indiana



026218560

026218560

**MAURER & SMITHERS, INC.**  
3433 West County Line Road, Greenwood, Indiana 46142  
Office - 317.881.3888 Fax - 317.881.4099  
LAND SURVEYING, LAND DEVELOPMENT & BUILDERS SERVICES





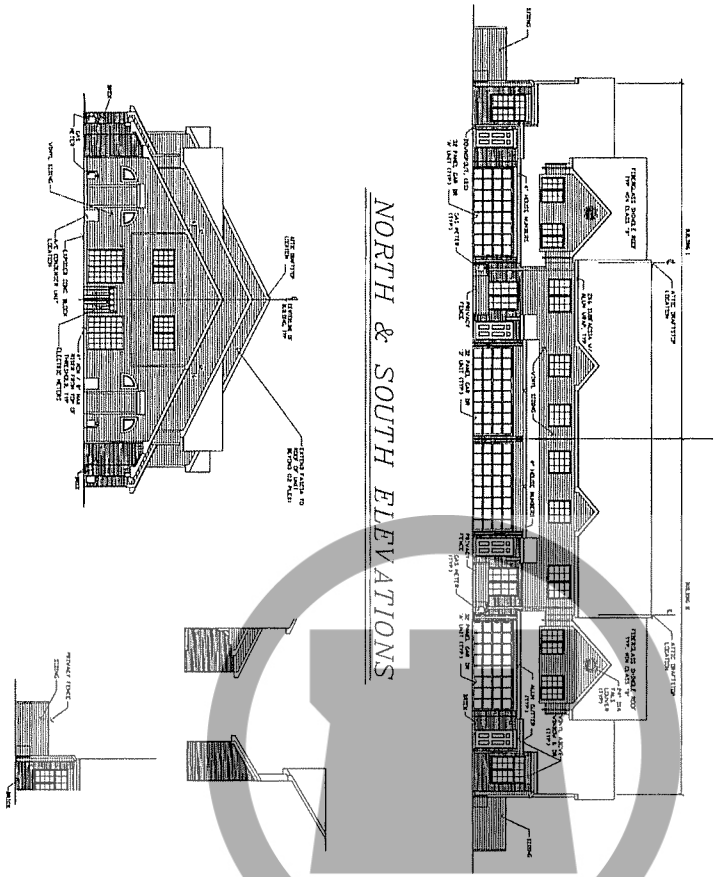
# BAYSHORE VILLAS - PHASE XIV

CONDITIONAL FINAL PLAT  
 AS-BUILT PLAT FOR BUILDING # 14  
 MARION COUNTY, INDIANA  
 HORIZONTAL PROPERTY REGIME

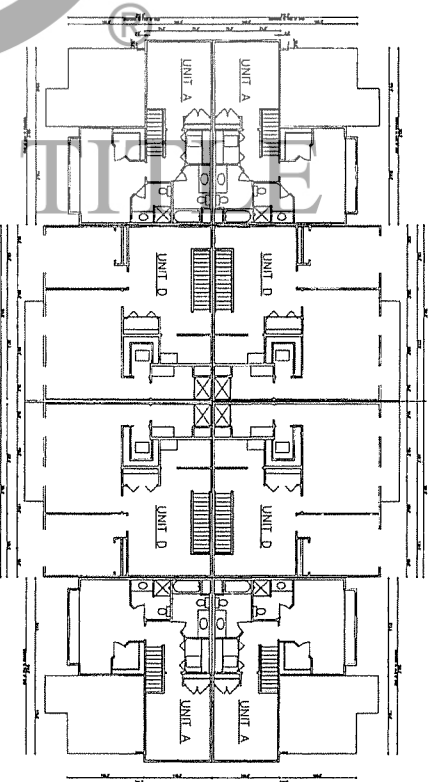
INST# 2003-0262852

NORTH & SOUTH ELEVATIONS

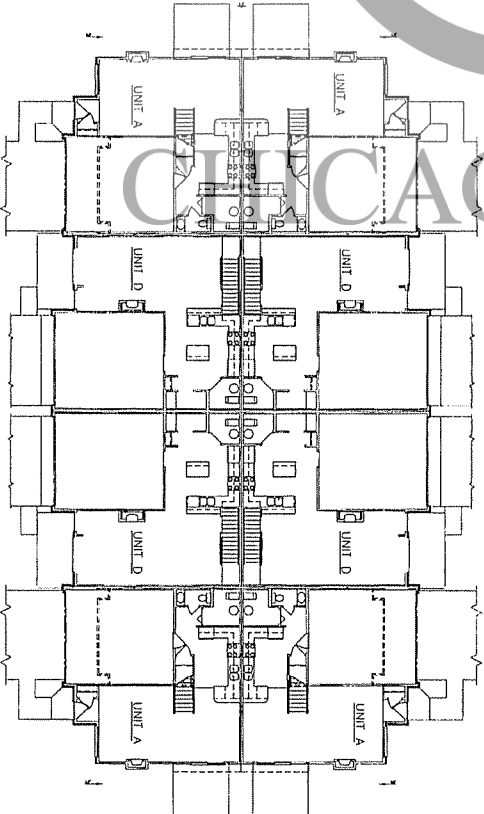
EAST & WEST ELEVATIONS



INST# 2003-0262852



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AS-BUILT CERTIFICATION

I hereby certify to the best of my knowledge and belief, that the drawing reflects the "As-Built" floor plans & dimensions of the within Building No. 14. These plans were field verified.

