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DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF

BRITTON RIDGE

JAN 24 1994

This Instrument Recorded
Sharon K. Cherry, Recorder, Hamilton County, IN

THIS DECLARATION, made on the 11th day of January, 1994, by **CROSSMANN COMMUNITIES PARTNERSHIP, an Indiana general partnership**, ("Declarant"),

WITNESSES:

WHEREAS, Declarant is the owner of certain real estate (the "Property"), located in Hamilton County, Indiana, which is more particularly described in Exhibit "A", attached hereto and by this reference, made a part hereof. The real estate described has or will be divided into sections all in a subdivision known as **BRITTON RIDGE**.

NOT, THEREFORE, Declarant hereby declares that all the Property shall be held, sold and conveyed subject to the following easements, restrictions, limitations, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

Name

The subdivision of the Property created by this Declaration shall be known and designated as **BRITTON RIDGE**, a subdivision located in Hamilton County, Indiana.

ARTICLE II

Definitions

Section 2.1 "Articles" means the Articles of Incorporation of the Association (as hereinafter defined) filed, or to be filed, with the Office of the Secretary of State of Indiana, as the same are or hereafter may be amended from time to time.

Section 2.2 "Association" means the **BRITTON RIDGE HOMEOWNERS ASSOCIATION, INC.**, a non-profit corporation, its successors and assigns.

Section 2.3 "Board of Directors" means the Board of Directors of the Association.

Section 2.4 "Common Area" means: (1) the portions of the Property as hereinafter

INSTA. # 94 03741

defined), including improvements thereto, facilities and personal property owned, to-be-owned, leased or to-be-leased by the Association from time to time for the common use, benefit and enjoyment of the Owners (as hereinafter defined), and (2) items (if any) deemed Common Area for maintenance purposes only. Unless expressly stated to the contrary, the term Common Area as used herein (whether or not so expressed) shall include all portions of the Property designated on the Plat (as hereafter defined) as a "Block", "Common Area", or such other areas within the Property that are not otherwise identified on the Plat (as hereafter defined) as a lot or street. The Common Area to be conveyed to the Association at the time of conveyance of the first Lot to an Owner is described in the Plat as hereinafter defined.

Section 2.5 "Common Expenses" shall mean and refer to expenses of administration of the Association, and expenses for the upkeep, maintenance, repair and replacement of all Common Area, and all sums lawfully assessed against the Owners by the Association, and all sums, costs and expenses declared by this Declaration to be Common Expenses.

Section 2.6 "Declarant" means the **CROSSMANN COMMUNITIES PARTNERSHIP, an Indiana general partnership** and its successors and assigns as a declarant.

Section 2.7 "Development Period" means the period of time commencing with Declarant's acquisition of the Property and ending when Declarant has completed the development and sale of, and no longer owns, any Lot or any other portion of the real estate in the Property.

Section 2.8 "Dwelling Unit" means any single-family residences situated upon a Lot (as hereafter defined).

Section 2.9 "Lot" means any parcel of land designated as such upon the Plat (as hereinafter defined) or, after construction, that parcel of land upon which there is constructed a Dwelling that is conveyed to an Owner (as hereinafter defined) by the Declarant. Subject to any necessary approval of the appropriate governmental authority, a "Lot" may contain portions of real estate greater or less than its originally platted dimensions should the Declarant deem it advisable in order to accommodate the construction of a Dwelling Unit.

Section 2.10 "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, including contract sellers, but otherwise excluding those having such interest merely as security for the performance of an obligation. Unless specifically indicated to the contrary, the term "Owner" shall include the Declarant.

Section 2.11 "Plat" means the subdivision plats of the Property, as the same may be hereafter amended or supplemented pursuant to this Declaration.

Section 2.12 "Property" means the real estate described in Exhibit "A".

2
9403941

ARTICLE III

Property Rights, Easements and Encroachments

Section 3.1 Owners' Easements of Enjoyment of Common Area. Every Owner shall have a nonexclusive right and easement of enjoyment, in common with all Owners, in and to the Common Area owned by the Association which shall be appurtenant to and shall pass with title to every Lot (in the form of a right to membership in the Association), subject to the following provisions:

- (a) The Common Area designated on the plat as Block "H" is for the sole and exclusive benefit of the Owner(s) of Lot(s) which adjoin and abutt said Block "H";
- (b) The right of the Association to charge reasonable admission and other fees for the use of recreational facilities, if any, situated upon the Common Area owned by the Association;
- (c) The right of the Association to suspend the voting rights and right to use of any recreational facilities, if any, by any Owner (i) for any period during which any assessment remain unpaid and (ii) for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;
- (d) The right of the Association to promulgate reasonable rules and regulations governing the use of the Common Area owned by the Association including, without limitation, parking, swimming, boating, fishing, (including the denial thereof of any such rights) and upon improvements, additions or alterations to the Lots and the Common Area owned by the Association;
- (e) The rights of Declarant as provided in this Declaration, as the same may be amended from time to time;
- (f) The right of the Association to mortgage any or all of the Common Area owned by the Association, upon the approval of two-thirds (2/3) of the membership of each class of members of the Association;
- (g) The easements reserved elsewhere in this Declaration and the right of the Association to grant further reasonable utility easements across and through the Common Area owned by the Association for the benefit of its members;
- (h) The right of the Association to dedicate or transfer all or any part of the Common Area owned by the Association to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members or otherwise allowed pursuant to this Declaration, as amended. No such dedication or transfer, except as allowed pursuant to this Declaration, shall be effective unless there is recorded an instrument agreeing to such dedication or transfer signed by two-thirds (2/3) of the membership of each class of members of the Association; and

(i) All other rights, obligations and duties as set forth in this Declaration, as the same may be from time to time amended or supplemented.

Section 3.2 Delegation of Use. In accordance with the By-Laws and any reasonable and nondiscriminatory rules and regulations promulgated from time to time by the Association, and subject to the rights of others as set forth in this Declaration, any owner may assign his or her right of enjoyment of the Common Area owned by the Association, to family members, guests, tenants or contract purchasers who reside on the Lot.

Section 3.3 Certain Obligations and Access Rights to the Common Area.

(a) Except as otherwise set forth in this Declaration, the Association, subject to the rights of the Owners as set forth in this Declaration, shall be responsible for the management and control, for the exclusive benefit of the Owners as provided herein, of the Common Area owned by the Association and for the maintenance of the same in good, clean, attractive, safe and sanitary condition, order and repair.

(b) The Association shall have and is hereby granted a general right of access and easement to all of the Common Area owned by the Association and across the Lots, at reasonable times and at any time in case of emergency, as reasonably required by its officers, directors, employees and their agents an independent contractors, to the full extent necessary or appropriate to perform its obligations and duties as set forth in this Declaration. The easements and rights specified herein also are reserved for the benefit of Declarant so long as Declarant owns any portion of the Property and for so long as Declarant may be liable under any builder's warranty.

Section 3.4 Drainage, Utility, Sewer and Other Development Easements. The following rights reserved in this Section shall not be exercised, after the conveyance of any Lot, in a manner that (i) unreasonably and adversely affects any Dwelling Unit or portion thereof located upon such Lot or the Owner's use or enjoyment thereof, or (ii) unreasonably restricts the rights of ingress and egress to such Lot. The following rights and easements reserved by Declarant in this Section shall run with the land, and Declarant's right to further alter or grant easements shall automatically terminate and pass to the Association one (1) year after Declarant shall have conveyed the last Lot within the Property.

(a) Declarant hereby reserves unto itself during the Development Period, and thereafter unto any public or private utility, an undefined easement ("Drainage, Utility and Sewer Easement") for drainage, utility and sewer purposes in, on and over all of the Common Area and Lots, so as to permit Declarant to properly install and allow to be maintained all electrical, telephone, water, gas, sanitary and storm sewer, television (including but not limited to cable and/or satellite) transmission facilities, security systems and other utility services (including all necessary lines, pipes, wires, cables, ducts, antennae and other equipment and facilities) to serve any Dwelling Unit constructed on the Property. Any Drainage Utility and Sewer Easement shall include all areas of the Property outside any Dwelling Units, with the exception of any areas covered by chimneys, or patios. Improvements or permanent structures installed within the

Common Area are subject to the rights (including the right to remove where reasonably necessary without duty of replacement or reimbursement of the Declarant and any public or private utility to construct, maintain, repair or replace any necessary facilities. This easement shall be in addition to any easement defining drainage, sewer, utility, cable, transmission, flowage or similar type easement.

(b) Declarant reserves unto itself during the Development Period, and thereafter unto the Association, an easement ("Lake Easement") and right-of-way in and to any areas now or hereafter shown on the Plat as a "Block", or any other Common Area within the Property used as a water retention or detention area, for the purpose of establishing and maintaining proper surface water drainage throughout the Property, and an easement of ingress and egress through so much of the remainder of the Property as is reasonably necessary or appropriate, to perform such actions as Declarant or the Association deem necessary or appropriate, for the purpose of establishing and maintaining proper surface water drainage throughout the Property, which such actions shall include the construction, repair and maintenance of retention and detention ponds or lakes in accordance with the requirements of applicable law and of all governmental agencies having jurisdiction (without undertaking any obligation or duty to exceed such requirements).

(c) Declarant reserves unto itself during the Development Period, and thereafter unto the Association, the right and an undefined easement ("Sign and Facilities Easement") to install, erect, construct and maintain an entryway sign or signs, directional signs, lighting, walkways, pathways, fences, walls and any other landscaping, architectural and recreational features or facilities considered necessary, appropriate, useful or convenient, anywhere upon the Property (except upon any Lot after the first conveyance thereof). Any signs shall comply with any applicable zoning requirements and all such facilities shall be maintained by the Association as a part of its Common Area maintenance obligations.

(d) Declarant reserves unto itself during the Development Period, and thereafter unto the Association, the full right, title and authority to:

- (i) Relocate, alter or otherwise change the location of any Drainage, Flowage, Utility, Sewer and Lake, Sign and Facilities Easement, or any facility at any time located therein or thereon;
- (ii) Grant such further easements, licenses and rights-of-way, temporary or permanent, exclusive or non-exclusive, surface or otherwise, as Declarant may deem necessary or appropriate, for ingress and egress, utility and similar purposes on or within any portion of the Property, for the benefit of any of the real estate described in Exhibit "A"; and,
- (iii) Describe more specifically or to change the description of any Drainage, Flowage, Utility, Sewer, Lake, Sign and Facilities Easement or any other easement, license or right-of-way now or hereafter existing on the Property, by written instrument, amended Plat or amendment to the Plat recorded in the Office of the Recorder of Hamilton County, Indiana.

5
9403741

(c) The title of the Association (as to the Common Area owned by the Association during the Development Period) and of any Owner of any Lot shall be subject to the rights and easements reserved herein.

Section 3.5 Easement for Emergency Purposes. An easement is hereby dedicated and granted for use in the case of an emergency by emergency vehicles such as fire trucks, police cars and ambulances and emergency personnel, public and private, over and upon the Common Area.

Section 3.6 Fee Title to Lot. The fee title to any Lot described as bounded by any street, lane, walkway, park, pond, lake, or any other common property which has not been dedicated or accepted by the public and the fee title to any Lot shown on any recorded plat of **BRITTON RIDGE** as abutting upon any such common property shall not extend upon such common property and the fee title to such common property is reserved to the grantor to be conveyed to the **BRITTON RIDGE HOMEOWNERS ASSOCIATION** for the common enjoyment of all residents in **BRITTON RIDGE**.

Section 3.7 Drainage Easements. There are strips of ground reserved for drainage and utility easements ("D. & U.E.") shown on this plat which are hereby reserved to the appropriate governmental entities for the installation and maintenance of swales, ditches, pipes, drains, manholes, detention and retention areas or other drainage facilities. Purchasers of lots in this subdivision shall take title subject to the easements hereby created and subject at all times to the rights of proper authorities to service and maintain the drainage facilities and easements hereby created and no permanent structure of any kind and no part thereof except fences which do not retard or impede the flow of drainage water, shall be built, erected or maintained on said drainage easements. It shall be the responsibility of the Association and the owners of the areas enclosed within the drainage easements to maintain such areas in such conditions that the flow of storm drainage waters on, across and from said areas shall not be impeded, diverted or accelerated. Such use for storm water movement or retention or detention is hereby declared to be an easement and servitude upon said land for the benefit of the owners of other land included within the Plat, upstream or downstream, affected by such use and for any proper governmental agency or department. All proper governmental agencies or departments are hereby given the right to obtain access to such areas to perform maintenance and to perform such maintenance as may be necessary to protect that easement and servitude rights. It shall be the responsibility of the Association and the owner of any lot or parcel of land within the plat to comply at all times with the provisions of the drainage plan as approved for this plat by the appropriate governmental agency or department and the requirements of all drainage permits for the plat issued by those agencies. Failure to so comply shall operate as a waiver and release of the developer, his engineer and agents from all liability as to damage caused by storm waters or storm drainage.

Further, there are easements and servitudes upon the land within the plat in favor of surface water runoff along natural valleys and drainage channels running to owners of other land contained within the Plat, upstream and downstream. It shall be the responsibility of the Association and the owners of these natural valleys and channels to use their land and maintain

said natural valleys and channels in such manner and condition that the flow of storm drainage waters on, across, from and to such areas shall not be impeded, diverted or accelerated.

Section 1.8 Street Dedication. All streets now or hereafter located upon the Property are hereby dedicated to the public.

ARTICLE IV

Association Membership, Voting Rights Board of Directors and Professional Management

Section 4.1 Membership. Initially, the person(s) who serve as incorporator(s) of the Association shall be the member(s) (the "Initial Member(s)"). The Initial Member(s) shall remain member(s) of the Association until the Association Articles of Incorporation are accepted by the Indiana Secretary of State, at which time the Initial Member(s) shall cease to be member(s) unless they also qualify as Class A or Class B members. Every Owner of a Lot which is subject to assessment shall be a member of the Association. Apart from the Initial Member(s), a membership in the Association shall be appurtenant to and may not be separated from ownership of any Lot.

Section 4.2 Classes of Membership and Voting Rights. The Association shall have the following two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant. Class A members shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as the members holding an interest in such Lot determine among themselves, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member shall be the Declarant. The Declarant shall be entitled to five (5) votes for each Lot owned. For purposes of this calculation, it shall be assumed that Declarant owns 241 Lots, which number shall be reduced as Lots are conveyed by the Declarant to an Owner. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier: (a) when the total number of votes outstanding in the Class A membership is equal to the total number of votes outstanding in the Class B membership; or, (b) December 31, 1998.

Section 4.3 Board of Directors. The Owners shall elect a Board of Directors of the Association as prescribed by the Association's Articles and By-Laws. The Board of Directors shall manage the affairs of the Association. Directors need not be members of the Association.

Section 4.4 Professional Management. No contract or agreement for professional

management of the Association, nor any other contract between Declarant and the Association, shall be for a term in excess of three (3) years. Any such agreement or contract shall provide for termination by either party with or without cause and without payment of any termination fee upon written notice of ninety (90) days or less.

ARTICLE V

Covenant for Maintenance Assessments

Section 5.1 *Creation of the Lien and Personal Obligation of Assessments.* Declarant, for each Lot now or hereafter owned by it within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association:

- (a) Regular Yearly Assessments (for maintenance, repairs and ordinary operating expenses, including Common Expenses);
- (b) Special Assessments for capital improvements and operating deficits and for special maintenance or repairs as provided in this Declaration.

Such assessments shall be established, shall commence upon such dates and shall be collected as hereinafter provided. All such assessments, together with prejudgment interest at eight percent (8%) per annum, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to such Owner's successors in title unless expressly assumed by them.

