

**SIXTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR BRIDGEWATER, SECTION 1
TO PROVIDE FOR THE ADDITION OF
BRIDGEWATER, SECTION 6**

The undersigned, Bridgewater Limited LLC, an Indiana limited liability company (hereinafter referred to as "Developer"), was the developer of a certain residential development in the Washington Township, Hendricks County, Indiana, known as Bridgewater, Section 1 as delineated on a plat thereof recorded as Instrument No's. 9700020154 and 9700020155 in Hendricks County, Indiana ("Development").

WHEREAS, Developer imposed certain restrictions, covenants and conditions upon the Development pursuant to the terms and conditions of a certain Declaration of Covenants, Conditions and Restrictions for Bridgewater, Section 1, dated September 4, 1997 (the "Declaration"), which Declaration was recorded as Instrument No. 9700020155, Hendricks County, Indiana;

WHEREAS, Developer, pursuant to Article 3.01 of the Declaration, retained the right to add additional real estate to the Development from the Expansion Property as described in Exhibit "B" of the Declaration;

WHEREAS, Developer is developing Bridgewater, Section 6, a subdivision in Washington Township, Hendricks County, Indiana consisting of lots 252 through 321 comprising the "Subdivision", which Subdivision is contiguous to the Development and which is a part of the Expansion Property described in the Declaration;

WHEREAS, the real estate upon which the Subdivision is being developed is described in Exhibit A attached hereto; and

WHEREAS, except for Lots 320 and 321, which are to be excluded from the Declaration, Developer desires to amend the Declaration to add the Subdivision to the Development and to subject the Subdivision to the terms, conditions and restrictions contained in the original Declaration;

NOW, THEREFORE, Developer hereby declares and covenants as follows:

1. Except for Lots 320 and 321 which lots are hereby excluded from the Declaration, the Developer hereby subjects the Subdivision to, and imposes upon the Subdivision, all of the restrictions, covenants and conditions and benefits contained in the Declaration as if the Subdivision had been included in the Declaration and described in Exhibit "A" of the Declaration. Except for Lots 320 and 321, all owners of Lots within the Subdivision shall become members of the Association created pursuant to Article 3 of the Declaration.

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IN WITNESS WHEREOF, Bridgewater Limited LLC has caused this instrument to be executed by its duly authorized representative this 28th day of August, 2001.

Signed and acknowledged in the presence of:

BRIDGEWATER LIMITED LLC, an Indiana limited liability company


BY: REPUBLIC DEVELOPMENT LLC, managing member

Cheryl L. Miller
Lawrence M. Moon

By: *Lawrence M. Moon*
Lawrence M. Moon
Executive Vice President

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2000, by LAWRENCE M. MOON, Executive Vice President of REPUBLIC DEVELOPMENT LLC, an Ohio corporation, managing member of BRIDGEWATER LIMITED LLC, an Indiana limited liability company, on behalf of the company.

Cheryl L. Miller
Notary Public
 CHERYL L. MILLER
Notary Public, State of Ohio
Commission Expires 3-25-04



Cross-Reference: 97-00020155

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
BRIDGEWATER SECTION I**

BRIDGEWATER LIMITED LLC, an Indiana limited liability company (the "Developer") is the Declarant with respect to a certain Declaration of Covenants, Conditions and Restrictions for Bridgewater Section I dated September 4, 1997, and recorded on September 24, 1997, in the Office of the Recorder of Hendricks County, Indiana, as Instrument No. 97-00020155 (the "Declaration").

Recitals

- A. Section 1.05 of the Declaration required each homeowner to erect and maintain a walk light on a pole with a photo electric cell in the front yard of each Building Lot.
- B. When the Developer contracted with its builders, it provided the builders with the option of either requiring such pole light or requiring two coach lights on the side of each garage in lieu of the pole light.
- C. Through scrivener's error, Section 1.05 did not provide for the option of providing the coach lights, and the Developer desires to amend Section 1.05 to provide for the coach lights, as hereinafter provided.

Agreement

NOW, THEREFORE, Developer hereby amends the Declaration, as follows:

1. Section 1.05 of the Declaration is hereby superseded and replaced with the following:

"1.05. Either a walk light on a pole located in the front yard of each Building Lot or two coach lights on the side of the garage are to be installed at the time of the construction of a dwelling on each Building Lot. Such light or lights shall have a photo electric cell (or other darkness sensing technology) that automatically illuminates at darkness. The Building Lot owner shall maintain the lights in operating condition at all times."

2. This Amendment is made pursuant to Section 5.05 of the Declaration to enable the Developer to meet requirements in order to complete the Subdivision.

9800025930
Filed for Record in
HENDRICKS COUNTY IN
JOY BRADLEY
On 09-29-1998 At 11:38 am.
AMEND COVEN 14.00
Vol. 79 Pg. 1918 - 1919

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PAUL T HARDIN
HENDRICKS COUNTY RECORDER
01/18/2008 01:43:05PM

**EIGHTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR BRIDGEWATER, SECTION 1**

This Amendment is hereby adopted by the undersigned members of THE BRIDGEWATER HOMEOWNER'S ASSOCIATION, INC., (hereinafter referred to as "Association"), an Indiana not-for-profit corporation whose Articles of Incorporation were acknowledged by the Secretary of State of Indiana on August 31, 1998.

WHEREAS, Association is the organizational and governing body of the covenants and conditions of Bridgewater (the "Subdivision") subdivision under Declaration of Covenants, Conditions and Restrictions for Bridgewater Section 1 dated September 4, 1997, and recorded September 24, 1997, in the Office of the Recorder of Hendricks County, Indiana, as Instrument No. 97-00020155 ("Declaration") and By-Laws of Bridgewater Homeowners' Association Inc., August 30, 1998 ("By-laws").

WHEREAS, pursuant to the Declaration, the Association has the authority to amend the Declaration by a majority vote of the current homeowners in the Subdivision.

WHEREAS, a majority of the current homeowners in the Subdivision have met at a meeting of the Association and voted to amend the Declaration.

NOW, THEREFORE, in consideration of the forgoing and based upon the official vote of more than fifty percent (50%) of the owner's in the Subdivision, we hereby amend the Declaration is hereby amended as follows.