Certified this 21st day of December, 2003

Paul Maurer, Land Surveyor No. 880006  
 State of Indiana

811 523 5805015

317 481 3988

317 481 4099

3435 West County Line Road, Greenwood, Indiana 46142

**MAURER & SMITHERS, INC.**

LAND SURVEYING, LAND DEVELOPMENT & BUILDERS SERVICES



INST# 2003-0262852



I, PAUL MAURER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THE HERECIN DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

**DESCRIPTION**

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated April 7, 1993 and noted by Steven B. Williams - Registered Land Surveyor, No. 50390) along the East line of said half quarter section 802.61 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing South 00 degrees 26 minutes 13 seconds West along said East line 124.76 feet, North 69 degrees 33 minutes 47 seconds West 288.26 feet, thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 124.76 feet, thence South 89 degrees 33 minutes 47 seconds East 288.26 feet to the POINT OF BEGINNING containing 0.928 acres more or less.

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME.

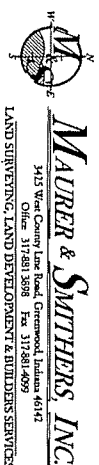
All Common Areas, Limited Common Areas are described within the Instrument No. 2000-0012696 listed above.

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME recorded as Instrument No. 2000-0012696.

This plat is a part of the Overall Plat for Bayshore Villas recorded as Instrument No. 2000-0012683 in the Office of the Marion County Recorder.

Certified this 9<sup>th</sup> day of December, 2003  
 Paul Maurer  
 Registered Land Surveyor  
 Indiana No. 580005

- 1) The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority to enforce any covenants, commitments, restrictions or other limitations contained in this plat other than those covenants, commitments, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission, its successors and assigns. No person shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the subdivision control ordinance, 59-40-3, as amended or any conditions attached to approval of this plat.
- 2) No fence, well, hedge or shrub planting which obstructs the sight lines at intersections between two (2) and nine (9) feet above the street, shall be placed or maintained on the property shown on this plat or on any other property abutting the street property lines and/or line connecting point two-way (TW) 125' from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway, pavement or alley line. No tree shall be placed or maintained on the property shown on this plat or on any other property abutting the street line which obstructs the sight lines unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- 3) It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the Department of Capital Asset Management and the Department of Sanitation. No construction permits for the sewerage system shall be issued by the Department of Capital Asset Management until the Department of Sanitation has approved the sewerage system as shown on this plat. The Department of Sanitation shall be responsible for the construction of the sewerage system, including the structure, tree or other obstruction shall be erected, maintained, or allowed to remain on the portion of the owners' real estate in which the easement and right-of-way is granted without express written permission, when duly recorded, shall run with the real estate. The Department, and its agents, shall be responsible for the design and progress of the temporary padlocks only, over the owners' real estate. The Department shall be responsible for the design and construction, repair or maintain sanitary sewer facilities.

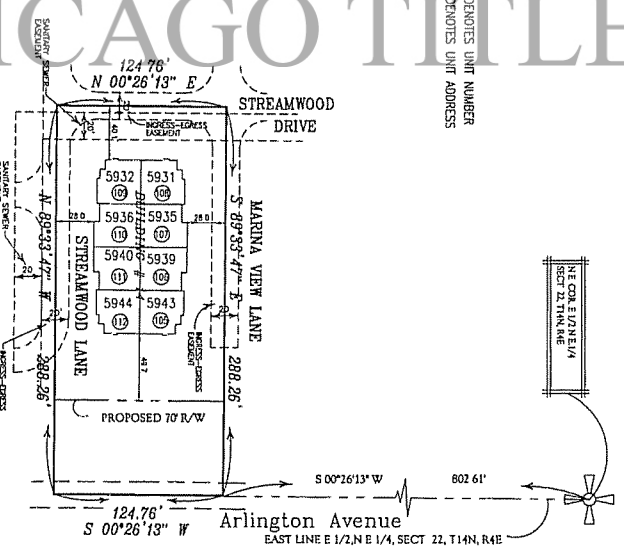
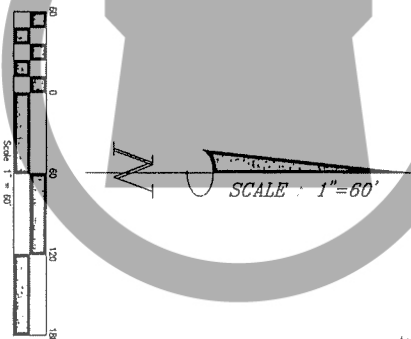


# BAYSHORE VILLAS - PHASE XIV

## CONDITIONAL FINAL PLAT AS-BUILT PLAT FOR BUILDING # 14 MARION COUNTY, INDIANA HORIZONTAL PROPERTY REGIME



1234 - DENOTES UNIT NUMBER  
 1234 - DENOTES UNIT ADDRESS

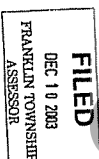


I, the undersigned, the owner of the real estate shown and described on this plat hereby layoff, plat and subdivision this real estate in accordance with this plat to be known as: Bayshore Villas

Dated this 9<sup>th</sup> day of December, 2003.