Section 5.2 *Purpose of Regular Yearly Assessments.* The Regular Yearly Assessments levied by the Association shall be used exclusively, in the reasonable discretion of the Board of Directors of the Association, for the promotion of the recreation, health, safety and welfare of the residents in the Property, for the improvement, maintenance and repair of the Common Area, for the performance of the obligations and duties of the Association and for other purposes only as specifically provided herein. As and if necessary, a portion of the Regular Yearly Assessments shall be set aside or otherwise allocated in a reserve fund for the purpose of providing repair and replacement of the Common Area, and other capital improvements which the Association is required to maintain.

Section 5.3 *Maximum Regular Yearly Assessments.*

- (a) Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum Regular Yearly Assessment on any Lot shall be \$120.00 per Lot per year.

(b) From and after January 1 of such year, the maximum Regular Yearly Assessment may be increased each calendar year not more than 10% above the maximum Regular Yearly Assessment for the previous year, without a vote of the membership.

(c) From and after January 1 of such year, the maximum Regular Yearly Assessment may be increased each calendar year by more than 10% above the maximum Regular Yearly Assessment for the previous year, with the approval of two-thirds (2/3) of those members of each class of members who cast votes in person or by proxy at a meeting duly called for this purpose.

(d) The Board of Directors from time to time may fix the Regular Yearly Assessment, without any vote of the membership, at any amount not in excess of the maximum.

Section 5.4 Special Assessments for Capital Improvements and Operating Deficits. In addition to the Regular Yearly Assessments authorized above, the Association may levy a Special Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of any capital improvement which the Association is required to maintain, or to recover any operating deficits which the Association may from time to time incur, provided that any such assessment shall have the assent of two-thirds (2/3) of those members of each class of members who cast votes in person or by proxy at a meeting duly called for this purpose.

Section 5.5 Notice and Quorum for Any Action Authorized Under this Article. Written notice of any meeting called for the purpose of taking any action authorized under this Article shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of the membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 5.6 Uniform Rate of Assessment. Regular Yearly Assessments and Special Assessments for capital improvements and to recover operating deficits must be fixed at a uniform rate for all Lots, except that Declarant and any individual or entity purchasing a Lot or Lots solely for the purpose of construction of a for-sale Dwelling Unit thereon (a "Builder") shall pay only twenty-five percent (25%) of the Regular Yearly Assessments and Special Assessments so long as any Dwelling Unit constructed upon a Lot by Declarant or Builder has not been conveyed to an Owner intending to occupy or rent said Dwelling Unit as a residence or leased to an individual or entity for use as a residence.

Section 5.7 Date of Commencement of Yearly Assessments: Due Dates. The Regular Yearly Assessment provided for herein shall commence as to each Lot within a recorded plat the first day of the first month following conveyance of the Common Area within such plat to the Association, or if there is no Common Area, the first day of the first month following the

recording of such plat. The Board of Directors shall fix any increase in the amount of the yearly assessments at least thirty (30) days in advance of the effective date of such increase. Written notice of any increase in the Regular Yearly Assessment, and written notice of any Special Assessment and such other assessment notices as the Board of Directors shall deem appropriate, shall be sent to every Owner subject thereto. The due dates for all assessments, and the assessment and collection period (i.e., annual, monthly, lump-sum or otherwise) for any Special Assessments, shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate in recordable form signed by an Officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate from the Association regarding the status of assessments for any Lot shall be binding upon the Association as of the date of its issuance.

Section 5.8 Effect of Nonpayment of Assessments; Remedies of the Association. If any assessment (or periodic installment of such assessment, if applicable) is not paid on the due date established therefor pursuant to this Declaration, then the entire unpaid assessment (together with interest thereon, costs and attorneys' fees as provided in this Declaration) shall become delinquent and shall constitute a continuing lien on the Lot to which such assessment relates, binding upon the then Owner, his heirs, devisees, successors and assigns. The personal obligation of the then Owner to pay such assessments, however, shall not pass to such Owner's successors in title unless expressly assumed by them. If any assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at one rate of eight percent (8%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property, or both. In such event, there shall be added to the amount of such assessment the costs of preparing and filing the complaint in such action; and in the event a judgment is obtained such judgment shall include interest on the assessment as above provided, costs of the action and reasonable attorneys' fees to be fixed by the Court. No owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area owned by the Association or abandonment of his Lot.

Section 5.9 Subordination of the Lien to Mortgages; Sale or Transfer. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. The sale or transfer of any Lot pursuant to the foreclosure of any first mortgage on such Lot (without the necessity of joining the Association in any such foreclosure action) or any proceedings or deed in lieu thereof shall extinguish the lien of all assessments becoming due prior to the date of such sale or transfer. No sale or transfer of any Lot (whether voluntary or pursuant to foreclosure or otherwise) shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof; and, except as hereinabove provided, the sale or transfer of any Lot shall not affect the lien of assessments becoming due prior to the date of such sale or transfer except to the extent that a purchaser may be protected against the lien for prior assessments by a binding certificate from the Association, issued pursuant to this Declaration, as to whether or not such assessments have been paid.

ARTICLE VI

Use, Restrictions, and Architectural Control

Section 6.1 Lot Use and Conveyance. All Lots shall be used exclusively for single family detached residential purposes, except that Declarant, during the Development Period, reserves (a) the rights provided in this Declaration respecting the Property generally, and (b) the right to subdivide, dedicate or otherwise convey or designate all or any portion of any one or more Lots which it may own from time to time for recreational or other common uses and benefit of all Owners and other members of the Association. Any Lot or portion thereof so designated for common use shall become part of the Common Area owned by the Association, and reasonable rules and regulations shall be promulgated and enforced with respect thereto so that the use and enjoyment of adjacent lots by the Owners thereof shall not be unreasonably disturbed. Except as provided in the Declaration, no Lot shall be subdivided to form units of less area. Each Lot shall be conveyed as a separately designated and legally described freehold estate subject to the covenants, conditions and restrictions contained herein.

Section 6.2 Architectural Control. No building, fence, wall or other structure, except original construction of Dwelling Units by or on behalf of the Declarant shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein, other than by the Declarant, be made until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Declarant until the end of the Development Period and thereafter by the Board of Directors of the Association. After the Development Period, the Board may appoint three (3) or more representatives to an Architectural Committee. Any change in the appearance or the color of any part of the exterior of a residence shall be deemed a change thereto and shall require the approval thereof as above provided. In the event that written approval is not received as required hereunder within thirty (30) days after complete plans and specifications have been submitted, approval will not be required and this Section will be deemed to be fully complied with.

Section 6.3 Leasing. Any Lot may be leased by its Owner.

Section 6.4 Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any of said Lots, except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes.

Section 6.5 Outside Storage. All clotheslines, equipment, garbage cans, service yards, woodpiles or storage piles shall be kept from view of neighboring homes and streets. All rubbish, trash or garbage shall be regularly removed from the premises, and shall not be allowed to accumulate thereon. Trash must be stored in enclosed containers.

Section 6.6 Setback Lines. Front Building lines are hereby established as shown on the

foregoing plat between which line and the right-of-way lines there shall be erected, place or altered no structure or part thereof except that fences in keeping with architectural style as specifically approved by the Association Board of Directors or Architectural Review Committee will be permitted, except that in no case will such fences be permitted on the public right-of-way. The building lines which are from public right-of-way lines are parallel to and measured perpendicularly from these public right-of-way lines.

Section 6.7 Side Setbacks. The minimum side yard and minimum rear yard requirements shall be those established by the applicable zoning ordinance.

Section 6.8 Temporary Structures and Outbuildings. No structure of a temporary character, tent, shack, basement, garage, barn or other out-building shall be erected, placed, or altered upon any lot FOR USE AS A RESIDENCE either temporarily or permanently or at any time be used for such purpose.

Section 6.9 Motor Vehicle Repair and Storage. The repair or storage of inoperative motor vehicles or material alteration of motor vehicles shall not be permitted on any lot unless entirely within a garage permitted to be constructed by these covenants, conditions and restrictions.

Section 6.10 Nuisances. No noxious or offensive activities shall be carried on or be permitted to exist on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance. Any structure or building permitted to be constructed on any lot by these covenants, which may be all or in part destroyed by fire, wind, storm or any other reason, shall be rebuilt and restored to its previous condition within a reasonable length of time, and all debris accumulated in connection therewith shall be removed within a reasonable time after any such occurrence.

Section 6.11 Permitted Uses. No use shall be made of any lot in this subdivision except as permitted by the applicable zoning ordinance under which this Property is developed.

Section 6.12 Drains. No house footing drain or roof water drain shall be discharged into the sanitary sewers.

Section 6.13 Number of Dwelling Units. The number of Dwelling Units shall not exceed the number of platted lots within the Property.

Section 6.14 Residential Use. Lots may be used only for residential purposes and only for one single-family dwelling, a private garage, and other such outbuildings as are usual and incidental to the use of a residential lot may be constructed thereon. All lots in this subdivision shall be designated as residential lots, and no home shall exceed two and one half (2-1/2) stories or thirty-five (35) feet in height.

Section 6.15 Size. Subject to any further restrictions imposed by any recorded commitment, every single-family dwelling erected, placed, altered or maintained on any lot within

this subdivision shall have a minimum living area exclusive of open porches, unfinished basements and attached garages of not less than what is required by the applicable zoning ordinances.

Section 6.16 Unsightly Growth. In order to maintain the standards of the Property, no woods, underbrush or other unsightly growths shall be permitted to grow or remain upon any land, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. Failure to comply shall warrant the Declarant or the Association to cut woods or clear the refuse from the Property at the expense of the Owner, and there shall be a lien against said Property for the expense thereof, which lien shall be due and payable immediately. If such lien is not promptly paid, the Association or the Declarant may file suit and recover such amount together with reasonable attorneys fees and costs of collection.

Section 6.17 Site Visibility. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) feet 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 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 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. No fences shall be permitted to be constructed between the front set back line and the street curb.

Section 6.18 Semi-tractor trucks and trailers. No semi-tractor trucks and/or semi-tractor trailers shall be permitted to park on the Property for more than eight (8) hours unless fully enclosed inside a building, or unless the same is necessary and incident to the Declarant's, builder's or Association's business on the Property.

Section 6.19 Lake Area. Except as otherwise provided, access to any lake area, if any, that is a part of the Common Area owned by the Association may be restricted by the Board of Directors of the Association. Except as otherwise provided, no individual using a Lake, if any, has the right to cross another lot or trespass upon shoreline not within a Common Area owned by the Association, subject to the rights of the Declarant, the Association, their employees, heirs, successors and assigns as set forth in the Declaration. No one shall do or permit any action or activity which could result in pollution of any Lake, diversion of water, elevation of any Lake level, earth disturbance resulting in silting or any other conduct which could result in an adverse effect upon water quality, drainage or proper Lake management except as provided in the Declaration. Any Lake may not be used for swimming, boating, fishing or for any other purpose, except for drainage of the Property, unless expressly and specifically approved by the Association Board of Directors in writing and allowed by law. Only the Declarant and the Association shall have the right to store items or develop recreational facilities upon any Common Area owned by the Association adjacent to a Lake.

Section 6.20 Rules and Regulations. The Board of Directors from time to time may promulgate further rules and regulations concerning the use of Lots and the Common Area owned by the Association. A majority of those Owners voting at a meeting called for the purpose may rescind or modify any rule or regulation adopted by the Board of Directors. Copies of all rules and regulations shall be furnished by the Board to all Owners, at the Owner's last known address, prior to its time when the same shall become effective. The Association shall have current copies of the Declaration, Articles and By-Laws, and other rules concerning the Property as well as its own books, records and financial statements available for inspection by Dwelling Unit Owners or by holders, insurers and guarantors of first mortgages, that are secured by Dwelling Units in the Property. These documents shall be available during normal business hours or under other reasonable circumstances.

Section 6.21 Development and Sale Period. Nothing contained in this Article 6 shall be construed or interpreted to restrict the activities of Declarant or a Builder in connection with the development of the Property and sale of Lots. During the Development Period, Declarant or a Builder shall be entitled to engage in such activities and to construct, install, erect and maintain such facilities, upon any portion of the Property at any time owned or leased by Declarant or a Builder, as in the sole opinion of Declarant or a Builder may be reasonably required, or convenient or incidental to, the development of the Property and sale of the lots; such facilities may include, without limitation, storage areas, signs, parking areas, model residences, construction offices, sales offices and business offices.

Section 6.22 Outside Use of Lots. Except in an individual patio area appurtenant to a Dwelling Unit, no planting or gardening shall be done, and no fences, hedges, walls or other improvements shall be erected or maintained upon the Property except such as installed in accordance with the initial construction of the buildings located thereon or as approved by the Board of Directors. Above ground swimming pools are prohibited on the Property.

ARTICLE VII

Maintenance, Repairs and Replacements

Section 7.1 By Owners. Except as specifically provided in this Declaration, each Owner shall furnish and be responsible for the maintenance of all portions of his Lot. All fixtures and equipment installed within or as part of the Dwelling Unit, commencing at the points where the utility lines, pipes, wires, conduits or systems enter the Lot upon which said Dwelling Unit is located, shall be maintained and kept in repair by the Owner thereof. Each Owner shall promptly perform all maintenance and repair of his Lot and Dwelling Unit which, if neglected, might adversely affect any other Lot or Dwelling Unit or any part of the Common Area owned by the Association. Such maintenance and repairs include, but are not limited to, all exterior surface, siding, roof, gutters, internal water lines, plumbing, electric lines gas lines, appliances, and all other fixtures, equipment and accessories belonging to the Owner and a part of or appurtenant to his Dwelling Unit or Lot.

Section 7.2 Common Properties and Lawns by the Association.

(a) The Association, as part of its duties, and as part of the Common Expenses, shall provide for:

(i) Maintenance of the Common Area. Maintenance of the Common Area shall include, but shall not be limited to, fertilizing, mowing and replanting when necessary of the grass and trees and maintenance of any other improvement within the Common Area.

(ii) Maintenance of the Entry Signs and perimeter landscaping installed by the Declarant.

The Board of Directors may adopt such other rules and regulations concerning maintenance, repair, use and enjoyment of the Common Area owned by the Association (or any items deemed Common Area for purposes of maintenance only) as it deems necessary.

(b) Notwithstanding any obligation or duty of the Association to repair or maintain any of the Common Area owned by the Association (or any items deemed Common Area for purposes of maintenance only), if, due to the willful, intentional or negligent acts or omissions of an Owner or a member of his family or of a guest, tenant, invitee or other occupant or visitor of such Owner, damage shall be caused to the Common Area owned by the Association (or any items deemed as such for purposes of maintenance only), or if maintenance, repairs or replacements shall be required thereby which would otherwise be at the Common Expense, then such Owner shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Association, unless such loss is covered by the Association's insurance with such policy having a waiver of subrogation clause. If not paid by such Owner upon demand by the Association, the cost of repairing such damage shall be added to and become a part of the assessment to which such Owner's Lot is subject.

(c) The authorized representatives of the Association, the Board of Directors and the Managing Agent for the Association (if any) is hereby granted an easement for access upon and to any Lot as may be required in connection with maintenance only, repairs or replacements of or to the Common Area owned by the Association or any items deemed as Common Area for purposes of maintenance only, including, but not limited to, access to any easements reserved by any subdivision plat of any portion of the Property for such purposes.

ARTICLE VIII

Insurance

Section 8.1 Liability Insurance. The Association shall purchase a master comprehensive general liability insurance policy in such amount or amounts as the Board of Directors shall deem appropriate from time to time. Such comprehensive general liability insurance policy shall cover the Association, its Board of Directors, any committee or organ of the Association or Board of

Directors, all persons acting or who may come to act as agents or employees of any of the foregoing with respect to the Association. It shall also cover all Common Area owned by the Associations, public ways and any other areas under the Association's control or supervision. The premiums for all such liability policies shall be a Common Expense.