1. Any and all reference to the word "developer" shall be stricken from the entire document.
2. The paragraph entitled "DECLARATIONS" is hereby superseded, deleted, and replaced with the following:

"All lots within the Subdivision shall be subject to the following development standards, restrictions, covenants, conditions, and assessments, which are for the benefit of all lot owners and occupants within the Subdivision and which shall run with the property and shall be binding on all owners and all persons claiming under them. This Declaration may be amended by a majority vote of the then owners of the lots in the Subdivision."

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3. Section 1.02 is hereby superseded, deleted, and replaced with the following:

"No residence, building, fence, flagpole, mailbox, light pole or fixture, swimming pool, tennis court, pavement, driveway, awning, wall or structure of any kind shall be erected, placed or altered on any Building Lot without first obtaining the written consent of the Architectural Control Committee subsequently described herein. All requests for written approvals from the Architectural Control Committee shall be in writing, shall be dated, shall specifically request approval of the contemplated improvement(s) and shall be accompanied by detailed plans and specifications for the proposed improvements showing, where applicable, the size location, type, architectural design, spacing, quality, use, construction materials, color scheme, grading plan and finish grade elevation for said improvements."

4. Section 1.18 is hereby superseded, deleted, and replaced with the following:

"No animals, livestock or poultry of any kind shall be raised, bred or kept on any Building Lot, except dogs, cats or other usual household pets may be kept on a Building Lot, so long as such pets are not kept, bred or maintained for any commercial purpose or require a kennel license or permit from Hendricks County or the State of Indiana. No animal shall be permitted to run loose or become a nuisance to any owner of any Building Lot in the Subdivision. Animals shall not be kept outside overnight, and no tethering of animals shall be permitted in the front yard of the residence. The Homeowner's Association may regulate and control the maintenance of such household pets by publishing such rules and regulations as it deems necessary from time to time."

5. Section 1.19 is hereby superseded, deleted, and replaced with the following:

"No sign or billboard shall be erected or displayed on any Building Lot except (a) one (1) sign of no more than five (5) square feet advertising the property for sale; (b) political campaign signs; (c) signs approved by the Architectural Control Committee."

6. Section 1.23 is hereby superseded, deleted, and replaced with the following:

"No above ground swimming pools or other inflatable, recreational equipment shall be in place for more than forty-eight (48) consecutive hours, within any fourteen (14) day period, on any Building Lot in the Subdivision."

7. Section 3.02 is hereby superseded, deleted, and replaced with the following:

"The management and control of the affairs of the Association shall be vested in its board of directors. The board of directors shall be composed of three (3) members with each member serving a three (3) year term with each three (3) year term having a staggered expiration. Upon the incapacity, resignation or death of any director, a successor, who shall serve the remaining term of the departed director, shall be appointed by the remaining members of the board of directors within three (3) months after the incapacity, resignation or death of the departed director. Subsequent board members shall be elected by a majority of the Building Lot owners as more fully set forth in the Articles of Incorporation and By-Laws for the Association."

8. Section 3.04 is hereby superseded, deleted, and replaced with the following:

The pool, pool house, and playground is shared with The Reserve at Bridgewater ("Reserve") and known as "Joint Common Areas". Further information authorizing the addition of the common areas can be located within The Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Bridgewater, Section 1. The maintenance of these Joint Common Areas is undertaken by the Reserve homeowners association with participation in such maintenance cost shared by the Association. In order to provide maintenance of these Joint Common Areas, the Reserve homeowners association shall have the right to assess the Association. The Reserve homeowners association shall provide the copies of any maintenance agreements, proposals and/or invoices for services rendered in connection with such maintenance upon written request by the Association."

9. Section 3.05 is hereby superseded, deleted, and replaced with the following:

"For the purpose of providing the funds to carry out the responsibilities of the Association hereunder, the Board shall be empowered to levy, assess and collect from each homeowner in the Subdivision an annual homeowners association fee ("HOA"). This HOA shall be billed by the Association at least thirty (30) days prior to the due date of January 1. Residents shall have the following options for paying their HOA: 1) Pay one hundred percent (100%) of the annual amount due in January; 2) fifty percent (50%) of the annual amount due in January and the other fifty percent (50%) paid by April 30 plus an add-on of ten percent (10%) of the total annual HOA. Late fees for residents not paying under one of these arrangements will be ten (10%) of the total amount owed per

month. Late fees will accumulate monthly and will be included in the calculation of future late fees. For 2008, the annual HOA shall be Three Hundred and Sixty Three Dollars (\$363.00). After 2008, the annual increase in HOA shall not exceed an average of twenty-five percent (25%) over any consecutive three (3) year period (i.e. one year at ten percent (10%); a second year at five (5%); and a third year at ten (10%) to equal a twenty-five percent (25%) increase in any given three (3) year period. The Board shall have the right to request a special assessment to cover unexpected expenses that were not included in the budget or reserve plan. The Board shall have the authority to establish a Reserve Fund Account, and determine what portion of the annual HOA shall be contributed to the account through use of a Reserve Study. Details of the Reserve Study or analysis to reach the contribution shall be presented to the residents. The Reserve Fund Account shall be maintained separately from the operating account, and shall be an interest bearing account. It's balance, contributions and withdrawals shall be reported to the residents at the same time and in the same manner as the operating budget details. The Reserve Fund shall only be used for capital items at the Boards discretion, or outlined in the Reserve Study documentation."

10. Section 3.06 is hereby superseded, deleted, and replaced with the following:

"All Association liens shall be in accordance with Indiana Code 32-28-14 and future amendments, if any. In summary, the Association has the right to assess common expenses against the Subdivision. All sums assessed but unpaid are a lien but do not attach to the an individual lot until properly recorded in the Marion county recorder's office. A notice of lien shall reference the homeowners association and include its address as well as the address and legal description of the lot that is subject to the lien, the name of the owner of the property that is subject to the lien, and the amount of the lien. The notice of lien must also be signed by an officer of the Association and notarized. A purchaser and seller of a lot within the Subdivision shall be found jointly liable for unpaid assessments if the notice of lien is recorded. Upon request to the board of directors of the Association or an officer acting on behalf of the board of directors, a prospective purchaser of a lot is entitled to a statement from the board of directors of the Association as to the amount of unpaid assessments. The Association shall have one (1) year to enforce the lien by court action."