Dennis Yononovich, President, The Auguste Group

By: [Signature]  
 Dennis Yononovich



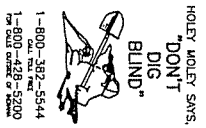
APPROVED THIS 10<sup>th</sup> DAY OF December, 2003  
 FRANKLIN TOWNSHIP ASSESSOR  
[Signature] DRAFTSMAN

STATE OF INDIANA )  
 COUNTY OF MARION ) SS

Before me, a Notary Public in and for said County and State, personally appeared Dennis Yononovich and Paul Maurer

Witness my hand and Notary Seal this 9<sup>th</sup> day of December, 2003.  
 My Commission Expires: 2-17-08

Notary Public, Signature  
 ANGELO E. DAKES  
 Notary Public, Printed

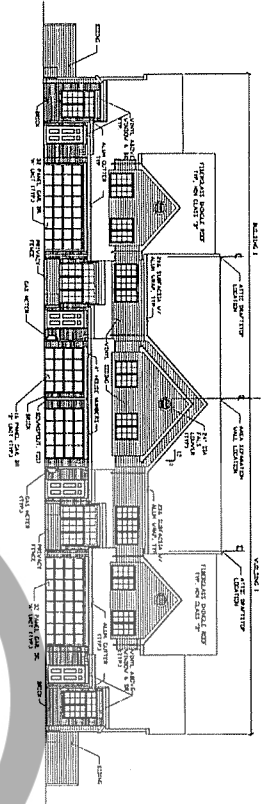


INST# 2003-0262852

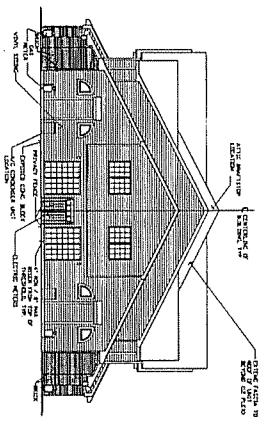
INST# 2003-0262852

# BAYSHORE VILLAS - PHASE XVI

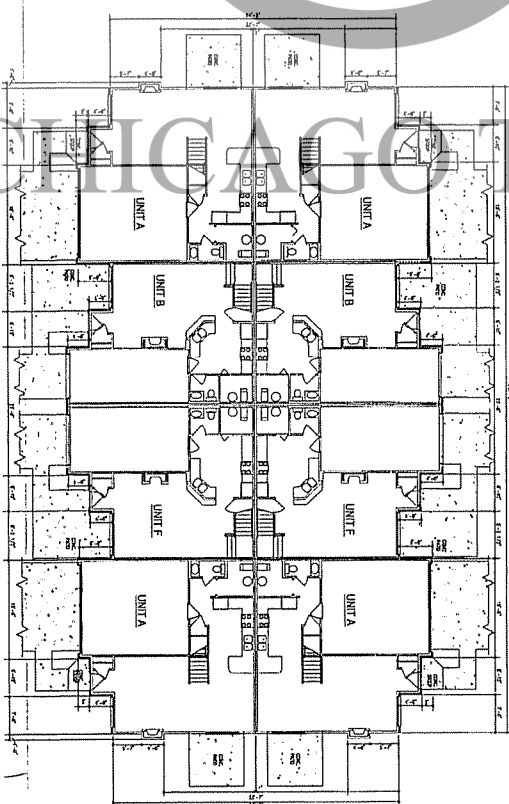
CONDITIONAL FINAL PLAT  
 AS-BUILT PLAT FOR BUILDING # 16  
 MARION COUNTY, INDIANA  
 HORIZONTAL PROPERTY REGIME



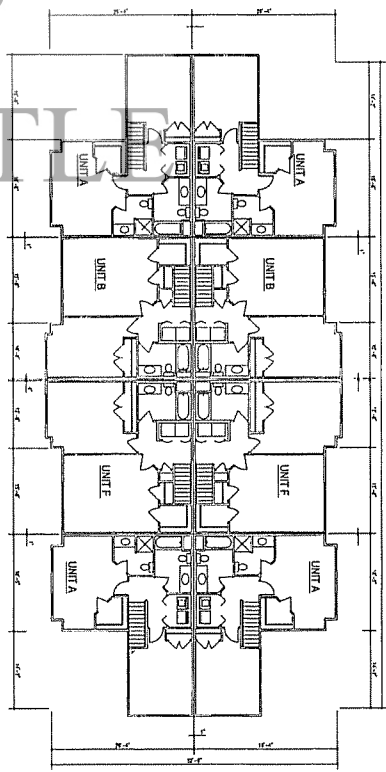
NORTH & SOUTH ELEVATIONS



EAST & WEST ELEVATIONS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

inst #2004-0101037

AS-BUILT CERTIFICATION

I hereby certify to the best of my knowledge and belief, that this drawing reflects the "As-Built" floor plans & dimensions of the within Building No. 2004. These plans were filed on 05/11/2004.