Section 8.2 Fidelity Bonds. The Association shall have blanket fidelity bonds for anyone who either handles or is responsible for funds held or administered by the Association, whether or not they receive compensation for their services. The Association bonds shall name the Association as the obligee and the premium shall be paid as a Common Expense by the Association. Any management agent that handles funds for the Association shall be covered by its own fidelity bond, which must provide the same coverage required of the Association. The Association shall be named as an additional obligee in the management agent's bond. The fidelity bond shall cover the maximum funds that will be in the custody of the Association or its management agent at any time while the bond is in force. In addition, the fidelity bond coverage must at least equal one (1) years' assessments on all Dwelling Units in the Property, plus the Association's reserve funds. If available, the fidelity bonds must include a provision that calls for ten (10) days' written notice to the Association or insurance trustee before the bond can be canceled or substantially modified for any reason.

Section 8.3 Miscellaneous Insurance Provisions. The Association shall obtain any other insurance required by law to be maintained, including but not limited to workmen's compensation insurance, and such other insurance as the Board of Directors shall from time to time deem necessary, advisable or appropriate. Such insurance coverage shall also provide for and cover cross liability claims of one insured party against another insured party. Such insurance shall inure to the benefit of the Association, its Board of Directors and any managing agent acting on behalf of the Association. The premiums for all such insurance coverage shall be a Common Expense.

Section 8.4 Casualty and Restoration. Damage to or destruction of any Common Area actually owned by the Association due to fire or any other casualty or disaster shall be promptly repaired and reconstructed by the Association and the proceeds of insurance, if any, shall be applied for that purpose. The same obligation shall apply to an Owner, and not the Association, for damage or destruction to the Owner's Dwelling Unit. For purposes of this Section, repair, reconstruction and restoration shall mean construction or rebuilding of the damaged property to as near as possible the same condition as it existed immediately prior to the damage or destruction, with the same or a similar type of architecture.

Section 8.5 Insufficiency of Insurance Proceeds. If the insurance proceeds received by the Association as a result of any such fire or any other casualty or disaster are not adequate to cover the cost of repair and reconstruction, or in the event there are no insurance proceeds, the cost for restoring the damage and repairing and reconstructing the Common Area actually owned by the Association or any improvements damaged or destroyed (or the costs thereof in excess of insurance proceeds received, if any) shall be paid by the Association which shall then have the right to levy a Special Assessment against all Lots for such deficiency.

Section 8.6 Surplus of Insurance Proceeds. In the event that there is any surplus of insurance proceeds after the reconstruction or repair of the damage has been fully completed and all costs paid, such sums may be retained by the Association as a reserve or may be used in the maintenance and operation of the Property. The action of the Board of Directors in proceeding to repair or reconstruct damage shall not constitute a waiver of any rights against any Owner for committing willful or malicious damage.

ARTICLE IX

Mortgages

Section 9.1 Mortgage Rights. In addition to any other rights provided elsewhere in this Declaration to mortgagees, any lender or lenders holding a first mortgage or first mortgages upon any Lot or Lots, jointly or singly, may pay any real estate taxes or other taxes or charges which are in default and which may or have become a charge or lien against any Common Area owned by the Association or any other property owned by the Association; and may pay any overdue premiums on any hazard, casualty, liability or other insurance policies or secure new insurance coverage on the lapse of any policies for any such property owned by the Association or covering any property for which the Association has an obligation to maintain insurance coverage. Any such lender or lenders making payments in accordance with this Section shall be entitled to immediate reimbursement therefor from the Association along with any costs incurred, including reasonable attorneys' fees.

Section 9.2 Notice to Mortgagees. The Association, upon request, shall provide to any lender holding a first mortgage upon any Lot, a written certificate or notice specifying unpaid assessments and other defaults of the Owner of such Lot, if any, in the performance of such Owner's obligations under this Declaration, the Articles of Incorporation of the Association, its By-Laws or any other applicable documents, which default has not been cured within sixty (60) days. A reasonable charge maybe made by the Association for the issuance of any such certificate or notice, and any such certificate properly executed by an officer of the Association shall be binding upon the Association, as provided in this Declaration.

Section 9.3 Condemnation and Insurance Awards. No provisions of this Declaration, or any amendment thereto, shall give an Owner, or any other party, priority over any rights of the first mortgagee of a Lot pursuant to its mortgage in the case of a distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of Common Area property.

Section 9.4 Right of First Refusal. The Association DOES NOT have the "right of first refusal" to purchase any Dwelling Unit. Any right of "right of first refusal" subsequently granted to the Association through amendment of the Declaration, Association Articles, Association By-Laws or any other document governing the development and administration of the Properties must receive the prior written approval of the Federal Housing Administration or Secretary of the Department of Housing and Urban Development. Any "right of first refusal" subsequently added in the Declaration, Association Articles, Association By-Laws or any other document

governing the development and administration of the Property must not impair the rights of a first mortgagee to:

- (a) Foreclose or take title to a Dwelling Unit, and the Lot upon which the Dwelling Unit is situated, pursuant to the remedies in the mortgage;
- (b) Accept a deed or assignment in lieu of foreclosure in the event of default by a mortgagor; or
- (c) Sell or lease a unit acquired by the mortgagee.

Section 9.5 Unpaid Dues or Charges. Any first mortgagee who obtains title to a Dwelling Unit, and the Lot upon which the Dwelling Unit is situated, pursuant to the remedies in the mortgage or through foreclosure, will not be liable for the Dwelling Unit's unpaid dues or charges accrued before the acquisition of the title to the Unit by the mortgagee.

ARTICLE X

General Provisions

Section 10.1 Right of Enforcement. In the event of a violation, or threatened violation, of any of the covenants, conditions and restrictions herein enumerated, Declarant, the Association or any Owner and all parties claiming under them shall have the right to enforce the covenants, conditions and restrictions contained herein, and pursue any and all remedies, at law or in equity, available under applicable Indiana law, with or without proving any actual damages, including the right to secure injunctive relief or secure removal by due process of any structure not in compliance with the covenants, conditions and restrictions contained herein, and shall be entitled to recover reasonable attorneys' fees and the costs and expenses incurred as a result thereof.

Section 10.2 Severability and Waiver. Invalidation of any one of the covenants, restrictions or provisions contained in this Declaration by judgment or court order shall not in any way affect any of the other provisions hereof, which shall remain in full force and effect. No delay or failure by any person to enforce any of the restrictions or to invoke any available remedy with respect to a violation or violations thereof shall under any circumstances be deemed or held to be a waiver by that person of the right to do so thereafter, or as estoppel of that person to assert any right available to him upon the occurrence, recurrence or continuation of any violation or violations of the restrictions.

Section 10.3 Amendment. During the first- twenty (20) years following its recordation, this Declaration may be amended or modified at any time by an instrument recorded in the Office of the Recorder of Hamilton County, Indiana, approved and signed by at least ninety percent (90%) of the then Owners, and thereafter by an instrument signed by at least seventy- five percent (75%) of the then Owners. Provided, however, that none of the rights or duties of Declarant reserved or set out hereunder may be amended or changed without Declarant's prior

written approval. Except as prohibited below, this Declaration may also be amended by Declarant, if it then has any ownership interest in the Property, at any time within four (4) years after the recording hereof. Any amendment must be recorded. Neither the Association, the Owners or Declarant shall effect any of the following changes without the prior written approval of two-thirds (2/3) of the first mortgagees of the Lots (based upon one (1) vote for each mortgage owned) and two-thirds (2/3) of the Owners of Lots (excluding Declarant or Builder):

(a) By act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the Common Area owned directly or indirectly by the Association for the benefit of the Owners of the Dwelling Units. The granting of easements for public utilities or other public purposes consistent with the intended use of the Common Area owned by the Association, party Unit Owners is not a transfer in the meaning of this clause;

(b) Change the method of determining the obligations, assessments, dues or other charges that may be levied against a Dwelling Unit Owner;

(c) By act or omission change, waive or abandon any scheme of regulations or their enforcement pertaining to the architectural design or the exterior appearance of units, the exterior maintenance of units, the maintenance of the Common Area owned by the Association, party walks, common fences and driveways, and the upkeep of lawns and plantings in the Property;

(d) Fail to maintain fire and extended coverage on insurable Common Area owned by the Association on a current replacement cost basis in an amount at least 100 percent of the insurable value (based on current replacement costs);

(e) Use hazard insurance proceeds for losses to any Common Area owned by the Association for other than the repair, replacement, or reconstruction of the Common Area owned by the Association.

(f) Change the voting rights, assessments, assessment liens or subordination of assessment liens, except as provided for in this Declaration;

(g) Change the manner in which reserves for maintenance, repair and replacement of Common Areas have been set up and previously maintained by the Association;

(h) Change the rights to the use of the Common Area owned by the Association, except as provided for in this Declaration;

(i) Change the boundaries of any Dwelling Unit, and the Lot upon which the Dwelling Unit is situated, except as provided for in this Declaration;

(j) Any change concerning convertibility of Dwelling Units into Common Area owned by the Association or vice versa, except as provided for in this Declaration;

(k) Allow for the expansion or contraction of the development, or the addition, annexation

or withdrawal of property to or from the development;

- (l) Any requirements for insurance or fidelity bonds set forth in this Declaration;
- (m) Any change in the manner in which units may be leased except as set forth in this declaration;
- (n) Any imposition of any restriction on a Dwelling Unit Owner's right to sell or transfer his or her Dwelling Unit;
- (o) Restoration and repair of the Common Area (after a hazard damage or partial condemnation) in a manner other than specified in the Declaration;
- (p) Any action to terminate the legal status of the development after substantial destruction or condemnation occurs;
- (q) Any provision that expressly benefits mortgage holders, insurers or guarantors; or
- (r) Any termination of legal status of the development for reasons other than substantial destruction or condemnation of the Property.

If an addition or amendment is not considered as a material change, such as the correction of a technical error or the clarification of a statement within the Declaration, Association Articles, Association By-Laws or other constituent documents, there shall be an implied approval to be assumed when an eligible mortgage holder fails to submit a response to any written proposal for an amendment within thirty (30) days after proposal is made. The covenants, restrictions and all other provisions of this Declaration shall run with the land and shall be binding upon the persons owning any portion of the Property and all parties claiming under them for a period of twenty (20) years from the date of recordation, and thereafter shall automatically extend for successive periods of ten (10) years each unless prior to the expiration of such ten-year period this Declaration is amended or changed in whole or in part as hereinabove provided.

Section 10.4 HUD Amendment Approval. All other provisions of the Declaration, Association Articles, Association By-Laws or any other document governing the development and administration of the Properties notwithstanding, so long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or Secretary of the Department of Housing and Urban Development.

- (a) Annexation of additional properties;
- (b) dedication of Common Area; and
- (c) Amendment of the Declaration of Covenants, Conditions and Restrictions.

Section 10.5 Assignment. Declarant may assign or otherwise transfer any and all of its

rights as Declarant in whole or in part.

Section 10.6 Condemnation, Destruction or Liquidation. The Association shall be designated to represent the Dwelling Unit Owners in any proceedings, negotiations, settlements or agreements for the handling of any losses or proceeds from condemnation, destruction or liquidation of all or a part of the Common Area owned by the Association, or from the termination of the development. Each Dwelling Unit Owner, by his acceptance of a deed, appoints the Association as his attorney-in-fact for this purpose. Proceeds from the settlement will be payable to the Association for the benefit of the Dwelling Unit Owners and their mortgage holders. Any distribution of funds in connection with the termination of this development shall be made on a reasonable and an equitable basis.

IN WITNESS WHEREOF, CROSSMANN COMMUNITIES PARTNERSHIP, an Indiana general partnership, has caused this Declaration to be executed as of the date first written above.

CROSSMANN COMMUNITIES PARTNERSHIP
an Indiana general partnership

By: TRIMARK DEVELOPMENT, INC.
General Partner

By: 
John B. Scheumann, President

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared John B. Schumann, President of Trimark Development, Inc., an Indiana corporation, the General Partner of Crossmann Communities Partnership, an Indiana general partnership, and he being first duly sworn by me upon his oath, says that the facts alleged in the foregoing instrument are true.

Witness my hand and Notarial Seal this 12th day of January, 1994.

My Commission Expires:

9/16/97

Residing in Shelby County



Notary Public

James J. Nelson
Printed Name

Prepared By: James J. Nelson
NELSON & FRANKENBERGER
3021 E. 98th St., Suite 220
Indianapolis, IN 46280
317/844-0106

(www.hobartmarch.com/17294)

LAND DESCRIPTION

The West Half of the Southwest Quarter of Section 29, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of said Section 29; thence North 89° 51' 25" East along the North line of said Southwest Quarter a distance of 1318.99 feet to the Northeast corner of the West Half of said Southwest Quarter; thence South 00° 10' 37" West along the East line of said West Half a distance of 2661.59 feet to the Southeast corner of said West Half; thence South 89° 53' 16" West along the South line of said West Half a distance of 1322.33 feet to the Southwest corner of said Southwest Quarter; thence North 00° 14' 56" East (assumed bearing) along the West line of said Southwest Quarter a distance of 2660.89 feet to the Point of Beginning. Containing 80.683 Acres (3,514,530 Square Feet), more or less.

The Instrument Recorded JAN 24 1994
Shannon County, Recorder, Hamilton County, IN

EXHIBIT "A"

9403941

9433135

DECLARATION OF MAINTENANCE OBLIGATION

THIS DECLARATION made this 28th day of July, 1994,
by Crossmann Communities Partnership, dba Trimark Development, Inc.
("Declarant").

RECEIVED
FOR RECORD
94 JUL 28 AM 8:50
SHARON K. CHERRY
RECORDER
HAMILTON CO. IN

W I T N E S S E T H

WHEREAS, the following facts are true.

A. Declarant is the owner of fee simple title to certain real estate located in Hamilton County, Indiana, more particularly described in Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Real Estate").

B. Declarant has installed or plans to install in the right-of-way known as 131st Street and Cumberland Street, Indianapolis, Indiana (hereinafter referred to as the "Right-of-Way") adjacent to the Real Estate the equipment described in Exhibit B attached hereto (hereinafter referred to as the "Water Equipment"), which Declarant desires to connect to the water line of the Indianapolis Water Company ("Water Company").

C. The Water Company is objecting to the installation of the Water Equipment pursuant to Rule 7(A) of its Rules and Regulations on file with and approved by the Indiana Utility Regulatory Commission governing its provision of water utility service because it is concerned that in the future the Water Company might be requested to maintain, repair or replace (hereinafter "maintain") the Water Equipment because of its location in the Right-of-Way.

D. Declarant deems it desirable that the owner of the Real Estate be responsible for maintaining the Water Equipment and that the Water Company have no obligation to maintain the Water Equipment.

NOW, THEREFORE, Declarant declares that the Real Estate and the Water Equipment be held, transferred, sold, conveyed, encumbered, leased, rented, used and occupied subject to the provisions, agreements, covenants and restriction hereinafter set forth:

This Instrument Recorded 7-28-1994
Sharon K. Cherry, Recorder, Hamilton County, IN

1. Declaration. Declarant hereby expressly declares (1) that the Water Company shall have no obligation to maintain in any manner the Water Equipment; (2) that the Water Company shall not be responsible for any damage that might occur to the Water Equipment regardless of the cause; and (3) that the maintenance of the Water Equipment, if such is to be maintained, shall be the obligation of the owners of the Real Estate. No person shall have any right to require that the Water Company expend any funds toward the maintenance of the Water Equipment or any right to impose an obligation on the Water Company to maintain the Water Equipment, and if Declarant or any other person would allegedly have such right pursuant to any rule or regulation, the Declarant for itself and its successors and assigns hereby expressly waives that right.