11. Section 3.07 is hereby deleted in its entirety.
12. Section 4.01 is hereby deleted in its entirety.

13. Section 4.02 is hereby superseded, deleted, and replaced with the following:

"The Committee shall be composed of three (3) members. Any subsequent member shall be appointed by the Association and shall serve for terms of three (3) years with each three (3) year term having a staggered expiration once the Board becomes comprised. All members shall serve until the expiration of their terms or until their incapacity, resignation or death. Upon the incapacity, resignation or death of a member of the Committee, a successor, who shall serve the remaining term of the departed Committee member, shall be appointed by the board of directors of the Association within three (3) months after the incapacity, resignation or death of the departed member."

14. Section 4.05 is hereby superseded, deleted, and replaced with the following:

"The Committee's decision shall be in writing and shall be binding upon all parties in interest. The Committee shall approve, disapprove or request additional information with respect to any submitted request for approval within thirty (30) days after said request shall have been properly submitted to the Committee for approval. A properly submitted request shall be in writing and shall comply with the provisions of Article 1.02 hereto. The failure of the Committee to approve, disapprove or request additional information within said time period shall be deemed an approval of any properly submitted request. When the Guidelines for Architectural Approval attached as Exhibit I to this document, are unclear or unable to clearly direct the Committee to render a decision, the Committee shall confer with the Board and the Management Company (if applicable) to reach a final decision. The final decision reached by the parties will still be in writing."

15. Section 5.05 is hereby deleted in its entirety.

16. Exhibit I, Guidelines for Architectural Approval, attached hereto is now incorporated and made apart hereof the Declaration.

**EXHIBIT I
BRIDGEWATER
ARCHITECTURAL APPROVAL PROCEDURE & REGULATIONS**

Requests for architectural approval for any such proposed improvements must be submitted on the Architectural Change Request Form. Should you need a copy of this form it can be obtained through Community Association Services of Indiana. Two copies of the plot plan and other information are to be submitted. must accompany your request and be marked to show the location where the proposed improvement (e.g., wall, fence, deck, patio) will be built. Also, please submit any additional drawings which may aid the committee in reviewing the proposed improvement. These may include such things as pictures of fence types, renderings of decks or plans for additional landscaping. All Architectural Change Requests should be mailed to: Bridgewater Homeowners Association, c/o Community Association Services of Indiana, 7050 East 116th Street, Fishers, Indiana 46038 or fax to 684-3347, or other successor as appointed by the Board of Directors of the Bridgewater Homeowners' Association.

Please be aware that the Plat Covenants and Restrictions relating to your lot may contain restrictions on the use of lot, including limitations or prohibitions against commercial use, detached accessory buildings and nuisances; restrictions relating to the use of Landscape Easements, Landscape Preservation Easements, Lake Easements, Sidewalk Easements and Utility, Drainage and Sewer Easements; and restrictions relating to temporary structures, vehicles parking, signs, mailboxes, garbage and refuse disposal, storage tanks, water supply and sewage systems, ditches and swales, driveways, awnings, fencing, swimming pools, solar panels and outside lighting. Prior to submitting any request for architectural approval, it is suggested that you review any of these restrictions which may be applicable to the improvement you are considering. Approval of the Architectural Review Committee does not in any way relieve the homeowner from compliance with all Federal, State, County and City Regulations, Codes, Restrictions or Laws. Furthermore, it is the homeowner's responsibility to ensure that all covenants, conditions, and restrictions and easements are in compliance. By completing the proposed project or improvement, the homeowner agrees to hold the Bridgewater Homeowner's Association, the Bridgewater Architectural Review Committee, and it's officers and agents harmless from any action resulting from the homeowner's improvements on his/her property.

Once an architectural approval is granted, such approval shall be valid for one calendar year from the project commencement date as long as a reasonable production schedule

is maintained. Should the approved improvement(s) not be commenced within the one year time frame, the homeowner must re-submit the request for re-approval. It is the homeowners' responsibility to retain approved applications for their records.

Items submitted during a month will be reviewed and returned before the end of the following month. Lot owner is to keep a copy of all approvals.

EXHIBIT I (Continued)
GUIDELINES FOR ARCHITECTURAL APPROVAL
BRIDGEWATER

1. Any fence, deck, structure, driveway, swimming pool, tennis court, mailbox, light pole or fixture, landscaping or exterior modification to the original construction on any lot must receive written approval from the Architectural Control Committee ("ACC") prior to construction. This includes changes in color, shingles and trim. See Section 1.02 of Declaration of Covenants, Conditions and Restrictions for Bridgewater.
2. All requests for approval shall be made in writing and shall include:
 - a. Plot plan of lot showing location of improvement;
 - b. Elevation – side view or picture of proposed improvement;
 - c. Materials list;
 - d. Color samples if applicable;
 - e. Completion of Architectural Change Request Form; and
 - f. Others as referenced in Article 4 of Declaration and requested by the ACC.
3. Fences are to extend from the back corners of the home, unless specifically excepted by the ACC:
 - a. Examples of acceptable fence styles are picket, some types of vinyl, and rod iron style (aluminum or metal);
 - b. Picket fences are not to exceed 48" in height. Spacing between pickets to be no less than one-half the width of the face of the pickets;
 - c. Fences must be built of decay resistant wood or other acceptable material. No chain link fences are allowed;
 - d. Fences must be maintained at all times;
 - e. All fences require written approval prior to construction; and
 - f. No privacy fences will be permitted beyond those to screen a hot tub directly behind a home, or a deck located on a corner lot for privacy.
4. No stand alone mini-barns, storage sheds or other outbuildings are permitted.

5. Outside antennas and satellite dishes in excess of 39" in diameter are not permitted unless specifically approved by the ACC. Satellite dishes of less than 39" in diameter require ADD approval as to location, color, and other aesthetic considerations.
6. Outdoor storage of recreational vehicles, boats, jet skies, trucks, cars, motorcycles, trailers, etc. is prohibited.
7. No metal or fiberglass awnings or patio covers are permitted.
8. No above ground swimming pools or other recreational equipment in place for more than forty-eight (48) consecutive hours are permitted.