Registered Land Surveyor No. 880006



inst #2004-0101037

**MAURER & SMITHERS, INC.**  
 3425 West County Line Road, Greenwood, Indiana 46142  
 Office: 317-881-3898 Fax: 317-881-4099  
 LAND SURVEYING, LAND DEVELOPMENT & BUILDERS SERVICES

RECEIVED FOR RECORD  
 MAY 19 PM 2:02  
 MARION COUNTY RECORDER

I, PAUL MAURER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE STATUTE OF INDIANA AND I DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED LOTS AS SHOWN ON THE HEREON DRAWN PLAN, THIS PLAN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

**DESCRIPTION**

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering, dated April 7, 1993 and sealed by Steven B. Williams - Registered Land Surveyor, No. S0390) along the East line of said half quarter section 927.37 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing South 00 degrees 26 minutes 13 seconds West along said East line 222.64 feet; thence South 88 degrees 14 minutes 55 seconds West 221.92 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 231.11 feet; thence South 89 degrees 13 minutes 47 seconds East 221.76 feet to the POINT OF BEGINNING containing 1.153 acres more or less.

Subject to all easements, restrictions and rights-of-ways.

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME.

Recorded as Instrument No. 2000-0012696 in the Office of the Marion County Recorder.

All Common Areas, United Common Areas are described within the Instrument No. 2000-0012696 filed above.

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME recorded as Instrument No. 2004-0101036.

This plat is a part of the Overall Plat for Bayshore Villas recorded as Instrument No. 2000-0072683 in the Office of the Marion County Recorder.

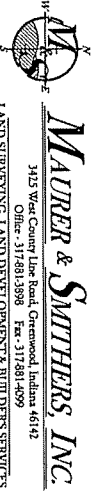
Certified this 18th day of May, 2004.

Paul Maurer  
 Registered Land Surveyor  
 Indiana No. 880006

1) The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority to enforce any covenants, commitments, restrictions or other limitations contained in this plat other than those covenants, commitments, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided further, that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the subdivision control ordinance, 59-40-3, as amended or any conditions attached to approval of this plat.

2) No fence, well, hedge or shrub planting which obstructs the sight lines of elevations between two (2) and three (3) feet shall be placed on the street property lines and a line connecting points twenty-five (25) feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway, alley or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained of sufficient height to prevent obstruction of such sight lines.

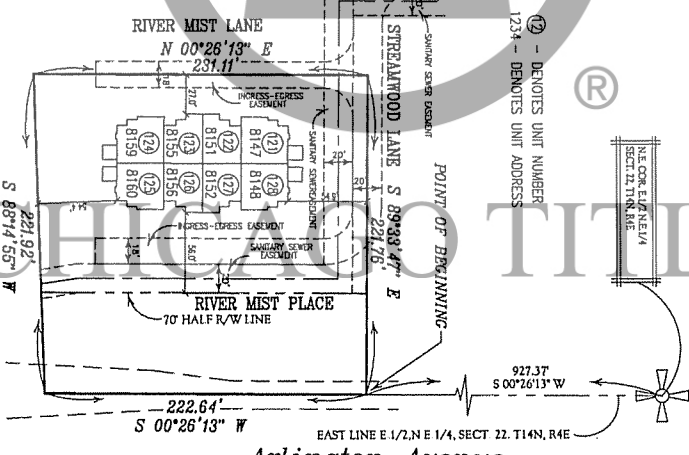
3) It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply with the provisions of the sanitary sewer construction approved by the Department of Capital Asset Management and the requirements of all sanitary sewer construction permits for this plan issued by said Department. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owners' real estate in which the easement and right-of-way is granted without express written permission, when duly received, shall run with the real estate. The Department, and its agents, shall have the right to ingress and egress, or to amend or alter any, or any part of, any constructed, repair or maintain sanitary sewer facilities.



inst #2004-0101037

# BAYSHORE VILLAS - PHASE XVI

## CONDITIONAL FINAL PLAT AS-BUILT PLAT FOR BUILDING # 16 MARION COUNTY, INDIANA HORIZONTAL PROPERTY REGIME



ARLINGTON AVENUE

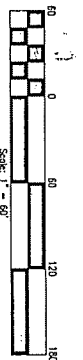
SCALE: 1"=60'

RECEIVED FOR RECORD  
 MARION COUNTY RECORDER  
 2004 MAY 19 PM 2:02  
 WALTER A. KATH

MARTHA A. VORACAKS  
 MARION COUNTY ADULTER  
 526413 MAY 19 08  
 CLERK OF SUPERIOR COURT  
 SUBJECT TO FINANCIAL ACCEPTANCE  
 FOR RAFFAELLE

SHALL APPROVAL  
 PLAT COMRAITE  
 METROPOLITAN DEVELOPMENT  
 COMMISSION  
 MARION COUNTY INDIANA  
 MAY 19 2004

SEAL  
 THE METROPOLITAN DEVELOPMENT COMMISSION  
 MARION COUNTY INDIANA



I, the undersigned, the owner of the real estate shown and described on this plat hereby certify that the plat and subdivision this real estate in accordance with this plat is known as: Bayshore Villas

Dated this 18th day of May, 2004.