2. Acceptance and Ratification. All present and future owners, mortgagees, tenants and occupants of the Real Estate and the Water Equipment, shall be subject to and comply with the provisions of the Declaration and all such provisions shall be covenants running with the land and shall be binding on any persons having at any time any interest or estate in the Real Estate or the Water Equipment as though such provisions were recited and stipulated at length in each and every deed, conveyance, mortgage and lease thereof. This Declaration shall remain in effect for so long as the Water Equipment is connected to the water line of the Water Company. All persons, corporations, partnerships, trust and other legal entities which may own, occupy, use, enjoy or control any of the Real Estate or the Water Equipment shall be subject to this Declaration.

3. Maintenance of the Water Equipment. The obligation to maintain the Water Equipment shall rest with the owners of the Real Estate for so long as the Water Equipment is connected to the water line of the Water Company. If the owners of the Real Estate fail to maintain the Water Equipment, such failure shall not put any obligation on the Water Company or on any other entity to provide maintenance.

IN WITNESS WHEREOF, Declarant has executed this Declaration on this day and year first hereinabove set forth.

Crossmann Communities Partnership

By: Trimark Development, Inc.

By:

[Signature]
Signature

Richard H. Crosser
Printed Name

Vice President
Title

STATE OF INDIANA)
)SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Richard H. Crosser, by me known to be the Vice President of Crossmann Communities Partnership, dba Trimark who acknowledged the execution of the foregoing "Declaration of Maintenance Development, Inc. Obligation" on behalf of said corporation.

WITNESS my hand and Notarial Seal this 26 day of July, 1994.



[Signature]
Notary Public

Shirley J. White
Printed Signature

My Commission Expires:

May 21, 1997

My County of Residence:

Hendricks

*Prepared by
Robert L. Davidson*

EXHIBIT A

(Legal description of the Real Estate owned by Declarant adjacent to right-of-way.)

Block "A" and Block "B" of Britton Ridge Subdivision, Section 1, as recorded in the Hamilton County Recorder's Office, Noblesville, Indiana.

9433135

EXHIBIT B

(Description of Water Equipment located in right-of-way.)

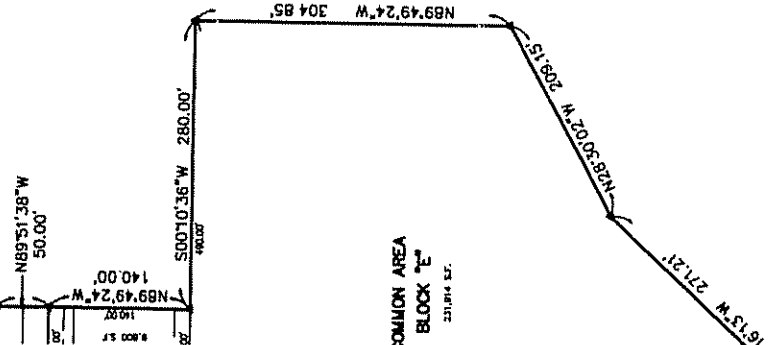
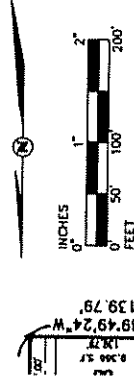
Sprinkler system.

This Instrument Recorded 7-28-1994
Sharon K. Cherry, Recorder, Hamilton County, IN

9433135

Instrument No. 9405667
 P.C. No. Slide No. 314

RECEIVED
 FOR RECORD
 94 FEB -2 PM 2: 01
 SHARON K. CHERRY
 RECORDER
 HAMILTON CO. IN



COMMON AREA
 BLOCK "A"
 231.814 AC.

DULY ENTERED FOR TAXATION
 Subject to final acceptance for transfer
 2 day of FEB 19 94

Parcel # _____
 Auditor
 Hamilton County

This document referred
 to in Document No.
9403741
 Rec. 2-2-94

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	25.00	39.41	25.14'	35.45	N44°50'01"W	90°19'14"
B	25.00	39.13	24.86'	35.26	S45°00'53"W	89°40'06"
C	159.00	13.53	6.77'	13.53	S02°19'40"E	04°52'33"
D	159.00	13.53	6.77'	13.53	N02°36'52"E	04°52'33"
E	141.00	12.00	6.00'	12.00	N07°15'40"W	04°52'33"
F	141.00	12.00	6.00'	12.00	S02°36'52"W	04°52'33"
G	25.00	39.27	25.00	35.36	N45°10'36"E	90°00'00"
H	25.00	39.27	25.00	35.36	S44°49'24"E	90°00'00"
I	150.00	200.45	118.39	185.86	S51°53'39"W	76°53'55"
J	125.00	378.39	125.00	176.78	S45°10'36"W	90°00'00"
K	125.00	107.06	55.28'	107.06	S77°10'45"W	25°59'37"
L	25.00	32.66	19.13'	30.16	S16°51'31"E	35°03'02"
M	100.00	33.05	19.44'	30.70	N02°36'47"E	74°44'45"
N	100.00	70.84	36.86'	69.18	S70°03'33"E	40°28'20"
M1	75.00	53.86	28.15'	52.71	S20°23'49"E	41°08'51"
M2	75.00	66.79	46.36'	66.93	S20°10'18"E	40°41'49"
N	155.50	90.24	46.36'	89.02	S16°29'11"W	32°37'09"
H1	48.00	50.83	28.09'	48.49	S30°30'47"W	60°40'22"
D	150.00	210.03	85.44'	86.31	N59°29'13"W	24°04'02"
P	125.00	196.35	125.00	176.78	N44°49'24"W	90°00'00"
P1	125.00	67.72	34.29'	67.29	N78°44'17"W	22°10'14"
P2	125.00	118.74	61.76'	118.47	N19°15'36"W	56°52'28"
P3	25.00	32.82	19.36'	30.82	N74°35'09"E	75°31'21"
R	25.00	32.82	19.36'	30.82	S02°36'12"E	75°31'21"
S	150.00	85.94	43.68'	84.60	N18°30'04"E	36°38'53"
S1	125.00	78.85	41.40'	78.60	N18°30'04"E	36°38'53"
S2	175.00	111.94	57.86'	110.04	N18°30'04"E	36°38'53"
T	100.00	157.64	100.56'	141.82	N44°50'00"W	90°19'11"
T1	75.00	118.23	75.42'	106.36	N44°50'59"W	90°19'11"
T2	125.00	197.05	125.70'	177.27	N44°50'00"W	90°19'11"
U	48.00	35.06	18.35'	34.29	S68°13'06"E	41°50'59"
V	48.00	35.06	18.35'	34.29	S68°55'56"W	41°50'59"
W	50.00	250.12	55.62'	74.49	S00°08'35"E	20°34'58"

BRITTON RIDGE
 SECTION ONE
 AN ADDITION TO HAMILTON COUNTY, INDIANA

THIS PLAT PREPARED BY:
 CARY L. PERS
 REGISTERED LAND SURVEYOR
 NO. 090010, STATE OF INDIANA

MPA

MELTON-PACKARD & ASSOCIATES
 Civil Engineers & Land Surveyors

6910 N. Shadeland Avenue • Indianapolis, Indiana 46220 • (317) 377-0069

DRAWING: 916B2P21DWG

SHEET 1 OF 2

19
 11-29-00-00-042.000

RECEIVED
FOR RECORD

94 FEB -2 PM 2:01

SHARON K. CHERRY
RECORDER
HAMILTON CO. IN

Instrument No. 9405667
P.C. No. 1 Slide No. 394

The undersigned, Crossman Communities Partnership, an Indiana General Partnership, Owners of the real estate shown and described herein and Recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument No. 93-52420, do hereby certify that we have laid off, platted and subdivided and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as Britton Ridge, Section One. All streets shown on this plat and not heretofore dedicated are hereby dedicated to the public.

This plat is subject to the declaration of covenants, conditions and restrictions of Britton Ridge, Section One recorded as Instrument No. 93-57481 and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this 14th day of January, 1994.

Owner:
Crossman Communities Partnership
an Indiana General Partnership
By: Richard H. Crosser
Richard H. Crosser, Vice President

State of Indiana)) SS:
County of Marion)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard H. Crosser, Vice President of Crossman Communities Partnership, an Indiana General Partnership, and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my hand and Material Seal this 14th day of January, 1994.



Kent L. Humble
Printed Name
Notary Public

My Commission Expires: 9/6/97 County of Residence: Marion

COMMISSION CERTIFICATE:

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P.L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE TOWN OF FISHERS AS FOLLOWS:

ADOPTED BY THE TOWN PLAN COMMISSION AT A MEETING HELD,

Richard Zulo PRESIDENT
FISHERS TOWN PLAN COMMISSION
Scott Adams SECRETARY

PLATTED BY: SKC
PLOT DATE: 07/04/94
PLOT TIME: 13:31

CERTIFICATE
BRITTON
SECTION
LAND DES
The West
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No. 93-6
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Instrument No. 9405667
P.C. No. 1 Slide No. 394

**CERTIFICATE OF SURVEY
BRITTON RIDGE SUBDIVISION
SECTION ONE
LAND DESCRIPTION**

The West Half of the Southwest Quarter of Section 29, Township 19 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

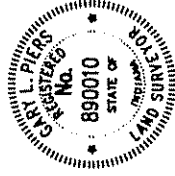
BEGINNING at the Northwest corner of the Southwest Quarter of said Section 29; thence North 89°51'25" East along the North line of said Southwest Quarter a distance of 1319.01 feet to the Northeast corner of the West Half of said Southwest Quarter; thence South 00°10'38" West along the East line of said West Half a distance of 907.35 feet; thence North 89°49'24" West a distance of 139.79 feet; thence North 89°51'38" West a distance of 50.00 feet; thence North 89°49'24" West a distance of 140.00 feet; thence South 00°10'36" West a distance of 280.00 feet; thence North 89°49'24" West a distance of 304.85 feet; thence North 28°30'02" West a distance of 209.15 feet; thence North 47°16'13" West a distance of 271.21 feet; thence South 00°10'36" East a distance of 37.39 feet; thence North 89°49'24" West a distance of 200.00 feet; thence North 00°10'36" East a distance of 25.79 feet; thence North 89°49'24" West a distance of 185.14 feet to a point on the West line of said Southwest Quarter; thence North 00°14'56" East (assumed bearing) along said West line a distance of 749.92 feet to the Point of Beginning. Containing 28.581 Acres (1,245,010 Square Feet), more or less.

This subdivision consists of 73 Lots numbered 1 through 22, 88 through 127 and 147 through 157, Blocks "A" through "E" (common area). The locations and dimensions of the Lots, Street and Easements are shown on the Plat. All dimensions are shown in feet and decimal parts thereof.

I further certify that the within described real estate is a portion of the real estate described by a Land Title Survey prepared by Melton-Packard & Associates, Inc., and certified by Gary L. Piers, R.L.S. No. 890010 on May 4th., 1983. This survey was subsequently recorded as Instrument No. 93-60502 in the Office of the Recorder of Hamilton County, Indiana.

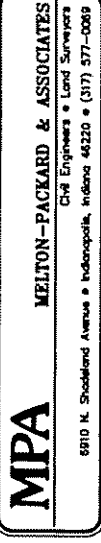
I further certify that all monuments shown actually exist or will be installed in their positions as correctly shown and that all dimensions and geodetic data are correct.

Witness my hand and seal this 17th day of February, 1994.



Gary L. Piers
Gary L. Piers
Registered Land Surveyor No. 890010
State of Indiana

**BRITTON RIDGE
SECTION ONE
AN ADDITION TO HAMILTON COUNTY, INDIANA**



PROJ. 91692PTB.DWG

SHEET 2 OF 2

RECEIVED
FOR RECORD

94 FEB -2 PM 2:01

SHARON K. CHERRY
RECORDER
HAMILTON CO., IN

Instrument No. 9405667
P.C. No. 1 Slide No. 394

The undersigned, Crossman Communities Partnership, an Indiana General Partnership, Owners of the real estate shown and described herein and Recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument No. 93-52420, do hereby certify that we have laid off, platted and subdivided and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as Britton Ridge, Section One. All streets shown on this plat and not heretofore dedicated are hereby dedicated to the public.

This plat is subject to the declaration of covenants, conditions and restrictions of Britton Ridge, Section One recorded as Instrument No. 94-3741 and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this 14th day of February, 1994.

Owner
Crossman Communities Partnership
an Indiana General Partnership

By: Richard H. Crosser
Richard H. Crosser, Vice President

State of Indiana)) SS:
County of Marion)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard H. Crosser, Vice President of Crossman Communities Partnership, an Indiana General Partnership, and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my hand and Notarial Seal this 14th day of February, 1994.



James L. Humble
Printed Name) Notary Public

My Commission Expires: 2/6/97 County of Residence: Marion

COMMISSION CERTIFICATE:

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P.L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE TOWN OF FISHERS AS FOLLOWS:

ADOPTED BY THE TOWN PLAN COMMISSION AT A MEETING HELD,

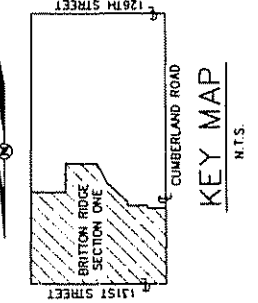
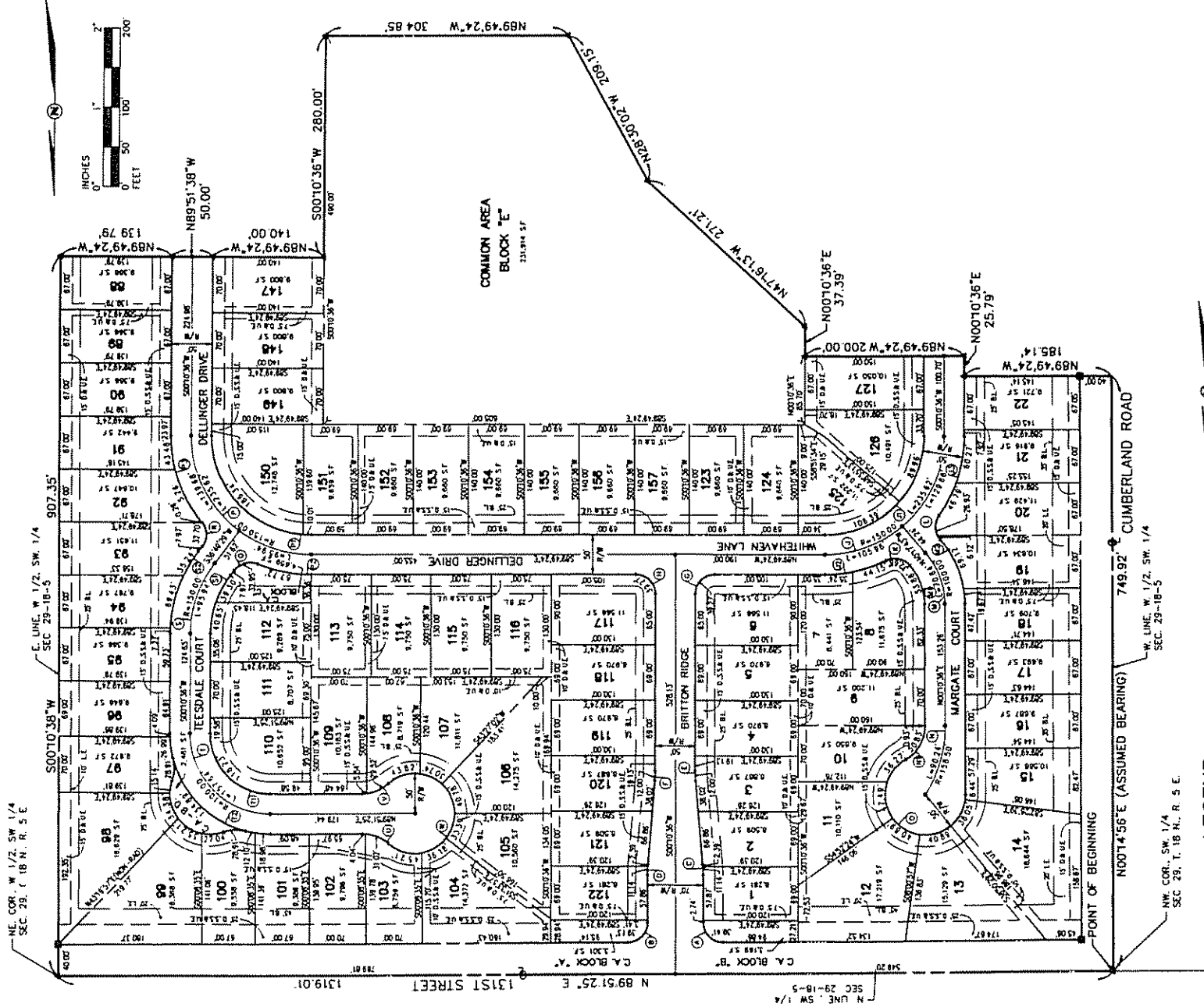
Richard J. Gels PRESIDENT