EXHIBIT I (Continued)

9. Play sets must meet the following guidelines:
 - a. The overall length of the play set should not exceed 30 feet;
 - b. The overall height of the play set should not exceed 14 feet;
 - c. The overall depth of the play set should not exceed 16 feet;
 - d. Only one "tower" should be utilized on the play set;
 - e. The maximum deck size should be limited to 50 square feet;
 - f. Must be an open-air structure with no enclosures; and
 - g. Must be constructed of pressure treated wood or material otherwise approved by the ACC.
10. Backyard basketball courts must meet the following guidelines:
 - a. Consistent with the architectural guidelines on decks and patios, the court must not exceed the boundaries of the home;
 - b. The court must not exceed 450 square feet and at least 50% of backyard green space must remain. Any existing deck/patio and/or play set will be included in the calculation;
 - c. The court must be at least 8 feet off the back of the property line and not encroach on any easements;

- d. No vehicles can be parked on the court at any time. This includes recreational vehicles and motorcycles; and
- e. Any lights used to illuminate the court must follow local laws and not intrude on any neighbor's property.

11. Portable Basketball Goals must meet the following guidelines:

- a. Portable basketball goals are acceptable. They should not be placed so that the main field of play is in the street or placed on sidewalks. Homeowners who live in the cul-de-sac will be permitted to place a portable basketball goal where the main field of play is the street. But at no times should the basketball goal be placed on a sidewalk. This is to ensure that children are not playing in the street where traffic is flowing; and
- b. No basketball goals shall be mounted directly to houses unless otherwise approved by the ACC. Basketball goals shall be professional mounted on a pole and either permanently set in the ground or portable in nature.

THIS LIST IS ONLY A PARTIAL LIST OF REGULATIONS. THE COMPLETE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS AVAILABLE FROM COMMUNITY ASSOCIATION SERVICES OF INDIANA OR OTHER SUCCESSOR AS APPOINTED BY THE BOARD OF DIRECTORS OF THE BRIDGEWATER HOMEOWNERS' ASSOCIATION.

This instrument was prepared by Tim Ochs, Ice Miller LLP, One American Square, Suite 3100, Indianapolis, Indiana 46282; Telephone: (317) 236-2100.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Tim Ochs.

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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
BRIDGEWATER SECTION 1**

**A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
IN WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA**

The undersigned **BRIDGEWATER LIMITED LLC**, an Indiana Limited Liability Company (hereinafter referred to as "Developer"), as owner and developer of real property described in Exhibit A attached hereto and known as Bridgewater Section 1 (including lots 90 through 139 and referred to herein as the "Subdivision"), imposes the following plat restrictions and covenants on the Subdivision for the benefit of all present and future owners of any lot in the Subdivision.

DECLARATIONS

All lots within the Subdivision shall be subject to the following development standards, restrictions, covenants, conditions and assessments, which are for the benefit of all lot owners and occupants within the Subdivision and which shall run with the property and shall be binding on all owners and all persons claiming under them until December 31, 2007, at which time said covenants, conditions, restrictions and assessments shall be automatically extended for successive periods of ten (10) years, unless by a majority vote of the then owners of the lots in the Subdivision it is agreed to change said covenants, conditions, restrictions and assessments in whole or in part:

Article 1. Use Restrictions

1.01 Each lot within the Subdivision (hereinafter "Building Lot") shall be used for single-family residential purposes only. However, the Developer, its agents or assigns, may use the Building Lots for construction and sales purposes during any building and sales period.

1.02 No residence, building, shed, fence, flagpole, mailbox, light pole or fixture, swimming pool, tennis court, pavement, driveway, awning, wall or structure of any kind shall be erected, placed or altered on any Building Lot without first obtaining the written consent of the Architectural Control Committee subsequently described herein. All requests for written approvals from the Architectural Control Committee shall be in writing, shall be dated, shall specifically request approval of the contemplated improvement(s) and shall be accompanied by detailed plans and specifications for the proposed improvements showing, where applicable, the size, location, type, architectural design, spacing, quality, use, construction materials, color scheme, grading plan and finish grade elevation for said improvements.

1.03 Each two (2) story single-family dwelling constructed on any Building Lot shall have a minimum of 1,500 square feet of living area and each single story single-family dwelling shall have a minimum living area of 1,300 square feet, exclusive of basements, open porches, garages and other unheated areas. Each dwelling shall have an attached garage with space for not less than two (2) automobiles.

1.04 All structures or improvements commenced by an owner of any Building Lot within the Subdivision must be completed within nine (9) months from the date of commencement.

1.05 A walk light on a pole with photo electric cell (or other darkness sensing technology) that automatically illuminates at darkness is to be installed in the front yard of each Building Lot at the time of construction of a dwelling thereon. The Building Lot owner shall maintain the light in operating condition at all times.

1.06 No detached storage buildings shall be permitted on any building lot.

1.07 No towers of any description or satellite dish antennas greater than thirty-nine (39) inches in diameter will be permitted on any Building Lot without the written approval of the Architectural Control Committee. Said Committee may deny any such request in its sole and absolute discretion or may attach such conditions as it deems necessary or appropriate. Any satellite dish antenna less than thirty-nine (39) inches in diameter shall require Architectural Control Committee approval as to location, color and other aesthetic considerations.

1.08 No residence shall have a sump pump which discharges directly into the street through a curb.

1.09 No building shall be located nearer to any street than the building setback line shown on the recorded plat of the Subdivision. The setback areas designated on the recorded plat shall be for lawn purposes only. This covenant shall not be construed to prevent the use of the setback areas for walks, drives, trees, shrubbery, flowers, or ornamental plants used for the purpose of beautification.

1.10 No structures or materials shall be placed or permitted within the utility or drainage easement areas as designated on the recorded plat of the Subdivision. Plantings within said utility or drainage easement areas are at the Building Lot owner's sole risk of loss if such plantings, as determined solely by the applicable utility authority or the Architectural Control Committee, would damage or interfere with the installation or maintenance of utilities or would change or retard the flow of surface water from its proper course. Each Building Lot owner shall maintain such portion of any utility or drainage easement area as is located upon such owner's Building Lot.