Dennis Yovanovitch, President, The Augusta Group

By: *[Signature]*  
 Dennis Yovanovitch

FILED  
 MAY 19 2004  
 FRANKLIN TOWNSHIP  
 ASSESSOR

APPROVED THIS 19th DAY OF MAY 2004  
 FRANKLIN TOWNSHIP ASSESSOR  
*[Signature]*  
 MARY K. KEMP, CLERK

Before me, a Notary Public in and for said County and State, personally appeared Dennis Yovanovitch and Paul Maurer who acknowledged the execution of the foregoing Plat Covenants, and who having been duly sworn, stated that any representations contained herein are true.

Witness my hand and Notary Seal this 18th day of May, 2004.

My Commission Expires: February 17, 2008

Notary Public Signature: *[Signature]*  
 Angellike E. Oakes

Notary Public, Printed



inst #2004-0101037

I, PAUL MAURER HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THE HEREIN DRAWN PLAN THIS PLAN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION

DESCRIPTION  
2004 142935

A part of the East half of the Northeast Quarter of Section 22 Township 14 North Range 4 East of the Second Principal Meridian Franklin Township Marion County Indiana being more particularly described as follows  
COMMENCING at the Northeast corner of said half quarter section thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated April 7, 1993 and sealed by Steven B Williams - Registered Land Surveyor No. 50390) along the East line of said half quarter section 1150.00 feet thence South 88 degrees 14 minutes 55 seconds West 221.92 feet to the POINT OF BEGINNING of the herein described parcel thence continuing South 88 degrees 14 minutes 55 seconds West 122.85 feet thence North 00 degrees 26 minutes 13 seconds East parcel with said East line 235.80 feet thence South 89 degrees 53 minutes 47 seconds East 122.76 feet thence South 00 degrees 26 minutes 13 seconds West parcel with said East line 231.11 feet to the POINT OF BEGINNING containing 0.658 acres more or less  
Subject to all easements restrictions and rights-of-ways

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS HORIZONTAL PROPERTY REGIME  
Recorded as Instrument No 2000-0012696 in the Office of the Marion County Recorder  
All Common Areas Limited Common Areas are described within the Instrument No 2000-0012696 listed above  
The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS HORIZONTAL PROPERTY REGIME recorded as Instrument No 2004-046456 in the Office of the Marion County Recorder

This plat is a part of the Overall Plat for Baysshore Villas recorded as Instrument No 2000-0012683  
Certified this 16th day of July 2004  
Paul Maurer  
Land Surveyor  
Indiana No 880006

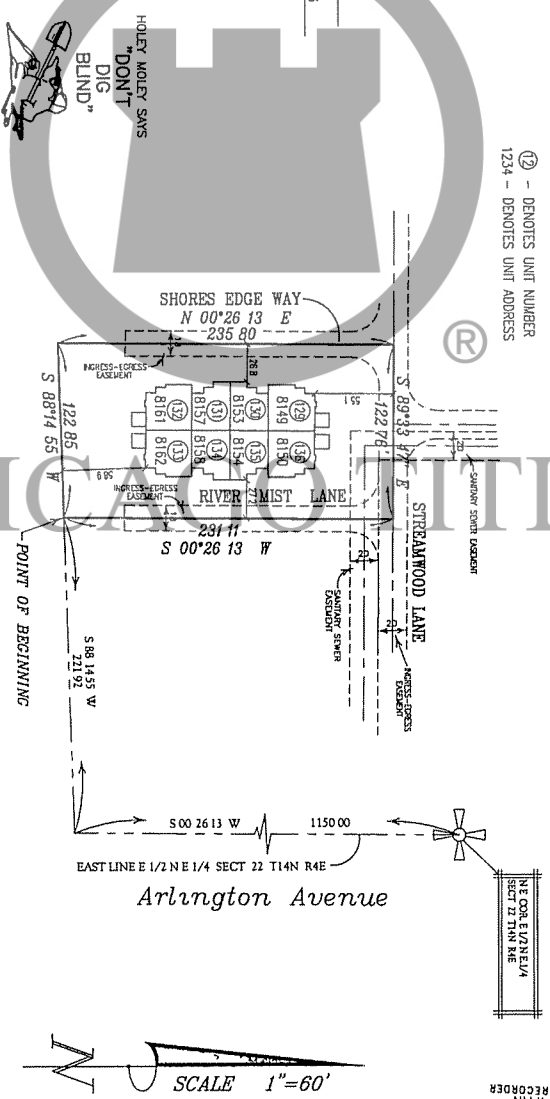
1) The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, commitments, restrictions or other limitations contained in this plat other than those covenants, commitments, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission provided further that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the subdivision control ordinance 59-40-5 or amended or any conditions attached to approval of this plat