Scott Adams SECRETARY
FISHERS TOWN PLAN COMMISSION

CERTIFICATE
BRITTON RIDGE
SECTION ONE
LAND DESCRIPTION
The West Half of Range 5 East of Section 36, particularly
BEGINNING at the
29th thence
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May 4th, 1
No. 93-60
I further ce
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geodetic dr
Witness my

NOT RECORDED
FEB 22 1994

Instrument No. **9405667**
 P.C. No. **1** Slide No. **394**



- LEGEND**
- CONCRETE MONUMENT
 - IRON SPIKE
 - ▲ 5/8" REBAR
 - BL BUILDING LINE
 - DR DRAINAGE & UTILITY EASEMENT
 - DS DRAINAGE
 - DE DRAINAGE, SANITARY SEWER & UTILITY EASEMENT
 - DL DRAINAGE EASEMENT
 - LL LANDSCAPE EASEMENT
 - CA-CAD COMMON AREA - BLOCK "D"
 - RTI ADDRESS

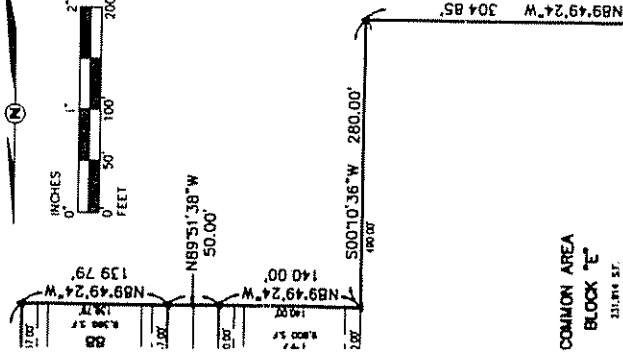
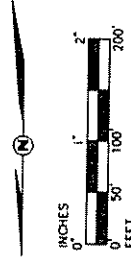
THIS PLAT

Instrument No. 9405667
 F.C. No. 1 Slide No. 374

RECEIVED
 FOR RECORD

94 FEB -2 PM 2:01

SHARON K. CHERRY
 RECORDER
 HAMILTON CO. IN



DUAL** ENTERED FOR TAXATION
 Subject to final acceptance for transfer

2 day of FEB 1994

Parcel # _____ Auditor J. M. G. Hamilton County

This document referred
 to in Document No.
9403741
Rec. 2-2-94

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	25.00	39.41	25.14	35.45	N44°59'01\"/>	

BRITTON RIDGE
 SECTION ONE
 AN ADDITION TO HAMILTON COUNTY, INDIANA

THIS PLAT PREPARED BY:
 GARY L. REERS
 REGISTERED LAND SURVEYOR
 NO. 890010, STATE OF INDIANA

MPA MELTON-PACKARD & ASSOCIATES
 Civil Engineers & Land Surveyors
 5910 N. Shadeland Avenue • Indianapolis, Indiana 46220 • (317) 377-0069

DRAWING: 91692P1.DWG

SHEET 1 OF 2

19 ~~11-29-00-00~~ -042.000

Instrument No. 9405667
F.C. No. 1 Slide No. 399

CERTIFICATE OF SURVEY
BRITTON RIDGE SUBDIVISION
SECTION ONE
LAND DESCRIPTION

The West Half of the Southwest Quarter of Section 29, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

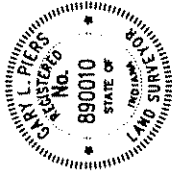
BEGINNING at the Northwest corner of the Southwest Quarter of said Section 29; thence North 89°51'25" East along the North line of said Southwest Quarter a distance of 1319.01 feet to the Northeast corner of the West Half of said Southwest Quarter; thence South 00°10'38" West along the East line of said West Half a distance of 907.35 feet; thence North 89°49'24" West a distance of 139.79 feet; thence North 89°51'38" West a distance of 50.00 feet; thence North 89°49'24" West a distance of 140.00 feet; thence South 00°10'36" West a distance of 280.00 feet; thence North 89°49'24" West a distance of 304.85 feet; thence North 28°30'02" West a distance of 209.15 feet; thence North 47°16'13" West a distance of 271.21 feet; thence North 00°10'36" East a distance of 37.39 feet; thence North 89°49'24" West a distance of 200.00 feet; thence North 00°10'36" East a distance of 25.79 feet; thence North 89°49'24" West a distance of 185.14 feet to a point on the West line of said Southwest Quarter; thence North 00°14'56" East (assumed bearing) along said West line a distance of 749.92 feet to the Point of Beginning. Containing 28.581 Acres (1,245,010 Square Feet), more or less.

This subdivision consists of 73 Lots numbered 1 through 22, 88 through 127 and 147 through 157, Blocks "A" through "E" (common area). The locations and dimensions of the Lots, Street and Easements are shown on the Plat. All dimensions are shown in feet and decimal parts thereof.

I further certify that the within described real estate is a portion of the real estate described by a Land Title Survey prepared by Melton-Packard & Associates, Inc., and certified by Gary L. Piers, R.L.S. No. 890010 on May 4th., 1993. This survey was subsequently recorded as Instrument No. 93-60502 in the Office of the Recorder of Hamilton County, Indiana.

I further certify that all monuments shown actually exist or will be installed in their positions as correctly shown and that all dimensions and geodetic data are correct.

Witness my hand and seal this 17th day of January, 1994.



Gary L. Piers
Gary L. Piers
Registered Land Surveyor No. 890010
State of Indiana

BRITTON RIDGE
SECTION ONE

AN ADDITION TO HAMILTON COUNTY, INDIANA

MPA

MELTON-PACKARD & ASSOCIATES

Civil Engineers & Land Surveyors
6910 N. Shadeland Avenue • Indianapolis, Indiana 46220 • (317) 577-0089

PROJ. 91692PTBLD.WG

SHEET 2 OF 2

Instrument No. 9606560
C. No. 1 Slide No. 1e61

9609606560
Record
Filed for
HAMILTON COUNTY, INDIANA
MARY L. CLARK
On 02-20-1996 At 09:49 a.m.
PLAT 25.00
Vol. 0 Page 0

CERTIFICATE OF SURVEY
BRITTON RIDGE - SECTION TWO
LAND DESCRIPTION

A part of the West Half of the Southwest Quarter of Section 29, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

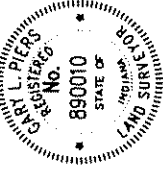
Commencing at the Northwest corner of the Southwest Quarter of said Section 29; thence South 00°14'56" West (assumed bearing) along the West line of said Southwest Quarter a distance of 749.92 feet to the Southwesterly corner of Britton Ridge, Section One as per plat thereof recorded as Instrument No. 9405867 in Plat Cabinet No. 1, Slide No. 394 in the Office of the Recorder of Hamilton County, Indiana, and the POINT OF BEGINNING; thence continuing South 00°14'56" West along said West line a distance of 1222.43 feet; thence South 89°49'24" East a distance of 236.68 feet; thence North 00°10'36" East a distance of 16.62 feet; thence South 89°49'24" East a distance of 130.00 feet; thence South 00°10'36" West a distance of 4.28 feet; thence South 89°49'24" East a distance of 310.00 feet; thence North 00°10'36" East a distance of 650.00 feet; thence North 89°49'24" West a distance of 10.00 feet; thence North 00°10'36" East a distance of 90.00 feet; thence North 28°55'01" East a distance of 44.79 feet to the Southerly line of said Britton Ridge, Section One; (the following six (6) courses are along the Southerly line of said Britton Ridge, Section One); (1) thence North 28°30'02" West a distance of 209.15 feet; (2) thence North 47°16'13" West a distance of 271.21 feet; (3) thence North 00°10'36" East a distance of 37.39 feet; (4) thence North 89°49'24" West a distance of 200.00 feet; (5) thence North 00°10'36" East a distance of 25.79 feet; (6) thence North 89°49'24" West a distance of 165.14 feet to the Point of Beginning. Containing 17.302 Acres (753,673 Square Feet), more or less.

This subdivision consists of 54 Lots numbered 23 through 43, 128 through 136, and 193 through 216, and Block "D" (common area). The locations and dimensions of the Lots, Street and Easements are shown on the Plat. All dimensions are shown in feet and decimal parts thereof.

I further certify that the within real estate is a portion of the real estate as the boundaries were determined by a Land Title Survey prepared by Melton-Packard & Associates, Inc., and certified by Gary L. Piers, R.L.S. No. 890010 on May 4th, 1993. This survey was subsequently recorded as Instrument No. 93-60502 in the Office of the Recorder of Hamilton County, Indiana.

I further certify that all monuments shown actually exist or will be installed in their positions as correctly shown and that all dimensions and geodetic data are correct.

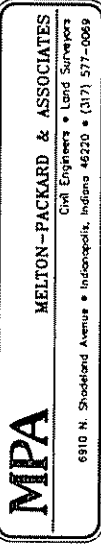
Witness my hand and seal this 2nd day of January, 1996.



Gary L. Piers
Gary L. Piers
Registered Land Surveyor No. 890010
State of Indiana

BRITTON RIDGE
SECTION TWO
AN ADDITION TO HAMILTON COUNTY, INDIANA

THIS PLAT PREPARED BY:
GARY L. PIERS
REGISTERED LAND SURVEYOR
NO. 890010, STATE OF INDIANA



DRAWING: 91692PT2.DWG

SHEET 2 OF 2

The undersigned, Crossmann Communities Partnership, an Indiana General Partnership, Owners of the real estate shown and described herein and Recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument No.s. 93-52420 and 94-52482, do hereby certify that we have laid off, platted and subdivided and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as Britton Ridge, Section Two. All streets shown on this plat and not heretofore dedicated are hereby dedicated to the public.

This plat is subject to the declaration of covenants, conditions and restrictions of Britton Ridge recorded as Instrument No. 9403741 and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this 4th day of January, 1996.

Owner
Crossmann Communities Partnership
an Indiana General Partnership
By: Richard H. Crosser
Richard H. Crosser, Vice President
Mark Development Inc.
It's General Partner

State of Indiana }
County of Monroe } SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard H. Crosser, Vice President of Crossmann Communities Partnership, an Indiana General Partnership, and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my hand and Notarial Seal this 4th day of January, 1996.



Shirley J. Wright
(Shirley J. Wright), Notary Public
Printed Name

My Commission Expires: 5-11-97 County of Residence: Hamilton

COMMISSION CERTIFICATE:

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P.L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE TOWN OF FISHERS AS FOLLOWS:

ADOPTED BY THE TOWN PLAN COMMISSION AT A MEETING HELD,

AUGUST 11, 1993
FISHERS TOWN PLAN COMMISSION
John G. Gelo PRESIDENT
Annette Williams SECRETARY

CERTIFICATE OF SURVEY
BRITTON RIDGE -- SECTION 1
LAND DESCRIPTION

A part of the West Half of North, Range 5 East of the Indiana, more particularly de-

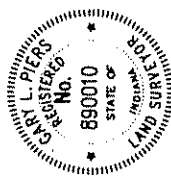
Commencing at the Northwest 28; thence South 00°14'56" said Southwest Quarter a distance of Britton Ridge, Section One; 9405667 in Plat Cabinet No. Hamilton County, Indiana, as 0071456 West along said West South 89°49'24" East a distance of 130.00 feet; thence South 0 South 89°49'24" East a distance of 10.00 feet; thence North 00° North 26°55'01" East a distance of Britton Ridge, Section One; (Southerly line of said Britton 28°30'02" West a distance of a distance of 271.21 feet; (C 37.39 feet; (4) thence North thence North 00°10'36" East 89°49'24" West a distance of Containing 17.302 Acres (75:

This subdivision consists of 5 and 193 through 216, and Bl dimensions of the Lots, Street dimensions are shown in feet

I further certify that the wit boundaries were determined by Associates, Inc., and certified May 4th, 1993. This survey No. 93-60502 in the Office

I further certify that all monuments installed in their positions as geodetic data are correct.

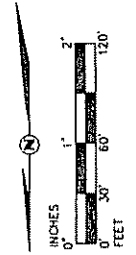
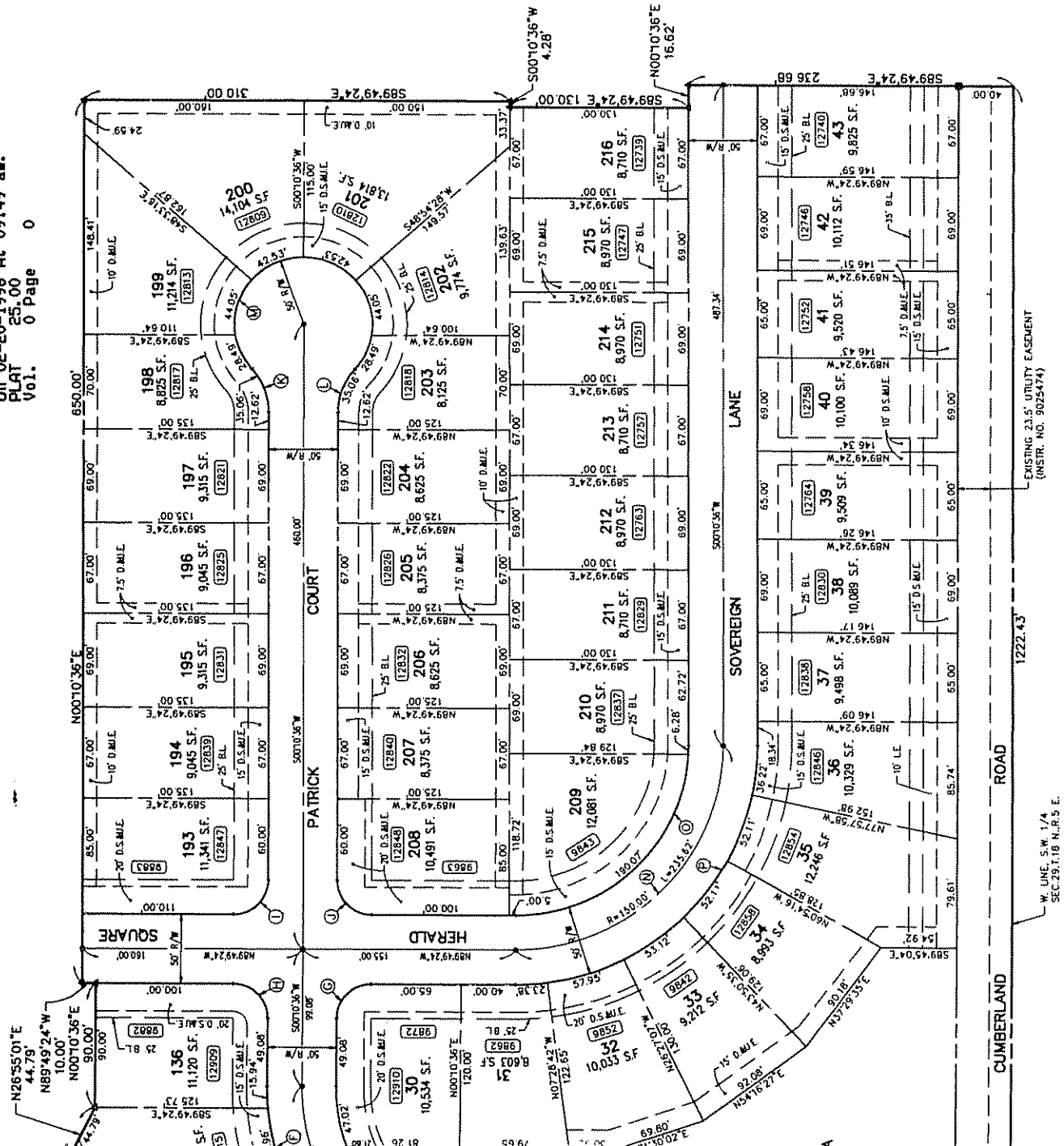
Witness my hand and seal this