1.11 No business activities of any kind shall be conducted on any Building Lot or open space in the Subdivision without the approval of the Homeowners' Association; provided, however, that the foregoing shall not apply to the business activities of Developer or the construction, sale or maintenance of Building Lots and residences by authorized builders or by Developer, its agents or assigns, during the construction and sales period.

1.12 No clothesline shall be located on any Building Lot except one removable, folding, umbrella-like clothesline. Folding umbrella-like clothesline shall be permitted in the rear patio area only. No laundry articles shall be left outdoors overnight or any time on Saturdays or Sundays.

1.13 No buses, campers, motor homes, trailers, boats, or other similar recreational vehicles shall be stored on any Building Lot unless housed within a garage building. All automobiles, trucks, motorcycles, vans, jet skis, snowmobiles or other such vehicles shall be housed within a garage building. No inoperable vehicles shall be stored on any Building Lot.

1.14 No exterior portion of any Building Lot shall be used as a dumping ground or storage area for rubbish, machinery, scrap, paper, glass or other such materials. Garbage or other waste shall be kept in trash containers. All containers used for the storage or disposal of trash or recyclable materials shall be kept in a clean and sanitary condition and screened from public view. Building materials to be used in the construction of approved structures may be stored on a Building Lot, provided such building materials are incorporated into the approved improvement within ninety (90) days after their delivery to such Building Lot.

1.15 No sod, dirt or gravel, other than incidental to the construction of an approved structure or the normal maintenance of lawn areas, shall be removed from any Building Lot without the written approval of the Architectural Control Committee.

1.16 No weeds, underbrush or unsightly growths or objects of any kind shall be permitted to remain on any Building Lot within the Subdivision. All lawn areas shall be maintained in a neat and orderly manner and shall be mowed on a regular basis. The Homeowners' Association may regulate and control the maintenance of lawn areas by publishing rules and regulations as it deems necessary from time to time.

1.17 No geothermal or solar heating system shall be installed on any Building Lot or on any dwelling thereon without the prior approval of all applicable agencies and the Architectural Control Committee.

1.18 No animals, livestock or poultry of any kind shall be raised, bred or kept on any Building Lot, except that dogs, cats or other usual household pets may be kept



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on a Building Lot, so long as such pets are not kept, bred or maintained for any commercial purpose. No animal shall be permitted to run loose or become a nuisance to any owner of any Building Lot in the Subdivision. The Homeowners' Association may regulate and control the maintenance of such household pets by publishing such rules and regulations as it deems necessary from time to time.

1.19 No sign or billboard shall be erected or displayed on any Building Lot except (a) one (1) sign of no more than five (5) square feet advertising the property for sale; (b) signs used by Developer, its successors and/or assigns, to advertise lots or residences for sale during the construction and sales period; and (c) signs approved by the Architectural Control Committee.

1.20 All tanks for the storage of propane gas, fuel or oil shall be located beneath ground level, except that propane tanks for service to the entire Subdivision or, on a temporary basis, for construction of an approved structure may be located above ground.

1.21 No well for the production of gas, water or oil, whether intended for temporary or permanent purposes, shall be drilled or maintained on any Building Lot without the written consent of the Architectural Control Committee.

1.22 No chain link fence will be permitted on any Building Lot in the Subdivision.

1.23 No above ground swimming pools in place for more than forty-eight (48) consecutive hours will be permitted on any Building Lot in the Subdivision..

1.24 Nothing shall be done, placed or stored on any Building Lot which may endanger the health or unreasonably disturb the occupants of the dwellings on neighboring Building Lots.

1.25 The owner of each Building Lot within the Subdivision, upon acquisition of title to such lot, shall automatically become a member of the Homeowners' Association created in accordance with Article 3.01 hereof. Such membership shall be an appurtenance to and shall not be separated from ownership of the Building Lot and such membership shall terminate upon the sale or other disposition by such member of such lot ownership.

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

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It shall be lawful for the Developer, Hendricks County, the Homeowners' Association or any person or persons owning any real property within the Subdivision to prosecute any proceedings at law or in equity against a person or persons violating or attempting to violate any covenant or restriction contained herein. The proceeding may seek to prevent such person or persons from violating or continuing to violate the restrictions or to recover damages for such violation together with the costs incurred in enforcement of the restrictions.

Article 2. Additional Drainage Easement Restrictions

Drainage easements shown on the recorded plat of the Subdivision may include storm water detention or retention areas designed to direct, detain or retain water. The following covenants and restrictions are for the benefit of all Building Lot owners in the Subdivision and are to run with the land and shall be binding on all parties, on all owners, and all persons claiming under them forever, as follows:

2.01 No owner of any Building Lot in the Subdivision shall do or permit to be done any action or activity which would result in (a) the pollution of any retained water, (b) the diversion of water, (c) a change in the elevation of the water level, (d) silting or (e) an adverse effect on water quality, drainage or proper water management, or which would otherwise impair or interfere with the use of such areas for drainage and related purposes for the benefit of all Building Lot owners.

2.02 No boating, fishing, swimming, ice skating or other recreational activity shall be conducted in, on or above said drainage easement areas.

2.03 The Homeowners' Association shall have the right to establish rules regarding the use of any drainage easement areas, provided such rules are not in conflict with any other provision contained herein, and are reasonably established to protect the safety and welfare of the residents of the Subdivision and their guests, or are established to assure the continued service of the areas for the purposes for which they were designed.

2.04 The Developer, Hendricks County, the Homeowners' Association or any person or persons owning any Building Lot within the Subdivision may prosecute proceedings at law or in equity against any person or persons violating or attempting to violate any of the above covenants and restrictions or seek restraining orders or other mandatory relief for the correction of any interference with or damage to the drainage and detention or retention system, and to recover compensation for any damages incurred by the complaining party together with the costs incurred in enforcement of the restrictions.