2) No fence, wall, hedge or shrub planting which obstructs the sight lines at intersections between two (2) and nine (9) feet above the street, 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 points twenty-five (25) feet from the intersection of said street lines or in the case of a rounded property corner from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway, pavement, or other improvement. The portion of the lot between the street line and the intersection of the street line with the edge of a driveway, pavement, or other improvement shall be maintained at sufficient height to prevent obstruction of such sight lines

3) It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply with the provisions of the sanitary sewer construction approved by the Department of Capital Asset Management and the requirements of all sanitary sewer construction permits for this plan issued by said Department. Owner further covenants that no building structure hereon or on any other lot within the plat shall be constructed or erected in any way is granted without express written permission when duly recorded shall run with the real estate. The Department and its agents shall have the right to ingress and egress for temporary periods only over the owners real estate adjoining said easement and right-of-way when necessary to construct, repair or maintain sanitary sewer facilities

# BAYSHORE VILLAS - PHASE XVII

## CONDITIONAL FINAL PLAT AS-BUILT PLAT FOR BUILDING # 17 MARION COUNTY, INDIANA HORIZONTAL PROPERTY REGIME



I, the undersigned the owner of the real estate shown and described on this plat hereby layoff, plat and subdivide this real estate in accordance with this plat to be known as  
Baysshore Villas

Dated this 16th day of July 2004

Dennis Yovanovitch President The Augusta Group  
By *[Signature]*  
Printed \_\_\_\_\_

FILED JUL 20 2004  
FRANKLIN TOWNSHIP  
ASSESSOR  
APPROVED THIS 20th DAY OF JULY 2004  
FRANKLIN TOWNSHIP ASSESSOR  
JUDITH ALPHEA JUDITH  
SHERMAN

MAURER & SMITHERS INC  
3425 West County Line Road Greenwood Indiana 46142  
Office 317.881.3993 Fax 317.881.4099  
LAND SURVEYING, LAND DEVELOPMENT & BUILDERS SERVICES

12 - DENOTES UNIT NUMBER  
1234 - DENOTES UNIT ADDRESS

STATE OF INDIANA )  
COUNTY OF MARION )  
Dennis Yovanovitch and Paul Maurer  
Before me a Notary Public in and for said County and State personally appeared  
who acknowledged the execution of the foregoing Plat Covenants and who having  
been duly sworn stated that any representations contained therein are true

Witness my hand and Notary Seal this 16th day of July 2004  
Notary Public Signature  
Angelle E Oakes  
Notary Public Printed

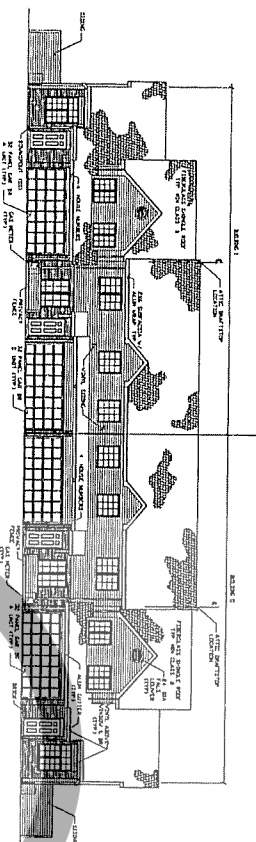
DEPT OF METROPOLITAN DEVELOPMENT  
DATE 7/20/04  
PER *[Signature]*  
ADMINISTRATOR

RECEIVED FOR RECORD  
MARION COUNTY RECORDER  
2004 JUL 20 AM 10 00  
Marion County Recorder