BRITTON RIDGE
SECTION 1
AN ADDITION TO

Instrument No. 96016560
 P.C. No. 1 Slide No.: 6661

9609606560
 Filed for Record in
 HAMILTON COUNTY, INDIANA
 MARY L. CLARK
 On 02-20-1996 At 09:49 am.
 Plat 25.00
 Vol. 0 Page 0



BRITTON RIDGE SECTION TWO AN ADDITION TO HAMILTON COUNTY, INDIANA

LEGEND

- CONCRETE MONUMENT
- CORNER
- ▲ 5/8" REBAR
- BUILDING LINE
- D.M.E. DRAINAGE & UTILITY EASEMENT
- D.M.E. DRAINAGE, SANITARY SEWER & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.L. LANDSCAPE EASEMENT
- C.A.-R.O. COMMON AREA - BLOCK "D"
- ① ADDRESS

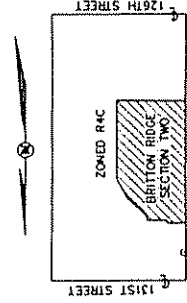
MPA
 MELTON-PACKARD & ASSOCIATES
 Civil Engineers & Land Surveyors
 6910 N. Spaulding Avenue • Indianapolis, Indiana 46220 • (317) 577-0069

THIS PLAT PREPARED BY:
 GARY L. PETERS
 REGISTERED LAND SURVEYOR
 NO. 890010, STATE OF INDIANA

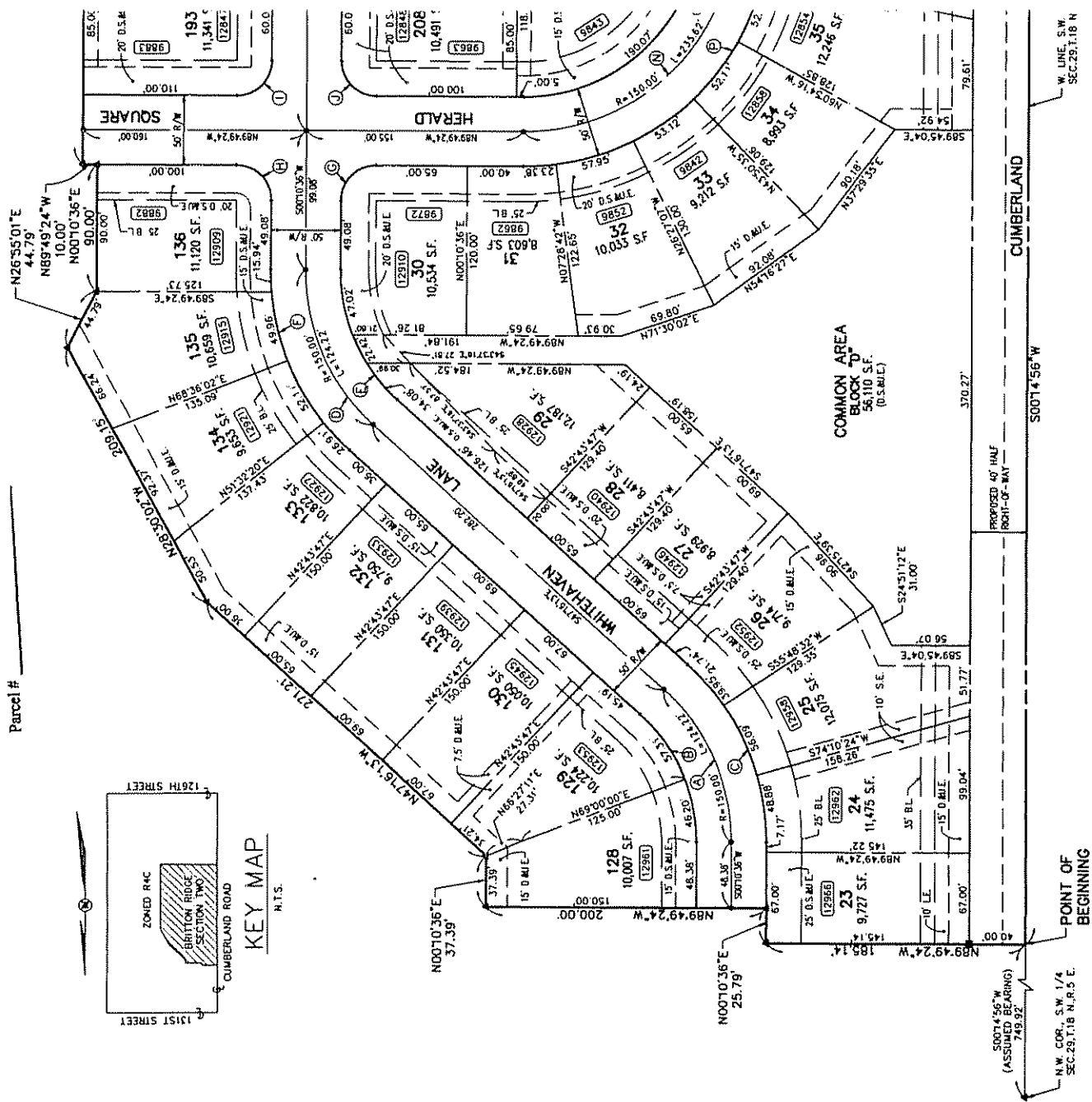
DULY ENTERED FOR TAXATION
 Subject to final acceptance for transfer
 20 day of February 19 96

J. M. Ogle Auditor
 Hamilton County

Parcel # _____



KEY MAP
 P.T.S.



CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	150.00	174.27	65.92	170.70	S21°32'49"E	47°26'49"
B	125.00	103.51	54.93	100.58	S23°32'49"E	47°26'49"
C	175.00	144.92	76.81	140.81	S23°32'49"E	47°26'49"
D	150.00	124.22	65.82	120.70	N23°32'49"W	47°26'49"
E	125.00	103.51	54.93	100.58	N23°32'49"W	47°26'49"
F	175.00	144.92	76.81	140.81	N23°32'49"W	47°26'49"
G	25.00	39.27	25.00	35.36	N45°10'36"E	90°00'00"
H	25.00	39.27	25.00	35.36	S44°49'24"E	90°00'00"
I	25.00	39.27	25.00	35.36	N44°49'24"W	90°00'00"
J	25.00	39.27	25.00	35.36	S44°49'24"W	90°00'00"
K	48.00	35.06	18.35	34.79	S70°44'43"E	41°50'59"
L	48.00	35.06	18.35	34.79	N21°06'05"E	41°50'59"
M	50.00	250.12	55.82	74.49	S80°49'24"E	263°21'58"
N	150.00	235.67	150.00	212.13	S45°10'36"W	90°00'00"
O	125.00	196.35	125.00	176.78	S45°10'36"W	90°00'00"
P	175.00	274.89	175.00	247.49	S45°10'36"W	90°00'00"

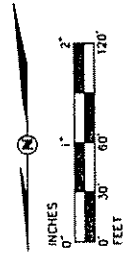
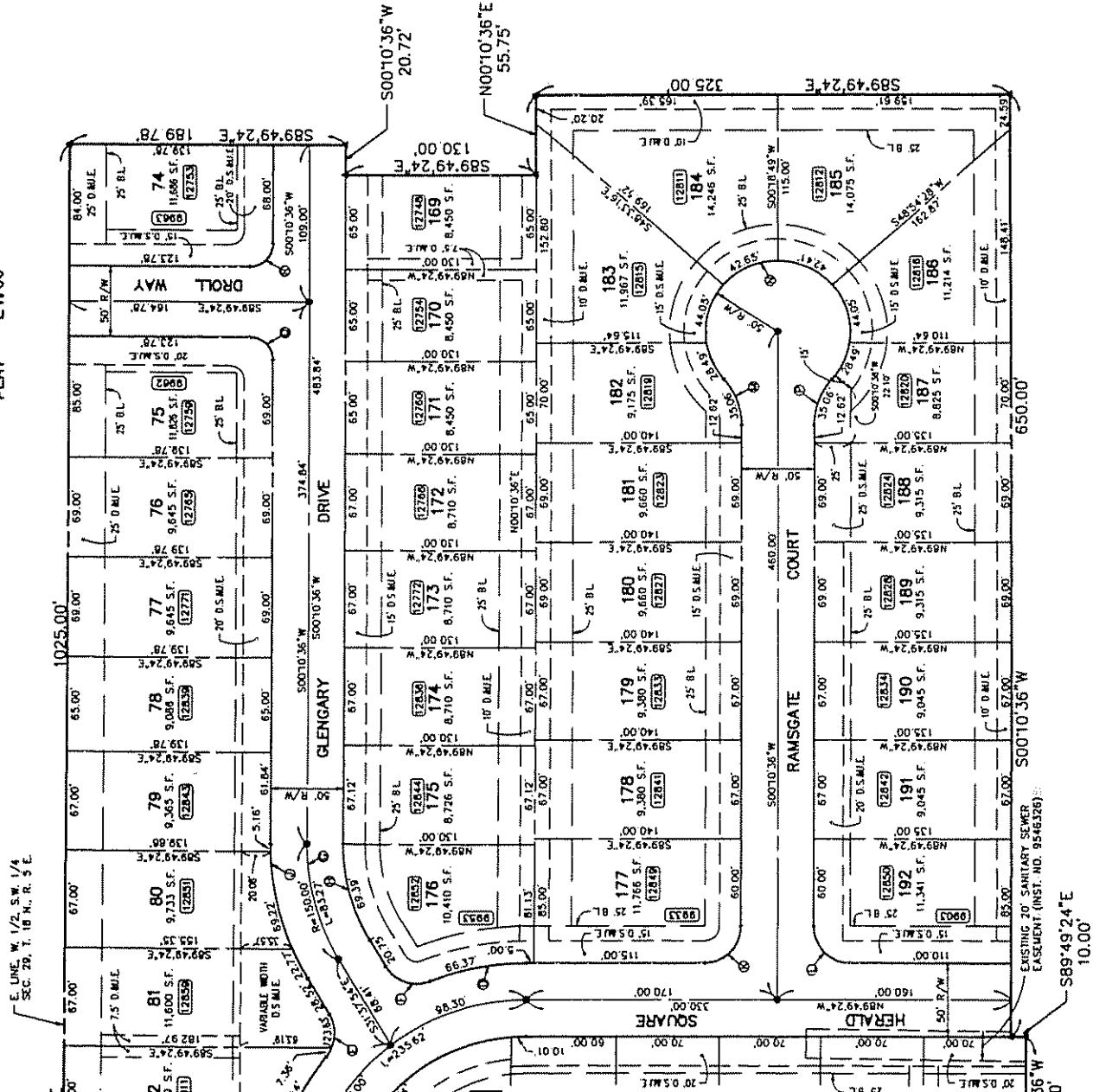
LEGEND

- CONCRETE MONUMENT
- COPPERFIELD
- ▲ 5/8" REBAR
- BUILDING LINE
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE, SANITARY SEWER & UTILITY EASEMENT
- LANDSCAPE EASEMENT
- COMMON AREA - BLOCK "D"
- ADDRESS

PLAT DATE: 09/07/95
 PLOT NO: 1303

488548185

2609948155
Filed for Record in
HAMILTON COUNTY, INDIANA
MARY L. CLARK
On 11-13-1996 At 02:30 pm.
PLAT 24.00



BRITTON RIDGE
SECTION THREE
AN ADDITION TO HAMILTON COUNTY, INDIANA

MPA MELTON-PACKARD & ASSOCIATES
Civil Engineers & Land Surveyors
6910 N. Shadeland Avenue • Indianapolis, Indiana 46220 • (317) 577-0069

THIS PLAT PREPARED BY:
GARY L. PIERS
REGISTERED LAND SURVEYOR
NO. 890010, STATE OF INDIANA

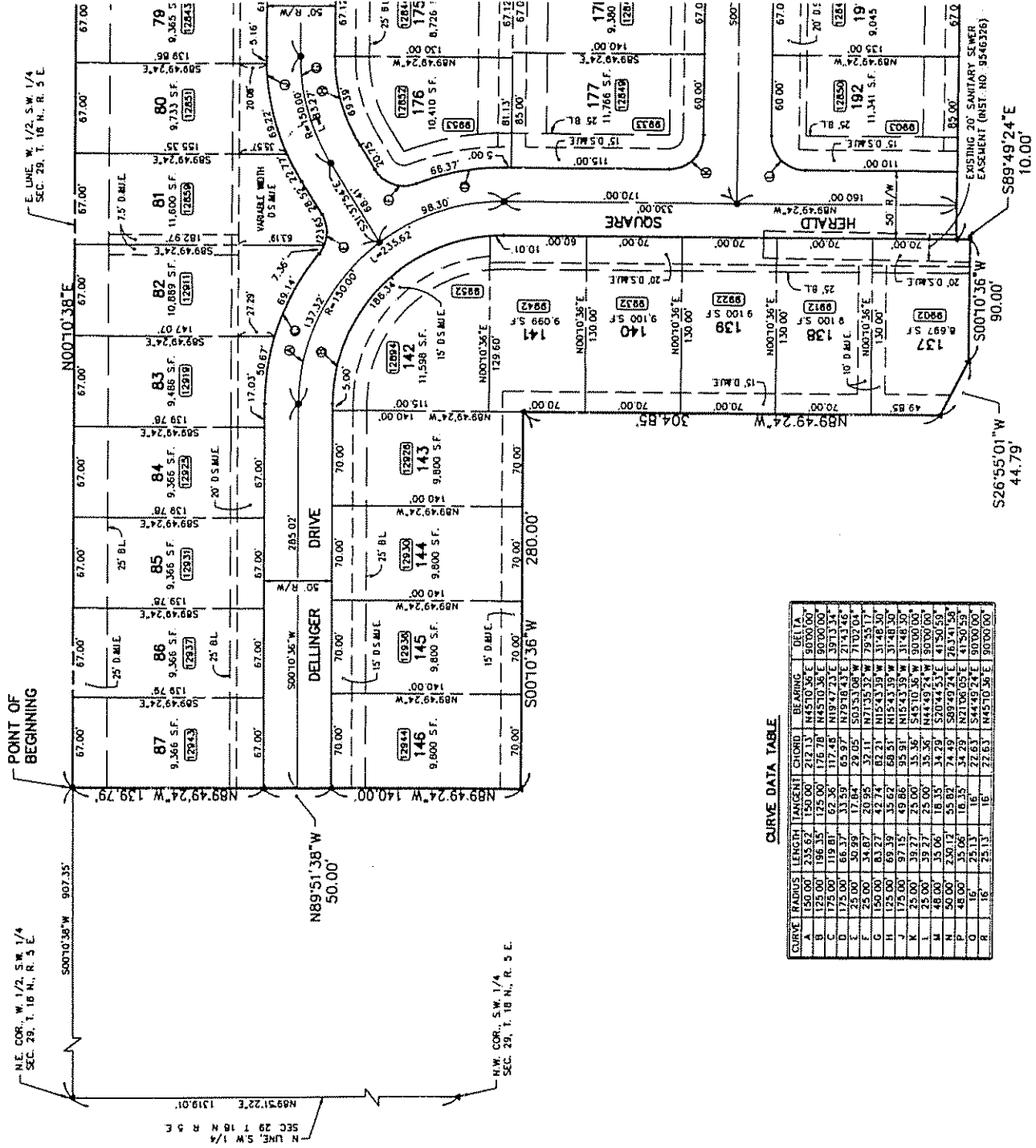
DRAWING: 01692P03.DWG SHEET 1 OF 2

E. R. UTILITY EASEMENT
E. SANITARY SEWER & UTILITY EASEMENT
E. EASEMENT

EXISTING 20' SANITARY SEWER
EASEMENT (INST. NO. 9546326)