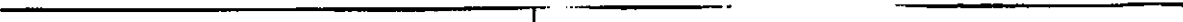
Article 3. Homeowners' Association

3.01 After the recording of this Declaration, Developer shall form and incorporate a Homeowners' Association (the "Association") to promote the common interest of all Building Lot owners, to handle maintenance of certain areas within the Subdivision as set forth below and to promote compliance with the covenants, conditions and use restrictions set forth in this Declaration. The Association shall be comprised of the owners of all the Building Lots in the Subdivision. Developer reserves the right to expand the membership and duties of the Association to include other sections of Bridgewater to be developed in the future. Attached hereto as Exhibit B is a description of real property which may be developed by Developer (the "Expansion Property"), the lot owners of which may, at the option of Developer, be required to become members of the Association. If the Developer elects to develop all or a portion of the Expansion Property and elects to include the owners of lots in such portion of the Expansion Property as members in the Association and to expand the Association's responsibilities to include similar duties for such portion of the Expansion Property, Developer may do so by filing an amendment to this Declaration to include such portion of the Expansion Property within ten (10) years from the date hereof, explicitly setting forth that the lot owners within such portion of the Expansion Property shall become members of the Association and detailing the additional rights and obligations of the Association.

3.02 The management and control of the affairs of the Association shall be vested in its board of directors. The board of directors shall be composed of three (3) members. The three (3) initial members of the board of directors shall be selected by Developer. The three (3) initial members of the board of directors shall serve until (a) that date which is ninety (90) days after 100% of all Building Lots within the Subdivision and 100% of all lots within the Expansion Property which have been developed and made a part of Bridgewater as set forth above in Article 3.01 have been sold, or (b) Developer elects to turn over control of the Association to the Building Lot owners, whichever shall first occur. Upon the incapacity, resignation or death of any initial director, a successor, who shall serve the remaining term of the departed director, shall be appointed by the remaining members of the board of directors within three (3) months after the incapacity, resignation or death of the departed director. Subsequent board members shall be elected by a majority of the Building Lot owners as more fully set forth in the Articles of Incorporation and By-Laws for the Association.

3.03 The Association, or its agents or assigns, shall have the right to enter onto any common area, open space, public right-of-way or landscape easement area as shown on the recorded plat of the Subdivision, if any, or other easement area as it from time to time deems necessary for the purpose of maintaining the same. Such maintenance may include, but shall not be limited to:

- (a) regular mowing, trimming and fertilizing of grassy areas;



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- (b) periodic mulching of flower beds within the Subdivision;
 - (c) regular weeding of flower beds;
 - (d) flower planting within the Subdivision;
 - (e) maintenance of street lighting, if any, and associated electric service billings;
 - (f) repair of any permanent signs;
 - (g) repair of any stone wall, wing wall or fencing;
 - (h) maintenance and repair of any common area amenities;
 - (i) treatment of water in any detention or retention areas to limit algae and grassy growth; and
 - (j) trimming, pruning, removal and replacement of trees and bushes, as necessary.

3.04 It is anticipated that an adjoining subdivision known as The Reserve at Bridgewater (Reserve) will be developed. Within the Reserve, there may be developed common areas that include (i) two lakes and (ii) a pool/recreational facility. None of these areas are part of the Subdivision as shown on the recorded plat. The lakes and pool/recreational facility, if any, are to be constructed for the benefit and use of the residents of the Subdivision as well as the residents of The Reserve at Bridgewater. Hereinafter these lakes and the pool/recreational facility, if any, shall be known as "Joint Common Areas". The maintenance of these Joint Common Areas will be undertaken by the Reserve homeowners association with participation in such maintenance cost shared by the Association. In order to provide maintenance of these Joint Common Areas, the Reserve homeowners association shall have the right to assess the Association up to sixty percent (60%) of the total cost of such maintenance (hereinafter referred to as "Joint Common Area Assessment"), subject, however, to the condition that such Joint Common Area Assessment may not exceed an amount equal to One Hundred Fifty Dollars (\$150.00) per year per Building Lot in the Subdivision on which a dwelling unit exists, which amount may be increased in proportion to any increase in the Consumer Price Index of the U.S. Bureau of Labor Statistics from the base period of December, 1997. The Reserve homeowners association shall provide copies of any maintenance agreements, proposals and/or invoices for services rendered in connection with such maintenance upon written request by the Association.

3.05 For the purpose of providing funds to carry out the responsibilities of the Association hereunder, the Association shall be empowered to levy, assess and collect from the owner of each and every Building Lot in the Subdivision, excepting those Building Lots owned by the Developer, an amount up to Two Hundred Eighty-Five Dollars (\$285.00) per year, irrespective of whether the Subdivision has been completed. Provided, however, that such limit of Two Hundred Eighty-Five Dollars (\$285.00) per Building Lot per year may be increased in proportion to any increase in the Consumer Price Index of the U.S. Bureau of Labor Statistics from the base period of December, 1997. Any fees assessed by the Association in excess of Two Hundred Eighty-Five Dollars (\$285.00) per Building Lot per year, or its adjusted equivalent, must be approved by a majority of the Building Lot owners in the Subdivision. Said Two Hundred Eighty-Five Dollar (\$285.00) assessment fee or its adjusted equivalent, is inclusive of the One Hundred Fifty Dollar (\$150.00) Joint Common Area Assessment referenced in Section 3.04 herein.

3.06 Any amount assessed or levied hereunder by the Association against a Building Lot owner shall become a lien on each Building Lot until paid. Any assessments not paid within thirty (30) days of the due date shall be delinquent. As long as an assessment remains delinquent, a late fee of Ten Dollars (\$10.00) will be charged per month until the assessment is paid in full. In the event any amount so assessed or levied is not paid when due and remains in arrears for more than sixty (60) days, the Association may file with the Hendricks County Recorder a Notice of Lien. The Notice of Lien shall contain a description of the Building Lot against which the lien exists, the name or names of the record owner or owners thereof, and the amount of the unpaid portion of the assessment or assessments. The lien provided for herein shall remain valid for a period of five (5) years from the date a Notice of Lien is duly filed, unless sooner released or satisfied in the same manner provided for by law in the State of Indiana for the release and satisfaction of mortgages on real property or until discharged by the final judgment or order of the Court in an action brought to discharge the lien. The lien shall secure not only the amount of the unpaid assessments, but also the costs incurred in collection, including, but not limited to interest, attorney's fees and court costs. The lien of the assessment provided for herein shall be subject and subordinate to the lien of any duly executed mortgage on any Building Lot recorded prior to the recording of the Notice of Lien. The holder of any such mortgage which comes into possession of a Building Lot pursuant to the remedies provided in the mortgage, foreclosure of the mortgage, or deed or assignment in lieu of foreclosure shall take the property free of claims for unpaid installments of assessments or charges against the Building Lot which become due and payable prior to the time such holder or purchaser takes title to the Building Lot.