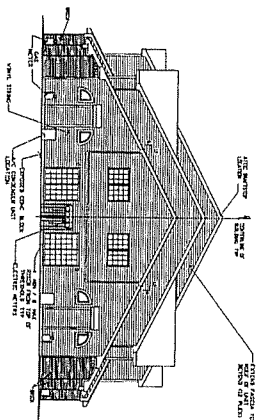


# BAYSHORE VILLAS - PHASE XVIII

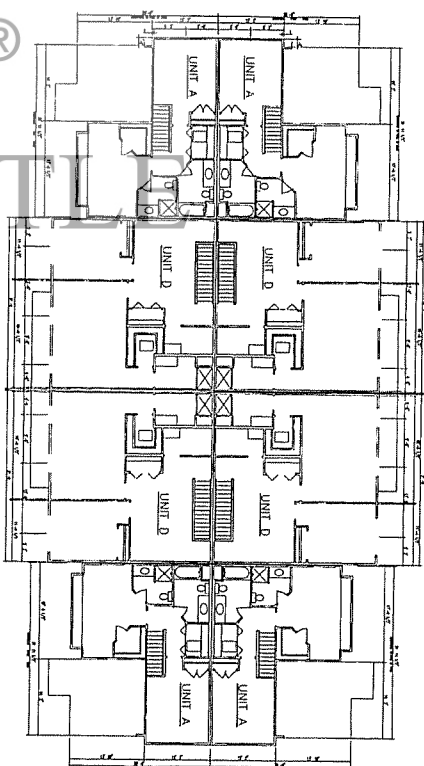
CONDITIONAL FINAL PLAT  
 AS-BUILT PLAT FOR BUILDING # 18  
 MARION COUNTY, INDIANA  
 HORIZONTAL PROPERTY REGIME



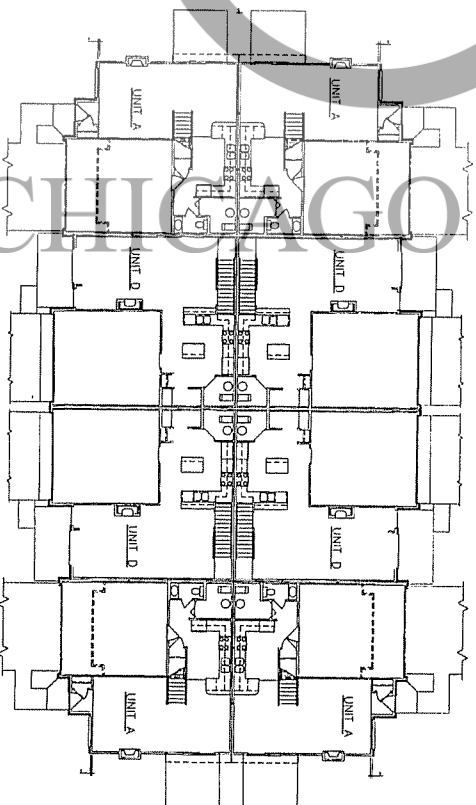
EAST & WEST ELEVATIONS



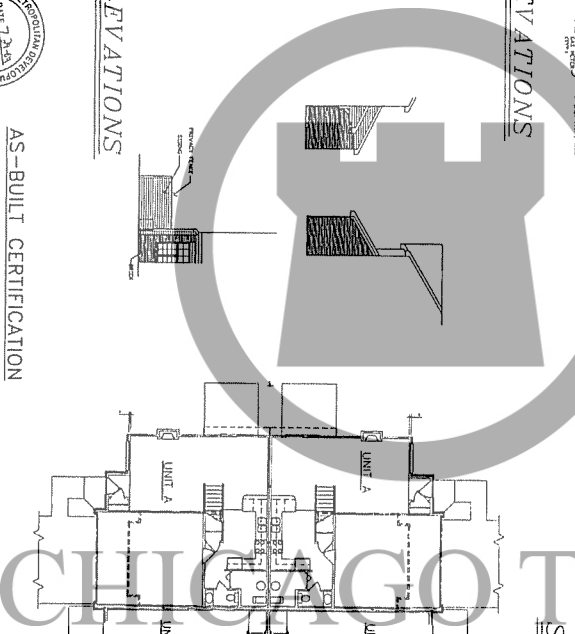
NORTH & SOUTH ELEVATIONS



SECOND FLOOR PLAN



FIRST FLOOR PLAN



### AS-BUILT CERTIFICATION

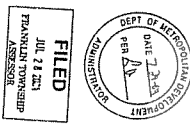
I hereby certify to the best of my knowledge and belief that the drawing reflects the As-Built floor plans & dimensions of the when building No. 18. These plans were field verified. Certified this 28th day of July, 2004.

Registered Land Surveyor No. 800006  
 State of Indiana



inst # 2004-0148628

**MAURER & SMITHERS, INC.**  
 3415 West Central Line Road, Greenwood, Indiana 46142  
 Office: 317.881.8898 Fax: 317.881.4099  
 LAND SURVEYING, LAND DEVELOPMENT & BIDDERS SERVICES



FILED  
 JUL 21 2004  
 PLANNING & COMMUNITY ADMINISTRATION

RECEIVED FOR RECORD  
 2004 JUL 29 AM 10:50  
 MARION COUNTY RECORDER

FILED  
 JUL 29 2004  
 Marion County Recorder

inst # 2004-0148628

inst # 2004-0148628

inst # 2004-0148628

# BAYSHORE VILLAS - PHASE XVIII

CONDITIONAL FINAL PLAT  
 AS-BUILT PLAT FOR BUILDING # 18  
 MARION COUNTY, INDIANA  
 HORIZONTAL PROPERTY REGIME

① - DISTRICT UNIT NUMBER  
 124 - DISTRICT UNIT ADDRESS

RECEIVED FOR RECORD  
 MARION COUNTY RECORDER  
 2004 JUL 29 AM 10:50  
 HARTZ & HARKS  
 MAPS & PLATS  
 537664 JUL 29 2004  
 INST # 2004-0148628

The portion of real estate included in this plat is also subject to easements and restrictions of record in the RECORDATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS HORIZONTAL PROPERTY REGIME.