GEND

Instrument No. **9648155**
 P.C. No. **Slide No. 738**



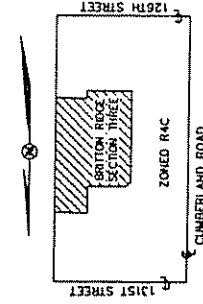
CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	150.00	235.62	150.00	212.13	N45°10'36"E	90°00'00"
B	125.00	196.35	125.00	176.78	N45°10'36"E	90°00'00"
C	175.00	119.91	92.36	117.49	N19°47'23"E	39°13'34"
D	175.00	119.91	92.36	117.49	N72°18'03"E	21°43'46"
E	25.00	35.99	17.84	35.99	N72°18'03"E	21°43'46"
F	25.00	34.87	20.95	32.11	N71°53'33"W	29°55'17"
G	150.00	63.27	42.74	62.21	N15°43'30"W	31°48'30"
H	125.00	69.39	35.62	68.51	N15°43'30"W	31°48'30"
I	175.00	69.15	49.86	95.91	N15°43'30"W	31°48'30"
J	25.00	39.27	25.00	35.36	N44°49'24"E	90°00'00"
K	25.00	39.27	25.00	35.36	N44°49'24"E	90°00'00"
L	48.00	35.06	18.35	34.29	S70°44'53"E	41°50'59"
M	50.00	25.17	55.82	74.49	S89°49'24"E	26°34'58"
N	48.00	35.06	18.35	34.29	N21°06'05"E	41°50'59"
O	16	25.13	16	27.63	S44°49'24"E	90°00'00"
R	16	25.13	16	27.63	N45°10'36"E	90°00'00"

NOTES:
 1. PAVEMENT OR CONCRETE, INCLUDING DRIVEWAYS AND SIDEWALKS CAN NOT BE CONSTRUCTED ON OR WITHIN ONE (1) FOOT HORIZONTAL DISTANCE OF SANITARY SEWER MANHOLE OR CLEAN-OUT CASTINGS.

LEGEND

- CORNER/ELD
- ▲ 5/8" REBAR
- BUILDING LINE
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE, SANITARY SEWER & UTILITY EASEMENT
- DRAINAGE EASEMENT
- ADDRESS



KEY MAP
 N.T.S.

ENTERED FOR TAXATION
 Subject to final acceptance for transfer:
 13 day of NOV 19 1966

John M. Ogle
 Auditor
 Hamilton County

Parcel # _____

PLAT NO. 1530
 DATE 11/28/66
 NOT TO SCALE

AN

THIS PLAT I

3609649155
Filed for Record in
HAMILTON COUNTY, INDIANA
MARY L. PERS
On 11-13-1996 At 02:30 pm.
PLAT 24.00

CERTIFICATE OF SURVEY

A part of the West Half of the Southwest Quarter of Section 29, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

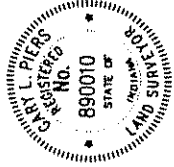
Commencing at the Northwest corner of the Southwest Quarter of said Section 29; thence North 89°51'22" East (assumed bearing) along the North line of said Southwest Quarter a distance of 1319.01 feet to the Northeast corner of the West Half of the Southwest Quarter of said Section 29 and the Northeast corner of Britton Ridge Section One per plat thereof recorded as Instrument No. 9405667 in Plat Cabinet No. 1, Slide No. 394 in the Office of the Recorder of Hamilton County, Indiana; (the following six (6) courses are along the Easterly and Southerly lines of said Britton Ridge Section One):
(1) thence South 00°10'36" West along the East line of the West Half of said Southwest Quarter a distance of 907.35 feet to the POINT OF BEGINNING;
(2) thence North 89°49'24" West a distance of 139.79 feet; (3) thence North 89°51'38" West a distance of 50.00 feet; (4) thence North 89°49'24" West a distance of 140.00 feet; (5) thence South 00°10'36" West a distance of 280.00 feet; (6) thence North 89°49'24" West a distance of 304.85 feet to a point on the Easterly line of Britton Ridge - Section Two per plat thereof recorded as Instrument No. 9606560 in Plat Cabinet No. 1, Slide No. 661 in the Office of the Recorder of Hamilton County, Indiana; (the following four (4) courses are along the Easterly line of said Britton Ridge - Section Two):
(1) thence South 26°35'01" West a distance of 44.79 feet; (2) thence South 00°10'36" West a distance of 90.00 feet; (3) thence South 89°49'24" East a distance of 10.00 feet; (4) thence South 00°10'36" West a distance of 650.00 feet to the Southeast corner of said Britton Ridge - Section Two; thence South 89°49'24" East a distance of 325.00 feet; thence North 00°10'36" East a distance of 55.75 feet; thence South 89°49'24" East a distance of 130.00 feet; thence South 00°10'36" West a distance of 20.72 feet; thence South 89°49'24" East a distance of 189.78 feet to the East line of the West Half of said Southwest Quarter; thence North 00°10'36" East along said East line a distance of 1025.00 feet to the Point of Beginning. Containing 13.367 Acres (582,274 Square Feet), more or less.

This subdivision consists of 48 Lots numbered 74 through 87, 137 through 146, and 169 through 192. The locations and dimensions of the Lots, Street and Easements are shown on the Plat. All dimensions are shown in feet and decimal parts thereof.

I, the undersigned, hereby certify that the within real estate is a portion of the real estate as the boundaries were determined by a Land Title Survey prepared by Melton-Packard & Associates, Inc., and certified by Gary L. Piers, R.L.S. No. 890010 on May 4th, 1993. This survey was subsequently recorded as Instrument No. 93-60502 in the Office of the Recorder of Hamilton County, Indiana.

I further certify that all monuments shown actually exist or will be installed in their positions as correctly shown and that all dimensions and geodetic data are correct.

Witness my hand and seal this 29th day of October, 1996.



Gary L. Piers
Gary L. Piers
Registered Land Surveyor No. 890010
State of Indiana

**BRITTON RIDGE
SECTION THREE
AN ADDITION TO HAMILTON COUNTY, INDIANA**

THIS PLAT PREPARED BY:
GARY L. PIERS
REGISTERED LAND SURVEYOR
NO. 890010, STATE OF INDIANA

MPA

MELTON-PACKARD & ASSOCIATES
Civil Engineers • Land Surveyors

8910 N. Shoshone Avenue • Indianapolis, Indiana 46220 • (317) 577-0089

DRAWING: 91692P13.DWG

SHEET 2 OF 2

BRITTON RIDGE - SECTION FOUR

A part of the West half of the Southwest Quarter of Section 29, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

4-01-A. All sanitary sewer and utility easements may be used for the construction, extension, operation, maintenance, reconstruction, and removal of sanitary facilities and provides HSE the right of ingress/egress

4-01-B. Pavement or concrete, including driveways and sidewalks, shall not be constructed on or within one (1) foot horizontal distance of any sanitary sewer manhole or cleanout casing.

4-01-C. The Homeowner's Association and/or individual lot owner is responsible for all repairs and replacement to retaining/landscape/entrance walls and landscaping that are located within a sanitary sewer or utility easement due to the construction or maintenance of the sanitary sewer facilities.

4-01-D. All homeowners not serviced by gravity sanitary sewer service are responsible for all maintenance, repair and replacement of all grinder/ejector pumps, force mains and gravity laterals from the discharge of clear water sources (foundation drains, sump pumps, roof drains, etc.) to the sanitary sewers are prohibited.

4-02-A. Grade changes across sanitary sewer facilities must be approved in writing by Hamilton Southeastern Utilities, Inc.

4-02-B. The drip line of all trees must be located a minimum of ten (10) feet from the center of sanitary sewers and manholes and no trees shall be planted directly over building sewers (laterals).

4-02-C. No landscaping, mounding, lighting, fencing, signage, retaining/landscaping/entrance walls, irrigation lines, etc. shall be placed within ten (10) feet of the center of the sanitary sewer infrastructure.

STANDARD REQUIREMENTS:

This subdivision shall be known and designated as Britton Ridge, Section Four All streets shown on this plat and not heretofore dedicated are hereby dedicated to the public.

This plat is subject to the declaration of covenants, conditions and restrictions of Britton Ridge recorded as instrument No. 9403741 and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this 24th day of December, 1997.

Owner Crossman Communities Partnership
By: *Richard H. Crosser*
Richard H. Crosser, Vice President
Crossman Communities Partnership
its General Partner
Richard H. Crosser, Vice President



My Commission Expires: May 17, 2001
County of Residence: Hamilton
Printed Name: Shirley S. White, Notary Public

Witness my hand and Notarial Seal this 24th day of December, 1997.

4-01-E. The discharge of clear water sources (foundation drains, sump pumps, roof drains, etc.) to the sanitary sewers are prohibited.

4-01-F. All homeowners not serviced by gravity sanitary sewer service are responsible for all maintenance, repair and replacement of all grinder/ejector pumps, force mains and gravity laterals from the discharge of clear water sources (foundation drains, sump pumps, roof drains, etc.) to the sanitary sewers are prohibited.

4-01-G. The Homeowner's Association and/or individual lot owner is responsible for all repairs and replacement to retaining/landscape/entrance walls and landscaping that are located within a sanitary sewer or utility easement due to the construction or maintenance of the sanitary sewer facilities.

4-01-H. All homeowners not serviced by gravity sanitary sewer service are responsible for all maintenance, repair and replacement of all grinder/ejector pumps, force mains and gravity laterals from the discharge of clear water sources (foundation drains, sump pumps, roof drains, etc.) to the sanitary sewers are prohibited.

4-02-A. Grade changes across sanitary sewer facilities must be approved in writing by Hamilton Southeastern Utilities, Inc.

4-02-B. The drip line of all trees must be located a minimum of ten (10) feet from the center of sanitary sewers and manholes and no trees shall be planted directly over building sewers (laterals).

4-02-C. No landscaping, mounding, lighting, fencing, signage, retaining/landscaping/entrance walls, irrigation lines, etc. shall be placed within ten (10) feet of the center of the sanitary sewer infrastructure.

Witness my hand and seal this 23rd day of December, 1997.

Jeffrey A. Myers
Registered Land Surveyor No. 29300001
State of Indiana



SECONDARY PLAT
BRITTON RIDGE - SECTION FOUR
AN ADDITION TO HAMILTON COUNTY, INDIANA

MELTON-PACKARD & ASSOCIATES
Civil Engineers & Land Surveyors
6910 N. Shobond Avenue • Indianapolis, Indiana 46220 • (317) 577-0093

ADMITTED BY THE TOWN PLAN COMMISSION AT A MEETING HELD
August 11, 1993
FISHERS TOWN PLAN COMMISSION
President: *John D. Zerbo*
Secretary: *Tonathan Isaacs*

UNDER AUTHORITY PROVIDED BY TITLE 36 ACTS OF 1981, P.L. 309
ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL
ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE TOWN OF
FISHERS AS FOLLOWS:

STANDARD REQUIREMENTS:

- 4.01-A. All sanitary sewer and utility easements may be used for the construction, extension, operation, inspection, maintenance, reconstruction, and removal of sanitary facilities and provides HSE the right of ingress/egress.
- 4.01-B. Pavement or concrete, including driveways and sidewalks, shall not be constructed on or within one (1) foot horizontal distance of any sanitary sewer manhole or cleanout casting.
- 4.01-C. The Homeowner's Association and/or individual lot owner is responsible for all repairs and replacement to retaining/landscape/entrance walls and landscaping that are located within a sanitary sewer or utility easement due to the construction or maintenance of the sanitary sewer facilities.
- 4.01-D. All homeowners not serviced by gravity sanitary sewer service are responsible for all maintenance, repair and replacement of all grinder/ejector pumps, force mains and gravity laterals from the residence to its connection to the sanitary sewer main.
- 4.01-E. The discharge of clear water sources (foundation drains, sump pumps, roof drains, etc.) to the sanitary sewers are prohibited.

CONDITIONAL REQUIREMENTS:

- 4.02-A. Grade changes across sanitary sewer facilities must be approved in writing by Hamilton Southeastern Utilities, Inc.
- 4.02-B. The drip line of all trees must be located a minimum of ten (10) feet from the center of sanitary sewers and manholes and no trees shall be planted directly over building sewers (laterals)
- 4.02-C. No landscaping, mounding, lighting, fencing, signage, retaining/landscaping/entrance walls, irrigation lines, etc. shall be placed within ten (10) feet of the center of the sanitary sewer infrastructure.

A part of the West half of the Southwest Quarter of Section 29, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

21-97

Commencing at the Northwest corner of the Southwest Quarter of said Section 29; thence South 00°14'56" West (assumed bearing) along the West line of said Southwest Quarter a distance of 1972.35 feet to the POINT OF BEGINNING, said point being the Southwest corner of Britton Ridge, Section Two per plat thereof recorded as instrument number 9606560 in Plat Cabinet 1, Slide 661 in the Office of the Recorder of Hamilton County, Indiana (the following four (4) courses are along the Southerly line of said Britton Ridge, Section Two); (1) thence South 89°49'24" East a distance of 236.68 feet; (2) thence North 00°10'36" East a distance of 16.62 feet; (3) thence South 89°49'24" East a distance of 130.00 feet; (4) thence South 00°10'36" West a distance of 4.28 feet; thence South 89°49'24" East along the Southerly line of said Britton Ridge, Section Two and the Southerly line of Britton Ridge, Section Three per plat thereof recorded as instrument number 9648155 in Plat Cabinet 1, Slide 738 in the Office of the Recorder of Hamilton County, Indiana, a distance of 635.00 feet (the following four (4) courses are along the Southerly line of said Britton Ridge, Section Three); (1) thence North 00°10'36" East a distance of 55.75 feet; (2) thence South 89°49'24" East a distance of 130.00 feet; (3) thence South 00°10'36" West a distance of 20.72 feet; (4) thence South 89°49'24" East a distance of 189.78 feet to the East line of said West Half of the Southwest Quarter of said Section 29; thence South 00°10'38" West along said East line a distance of 63.73 feet; thence North 89°49'22" West a distance of 5.00 feet; thence South 00°10'38" West parallel with said East line a distance of 665.43 feet to the South line of the Southwest Quarter of said Section 29; thence South 89°53'08" West along the South line of the Southwest Quarter of said Section 29 a distance of 1317.33 feet to the Southwest corner of the Southwest Quarter of said Section 29; thence North 00°14'56" East along the West line of the Southwest Quarter of said Section 29 a distance of 688.54 feet to the Point of Beginning Containing 21.345 acres (930.163 square feet) more or less

This subdivision consists of 65 Lots numbered 44 through 70, 72, 73, 158 through 168, 217 through 241, and Blocks "E", "F" and "G" (Common Area) The locations and dimensions of the Lots, Street and Easements are shown on the Plat. All dimensions are shown in feet and decimal parts thereof.