3.07 Any and all of the rights, powers, duties and obligations assumed by, reserved to, created in or given to the Association may be exercised by Developer until such time as the Association is formed and control thereof transferred to the Building

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Lot owners. At such time as control of the Association is transferred to the Building Lot owners, Developer may reserve the exclusive right to approve the plot plan, construction plans, color scheme and landscape plan associated with any structure on any Building Lot on which a dwelling unit has not yet been completed and occupied, so long as Developer clearly identifies the Building Lots for which it is retaining such right at the time of the turnover. Developer shall maintain said right of approval for each Building Lot until such time as a dwelling unit has been completed on that Building Lot and occupied by the homebuyer.

Article 4. Architectural Control Committee

An Architectural Control Committee (the "Committee") is hereby established as a standing committee of the Association to carry out the functions set forth for it in this Declaration. The Architectural Control Committee's procedures and duties shall be as follows:

4.01 The Committee shall be composed of three (3) members. The Developer shall appoint each of the three (3) initial members of the Committee.

4.02 The three (3) initial members of the Committee shall serve until such time as the Developer turns over control of the Homeowners' Association to the Building Lot owners, as set forth in Article 3.02 hereof. Any subsequent members shall be appointed by the Association and shall serve for terms of three (3) years, except that the first appointed members of the Committee shall serve for staggered terms of one (1), two (2) and three (3) years as directed by the board of directors of the Association. All members of said Committee shall serve until the expiration of their terms or until their incapacity, resignation or death. Upon the incapacity, resignation or death of a member of the Committee, a successor, who shall serve the remaining term of the departed Committee member, shall be appointed by the board of directors of the Association within three (3) months after the incapacity, death or resignation of the departed member.

4.03 The Use Restrictions require the submission of detailed plans and specifications to the Committee prior to the erection of, placement on, or alteration of any structure or improvement on any Building Lot. The intent is to achieve an architecturally harmonious, artistic and desirable residential subdivision. Therefore, while considering the approval or disapproval of any plans and specifications submitted, the Committee is directed to consider the appropriateness of the improvement contemplated in relation to the improvements on contiguous or adjacent lots, the artistic and architectural merits of the proposed improvement, the adaptability of the proposed improvement to the Building Lot on which it is proposed to be made, and such other matters as may be deemed by the Committee members to be in the interest and benefit of the owners of the Building Lots in the Subdivision as a whole.

4.04 To assist it in making its determinations, the Committee may require that any plans and specifications submitted to the Committee be prepared by a registered architect or civil engineer. The Committee shall also have the right to require any other reasonable data including, but not limited to, grading or elevation plans, material lists, landscape plans and color scheme designations.

4.05 The Committee's decisions shall be in writing and shall be binding upon all parties in interest. The Committee shall approve, disapprove or request additional information with respect to any submitted request for approval within thirty (30) days after said request shall have been properly submitted to the Committee for approval. A properly submitted request shall be in writing and shall comply with the provisions of Article 1.02 hereto. The failure of the Committee to approve, disapprove or request additional information within said time period shall be deemed an approval of any properly submitted request.

4.06 The approval of any plans and specifications by the Committee shall not constitute a representation or warranty by it as to the quality of the workmanship, materials or architectural or engineering design covered thereunder, or the proposed work's feasibility or compliance with any applicable laws.

4.07 If, in the opinion of the Committee, the enforcement of these restrictions would constitute a hardship due to the shape, dimension or topography of a particular Building Lot in the Subdivision, the Committee may permit a variation which will, in its judgment, be in keeping with the maintenance of the standards of the Subdivision.

Article 5. Other Conditions

5.01 All transfers and conveyances of each and every Building Lot in the Subdivision shall be made subject to these covenants and restrictions.

5.02 Any failure to enforce these restrictions shall not be deemed a waiver thereof or an acquiescence in, or consent to, any continuing, further or succeeding violation hereof.

5.03 If any covenant, condition or restriction hereinabove contained, or any portion thereof, is invalid, such invalidity shall in no way affect any other covenant, condition or restriction.

5.04 All costs of litigation and attorney's fees resulting from violation of this Declaration shall be the financial responsibility of the Building Lot owner or owners found to be in violation.

5.05 So long as Developer maintains control of the Association as set forth in Article 3 hereof, Developer reserves the right to amend this Declaration to the extent necessary to conform to any requirements imposed or requested by any governmental agency, public authority or financial institution (including, but not limited to, the U.S. Department of Housing and Urban Development, the U.S. Veterans Administration, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, or similar entity) or to the extent necessary to enable the Developer to meet any other reasonable need or requirement in order to complete the Subdivision, all without the approval of the Building Lot owners, and each Building Lot owner, by the acceptance of a deed to a Building Lot within the Subdivision, consents to this reserved right.

5.06 Only the Building Lots contained in the Subdivision shall be subject to and bound by the restrictions, covenants and conditions set out in this Declaration and none of said provisions shall in any manner affect or be operative in respect to any other land of the owner or its successors or assigns.

IN WITNESS WHEREOF, said Bridgewater Limited LLC has caused this instrument to be executed by its duly authorized representative this 4th day of September, 1997.

Signed and acknowledged
in the presence of:

BRIDGEWATER LIMITED LLC,
an Indiana limited liability company
BY: **REPUBLIC DEVELOPMENT**
CORPORATION, an Ohio corporation,
managing member

Cheryl L. Miller
Tracy Johnson

By: *Richard L. Arnos*
Richard L. Arnos
Vice President

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 4th day of September, 1997, by Richard L. Arnos, Vice President of REPUBLIC DEVELOPMENT CORPORATION, an Ohio corporation, managing member of BRIDGEWATER LIMITED LLC, an Indiana limited liability company, on behalf of the limited liability company.