Recorded as Instrument No. 2000-002359 in the Office of the Marion County Recorder. All Common Area Limited Common Areas are described within the instrument No. 2000-002359 dated above.

The portion of real estate included in this plat is also subject to easements and restrictions of record in the RECORDATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS HORIZONTAL PROPERTY REGIME recorded as Instrument No. 2000-002359 in the Office of the Marion County Recorder.

This plat is a part of the Overall Plat for Bayshore Villas recorded as Instrument No. 2000-002383 in the Office of the Marion County Recorder.

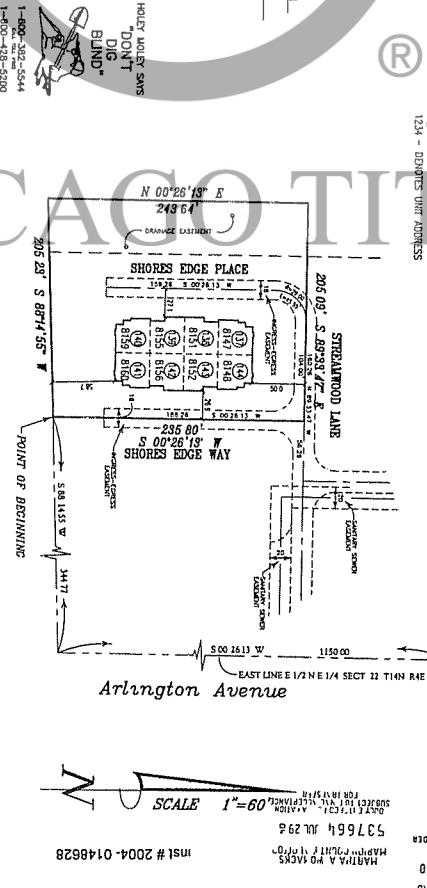
Certified this 28th day of July 2004

*[Signature]*  
 Paul Maurer, Registered Professional Land Surveyor  
 No. 88006  
 State of Indiana  
 Federal Land Surveyor  
 License No. 880006

- 1) The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to suspend, modify, alter, amend, waive, or enforce any restrictions or other limitations contained in this plat other than those specifically stated herein. Any such action shall be subject to the review and approval of the Metropolitan Development Commission. The Metropolitan Development Commission shall be permitted to prevent the Metropolitan Development Commission from amending or enforcing any conditions attached to the plat.
- 2) The fence wall height or other structure which obstructs the sight lines of a street or highway shall be permitted to remain on any center line within the triangular area formed by the intersection of the street and the center line. The same signposts shall be permitted to remain on any center line within ten (10) feet from the intersection of a street with the center line. The Metropolitan Development Commission shall be permitted to remove any such structure or signposts unless the sight lines are maintained of sufficient height to prevent obstruction of such sight lines.
- 3) It shall be the responsibility of the owner of any lot or parcel of land shown on this plat to obtain all necessary permits from the appropriate governmental agencies for the construction of any structure, including but not limited to, a sanitary sewer construction permit for the structure. The requirements of all sanitary sewer construction permits for structure lines or other obstructions shall be checked, monitored or allowed to right-of-way lines. The Metropolitan Development Commission shall be permitted to record a plat with the real estate. The Department and its agents shall ensure that the appropriate permits are obtained and that the appropriate construction report or subdivision sanitary sewer facilities.

**MAURER & SATTHERS, INC.**  
 4425 West Columbia Road, Greenwood, Indiana 46141  
 Phone: 317.881.1829 Fax: 317.881.1828  
 LAND SURVEYING DESIGN AND CONSTRUCTION SERVICES

FILED  
 JUL 28 2004  
 FRANKLIN TOWNSHIP  
 ASSessor



I, the undersigned the owner of the real estate shown and described on this plat hereby certify that the plat and subdivision of the real estate in accordance with this plat to be known as Bayshore Villas.

Dated this 28th day of July 2004

By *[Signature]*  
 Dennis Yonkovich, President The Augusta Group

Printed: *[Signature]*  
 Robert S. Johnson

APPROVED FOR RECORD  
 JUL 28 2004  
 FRANKLIN TOWNSHIP ASSessor  
 W. D. DARRMAN

DEPT. OF METROPOLITAN DEVELOPMENT  
 DATE 7/28/04  
 PER *[Signature]*  
 JOHNSON

STATE OF INDIANA )  
 COUNTY OF MARION ) ) SS

Before me a Notary Public in and for said County and State, personally appeared Dennis Yonkovich and Paul Maurer who acknowledged the execution of the foregoing Plat, and who having been duly sworn, stated that any representations contained therein are true.

Witness my hand and Notary Seal this 28th day of July 2004

By *[Signature]*  
 Robert S. Johnson, Notary Public  
 My Commission Expires February 17, 2008  
 Notary Public Printed