Cheryl L. Miller
Notary Public



CHERYL L. MILLER
Notary Public, State of Ohio
Commission Expires 3-13-99

**Land Description
BRIDGEWATER SECTION 1**

Part of the East Half of the Southwest Quarter of Section 15, Township 15 North, Range 1 East in Hendricks County, Indiana, being more particularly described as follows:

Commencing at a stone (per plat and survey) at the Southwest Corner of the said Southwest Quarter Section; thence South 89 degrees 55 minutes 56 seconds East (Assumed Bearing) along the South Line thereof a distance of 1360.49 feet to a iron pipe found at the Southwest Corner of the East Half of the said Southwest Quarter Section; thence North 00 degrees 37 minutes 27 seconds East along the West Line of the East Half of the said Southwest Quarter Section a distance of 2673.20 feet to an iron pipe marking the Northwest Corner of the East Half of the said Southwest Quarter Section; thence South 89 degrees 56 minutes 05 seconds East along the North line of the said Southwest Quarter Section a distance of 110.01 feet to the BEGINNING POINT; thence continue South 89 degrees 56 minutes 05 seconds East along the said North Line a distance of 1250.65 feet to a railroad spike marking the Northeast Corner of the said Southwest Quarter Section; thence South 00 degrees 37 minutes 39 seconds West along the East Line of the said Southwest Quarter Section a distance of 543.36 feet; thence South 59 degrees 12 minutes 16 seconds West a distance of 241.02 feet; thence South 23 degrees 00 minutes 55 seconds West a distance of 185.13 feet; thence South 38 degrees 45 minutes 14 seconds West a distance of 37.80 feet; thence North 42 degrees 47 minutes 47 seconds West a distance of 43.21 feet; thence South 47 degrees 12 minutes 13 seconds West a distance of 50.00 feet to a curve having a radius of 975.00 feet, the radius point of which bears South 47 degrees 12 minutes 13 seconds West; thence Northwesterly along the arc of said curve a distance of 99.55 feet to a point which bears North 41 degrees 21 minutes 13 seconds East from said radius point; thence South 41 degrees 21 minutes 13 seconds West a distance of 119.02 feet; thence North 57 degrees 00 minutes 00 seconds West a distance of 349.76 feet; thence North 61 degrees 30 minutes 18 seconds West a distance of 68.42 feet; thence North 32 degrees 31 minutes 31 seconds West a distance of 175.24 feet; thence North 18 degrees 36 minutes 41 seconds West a distance of 131.31 feet; thence North 82 degrees 11 minutes 48 seconds West a distance of 150.29 feet; thence North 29 degrees 11 minutes 01 seconds West a distance of 183.65 feet; thence North 00 degrees 37 minutes 27 seconds East, parallel with the West Line of the East Half of the said Southwest Quarter Section, a distance of 214.10 feet to the BEGINNING POINT, containing 18.731 acres, more or less.

NOTE

This land description was prepared based exclusively upon record deed information and/or prior surveys of the subject premises or its parent. For purposes of the preparation of this description, no survey of the described real estate was performed and no monuments were set.



3020 North Post Road
Indianapolis, Indiana
46226-6518
317-898-8282
317-899-8010 Fax

Engineering
Surveying
GIS • LIS
Geology

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Exhibit B
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Land Description
Remaining Land
BRIDGEWATER

Part of the East Half of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 15, Township 15 North, Range 1 East in Hendricks County, Indiana, being more particularly described as follows:

Commencing at a stone (per plat and survey) at the Southwest Corner of the said Southwest Quarter Section; thence South 89 degrees 55 minutes 56 seconds East (Assumed Bearing) along the South Line thereof a distance of 1360.49 feet to a Iron pipe found at the Southwest Corner of the East Half of the said Southwest Quarter Section; thence North 00 degrees 37 minutes 27 seconds East along the West Line of the East Half of the said Southwest Quarter Section a distance of 2673.20 feet to an iron pipe marking the Northwest Corner of the East Half of the said Southwest Quarter Section; thence South 89 degrees 56 minutes 05 seconds East along the North line of the said Southwest Quarter Section a distance of 1360.66 feet to a railroad spike marking the Northeast Corner of the said Southwest Quarter Section; thence South 00 degrees 37 minutes 39 seconds West along the East Line of the said Southwest Quarter Section a distance of 543.36 feet to the BEGINNING POINT; thence continue South 00 degrees 37 minutes 39 seconds West along the said East Line a distance of 793.26 feet to the Northwest Corner of the Southwest Quarter of the said Southeast Quarter Section; thence South 89 degrees 59 minutes 57 seconds East along the North Line of the Southwest Quarter of the said Southeast Quarter Section a distance of 1362.94 feet; thence South 00 degrees 54 minutes 13 seconds West a distance of 1337.51 feet to the South Line of the Southwest Quarter of the said Southeast Quarter Section; thence North 89 degrees 57 minutes 56 seconds West along the said South Line a distance of 1356.49 feet to a 5/8 inch rebar marking the Southeast Corner of the East Half of the said Southwest Quarter Section; thence North 89 degrees 55 minutes 56 seconds West along the South Line of the said Southwest Quarter Section a distance of 1008.33 feet; thence North 09 degrees 58 minutes 51 seconds West a distance of 81.08 feet; thence North 30 degrees 06 minutes 03 seconds West a distance of 180.88 feet; thence North 17 degrees 45 minutes 30 seconds West a distance of 129.89 feet; thence North 72 degrees 14 minutes 30 seconds East a distance of 256.43 feet; thence North 44 degrees 27 minutes 05 seconds East a distance of 85.26 feet; thence North 45 degrees 32 minutes 55 seconds West a distance of 93.98 feet; thence North 45 degrees 21 minutes 25 seconds East a distance of 233.65 feet; thence North 01 degrees 20 minutes 55 seconds East a distance of 461.83 feet; thence North 42 degrees 44 minutes 16 seconds East a distance of 423.43 feet; thence North 22 degrees 39 minutes 08 seconds East a distance of 202.28 feet; thence North

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Page 2 of 2
Bridgewater Remaining Land

38 degrees 45 minutes 14 seconds East a distance of 187.58 feet; thence North 23 degrees 00 minutes 55 seconds East a distance of 185.13 feet; thence North 59 degrees 12 minutes 16 seconds East a distance of 241.02 feet to the BEGINNING POINT, containing 74.830 acres, more or less.

NOTE

This land description was prepared based exclusively upon record deed information and/or prior surveys of the subject premises or its parent. For purposes of the preparation of this description, no survey of the described real estate was performed and no monuments were set.

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