I, the undersigned, hereby certify that the within real estate is a portion of the real estate as the boundaries were determined by a Land Title Survey prepared by Melton-Packard & Associates, Inc., and certified by Gary L. Piers, R.L.S. No. 890010 on May 4th, 1993. This survey was subsequently recorded as instrument No. 93-60502 in the Office of the Recorder of Hamilton County, Indiana.

I further certify that all monuments shown actually exist or will be installed in their positions as correctly shown and that all dimensions and geodetic data are correct.

Witness my hand and seal this 23rd day of December, 1997.



Jeffrey A. Myers
Registered Land Surveyor No. 29300001
State of Indiana

... shown and described herein and recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 94-52482, do hereby certify that we have laid off, platted and subdivided and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as Britton Ridge, Section Four.

All streets shown on this plat and not heretofore dedicated are hereby dedicated to the public.

This plat is subject to the declaration of covenants, conditions and restrictions of Britton Ridge recorded as Instrument No. 9403741 and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this 24th day of December, 1997.

Owner
Crossmann Communities Partnership
By: Richard H. Crosser
Trimark Development Inc.,
It's General Partner
Richard H. Crosser, Vice President

State of Indiana }
County of Marion } SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard H. Crosser, Vice President of Trimark Development Inc., the general partner of Crossmann Communities Partnership, and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my hand and Notarial Seal this 24th day of December, 1997.



Shirley S. White
(Shirley S. White), Notary Public
Printed Name

My Commission Expires: May 4, 2001 County of Residence: Hendricks

COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P.L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE TOWN OF FISHERS AS FOLLOWS:

ADOPTED BY THE TOWN PLAN COMMISSION AT A MEETING HELD,

AUGUST 11, 1993

FISHERS TOWN PLAN COMMISSION

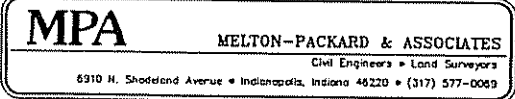
John D. Zerbo
PRESIDENT

Jonathan Isaacs
SECRETARY

John D. Zerbo

Jonathan Isaacs

SECONDARY PLAT
BRITTON RIDGE - SECTION FOUR
AN ADDITION TO HAMILTON COUNTY, INDIANA



THIS PLAT PREPARED BY: Jeffrey A. Myers
Registered Land Surveyor
No. 29300001, State of Indiana

DRAWING: 91692PT4.DWG

**APPLICABLE HAMILTON SOUTHEASTERN
STANDARD REQUIREMENTS:**

(Taken from the Hamilton Southeastern Utilities, Inc. "Design Specifications for Sanitary Sewer Facilities - Revision Date 9/16/95")

STANDARD REQUIREMENTS:

- 4.01-A. All sanitary sewer and utility easements may be used for the construction, extension, operation, inspection, maintenance, reconstruction, and removal of sanitary facilities and provides HSE the right of ingress/egress.
- 4.01-B. Pavement or concrete, including driveways and sidewalks, shall not be constructed on or within one (1) foot horizontal distance of any sanitary sewer manhole or cleanout casting.
- 4.01-C. The Homeowner's Association and/or individual lot owner is responsible for all repairs and replacement to retaining/landscape/entrance walls and landscaping that are located within a sanitary sewer or utility easement due to the construction or maintenance of the sanitary sewer facilities.
- 4.01-D. All homeowners not serviced by gravity sanitary sewer service are responsible for all maintenance, repair and replacement of all grinder/ejector pumps, force mains and gravity laterals from the residence to its connection to the sanitary sewer main.
- 4.01-E. The discharge of clear water sources (foundation drains, sump pumps, roof drains, etc.) to the sanitary sewers are prohibited.

CONDITIONAL REQUIREMENTS:

- 4.02-A. Grade changes across sanitary sewer facilities must be approved in writing by Hamilton Southeastern Utilities, Inc.
- 4.02-B. The drip line of all trees must be located a minimum of ten (10) feet from the center of sanitary sewers and manholes and no trees shall be planted directly over building sewers (laterals).
- 4.02-C. No landscaping, mounding, lighting, fencing, signage, retaining/landscaping/entrance walls, irrigation lines, etc. shall be placed within ten (10) feet of the center of the sanitary sewer infrastructure.

SURVEYOR'S CERTIFICATE

LAND DESCRIPTION
BRITTON RIDGE - SECTION FOUR

A part of the West half of the Southwest Quarter of Section 29, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 29; thence South 00°14'56" West (assumed bearing) along the West line of said Southwest Quarter a distance of 1972.35 feet to the POINT OF BEGINNING, said point being the Southwest corner of Britton Ridge, Section Two per plat thereof recorded as Instrument number 9806560 in Plat Cabinet 1, Slide 661 in the Office of the Recorder of Hamilton County, Indiana (the following four (4) courses are along the Southerly line of said Britton Ridge, Section Two); (1) thence South 89°49'24" East a distance of 236.68 feet; (2) thence North 00°10'36" East a distance of 16.62 feet; (3) thence South 89°49'24" East a distance of 130.00 feet; (4) thence South 00°10'36" West a distance of 4.28 feet; thence South 89°49'24" East along the Southerly line of said Britton Ridge, Section Two and the Southerly line of Britton Ridge, Section Three per plat thereof recorded as Instrument Number 9548155 in Plat Cabinet 1, Slide 738 in the Office of the Recorder of Hamilton County, Indiana, a distance of 635.00 feet (the following four (4) courses are along the Southerly line of said Britton Ridge, Section Three); (1) thence North 00°10'36" East a distance of 55.75 feet; (2) thence South 89°49'24" East a distance of 130.00 feet; (3) thence South 00°10'36" West a distance of 20.72 feet; (4) thence South 89°49'24" East a distance of 189.78 feet to the East line of said West Half of the Southwest Quarter of said Section 29; thence South 00°10'36" West along said East line a distance of 63.73 feet; thence North 89°49'22" West a distance of 5.00 feet; thence South 00°10'38" West parallel with said East line a distance of 665.43 feet to the South line of the Southwest Quarter of said Section 29; thence South 89°53'08" West along the South line of the Southwest Quarter of said Section 29 a distance of 1317.33 feet to the Southwest corner of the Southwest Quarter of said Section 29; thence North 00°14'56" East along the West line of the Southwest Quarter of said Section 29 a distance of 688.54 feet to the Point of Beginning. Containing 21.345 acres (930.163 square feet) more or less.

This subdivision consists of 65 Lots numbered 44 through 70, 72, 73, 158 through 168, 217 through 241, and Blocks "E", "F" and "G" (Common Area). The locations and dimensions of the Lots, Street and Easements are shown on the Plat. All dimensions are shown in feet and decimal parts thereof.

I, the undersigned, hereby certify that the within real estate is a portion of the real estate as the boundaries were determined by a Land Title Survey prepared by Melton-Packard & Associates, Inc., and certified by Gary L. Piers, R.L.S. No. 890010 on May 4th, 1993. This survey was subsequently recorded as Instrument No. 93-60502 in the Office of the Recorder of Hamilton County, Indiana.

I further certify that all monuments shown actually exist or will be installed in their positions as correctly shown and that all dimensions and geodetic data are correct.

Witness my hand and seal this 23rd day of December, 1997.



Jeffrey A. Myers
Jeffrey A. Myers
Registered Land Surveyor No. 29300001
State of Indiana

OWNER'S CERTIFICATE

The undersigned, Crossmann Communities Partnership, Owner of the real estate shown and described herein and Recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 94-52482, do hereby certify that we have laid off, platted and subdivided and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as Britton Ridge, Section Four.

All streets shown on this plat and not heretofore dedicated are hereby dedicated to the public.

This plat is subject to the declaration of covenants, conditions and restrictions of Britton Ridge recorded as Instrument No. 9403741 and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this 23rd day of December, 1997.

Owner
Crossmann Communities Partnership
By: Richard H. Crosser
Trimark Development Inc.,
its General Partner
Richard H. Crosser, Vice President

State of Indiana }
County of Marion } SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard H. Crosser, Vice President of Trimark Development Inc., the general partner of Crossmann Communities Partnership, and acknowledged the execution of this Instrument as his voluntary act and deed and affixed his signature thereto.

Witness my hand and Notarial Seal this 24th day of December, 1997.



Shirley J. White
(Shirley J. White), Notary Public
Printed Name

My Commission Expires: May 31, 2001 County of Residence: Hendricks

COMMISSION CERTIFICATE

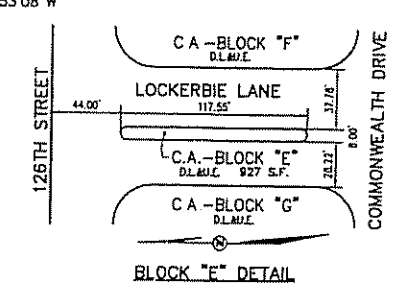
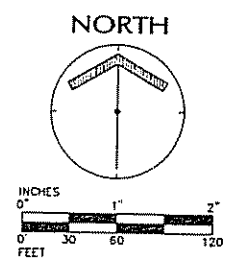
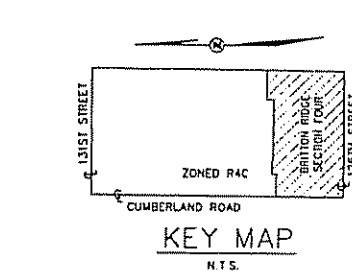
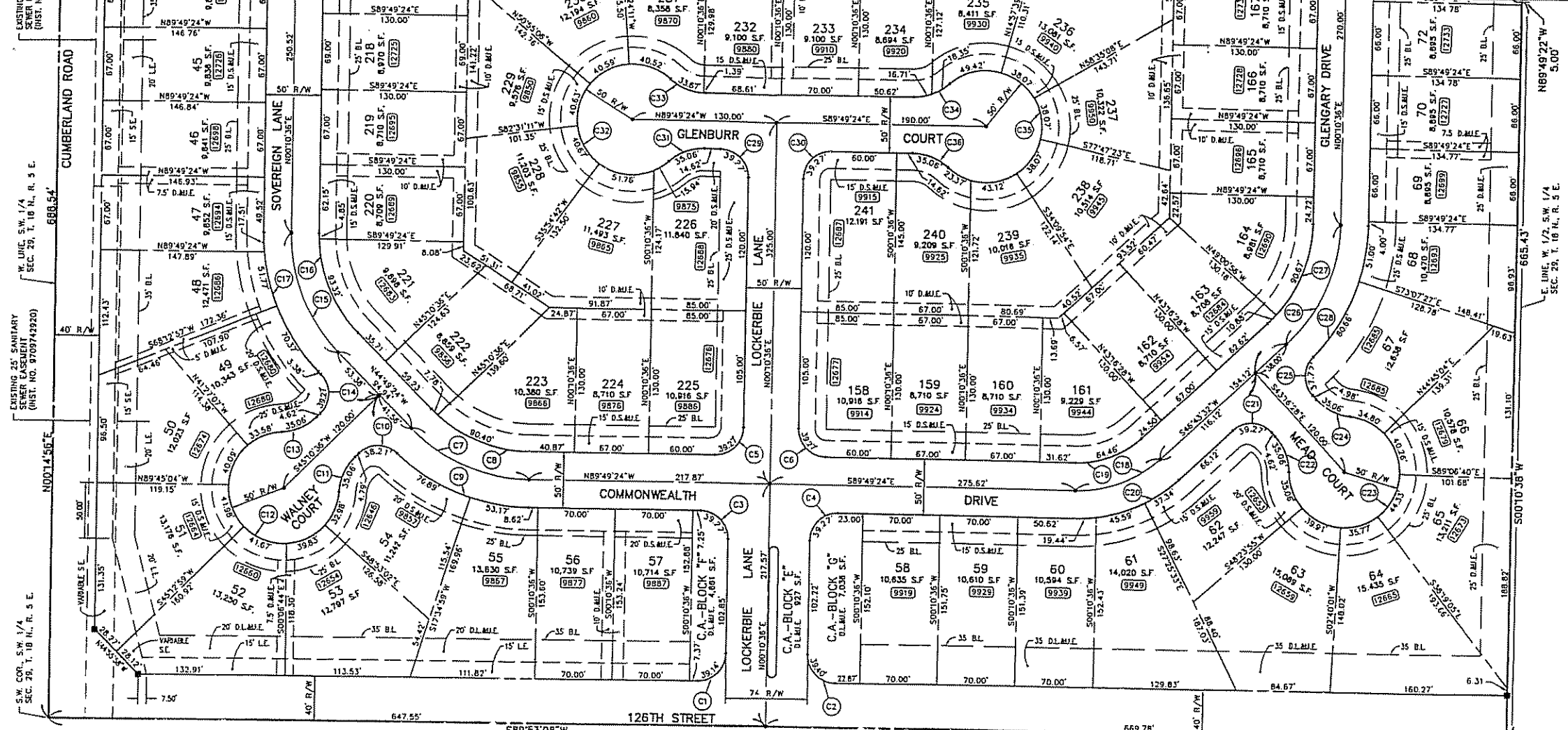
UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P.L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE TOWN OF FISHERS AS FOLLOWS:

ADOPTED BY THE TOWN PLAN COMMISSION AT A MEETING HELD.

AUGUST 11, 1993
FISHERS TOWN PLAN COMMISSION

John D. Zerbo
PRESIDENT

Jonathan Isaacs
SECRETARY



S. 1/4 S.W. 1/4 SEC. 29, T. 18 N., R. 5 E.
SECONDARY PLAT
BRITTON RIDGE - SECTION FOUR
 AN ADDITION TO HAMILTON COUNTY, INDIANA
 S.E. COR. W. 1/2 S.W. 1/4 SEC. 29, T. 18 N., R. 5 E.
MPA MELTON-PACKARD & ASSOCIATES
 Civil Engineers • Land Surveyors
 6910 N. Shadland Avenue • Indianapolis, Indiana 46220 • (317) 577-0069
 DRAWING: 91692PT4.DWG
 SHEET 1 OF 2

DULY ENTERED FOR TAXATION
 Subject to final acceptance for transfer
 9 day of JAN 19 92
J. M. Oyle Auditor
 Hamilton County
 Parcel #

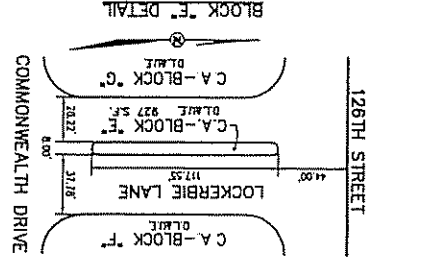
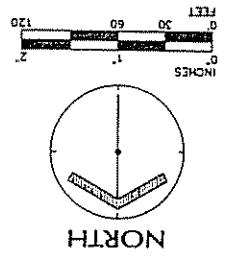
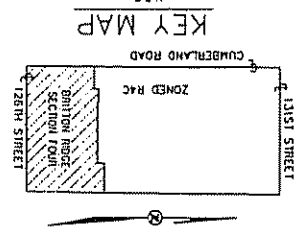
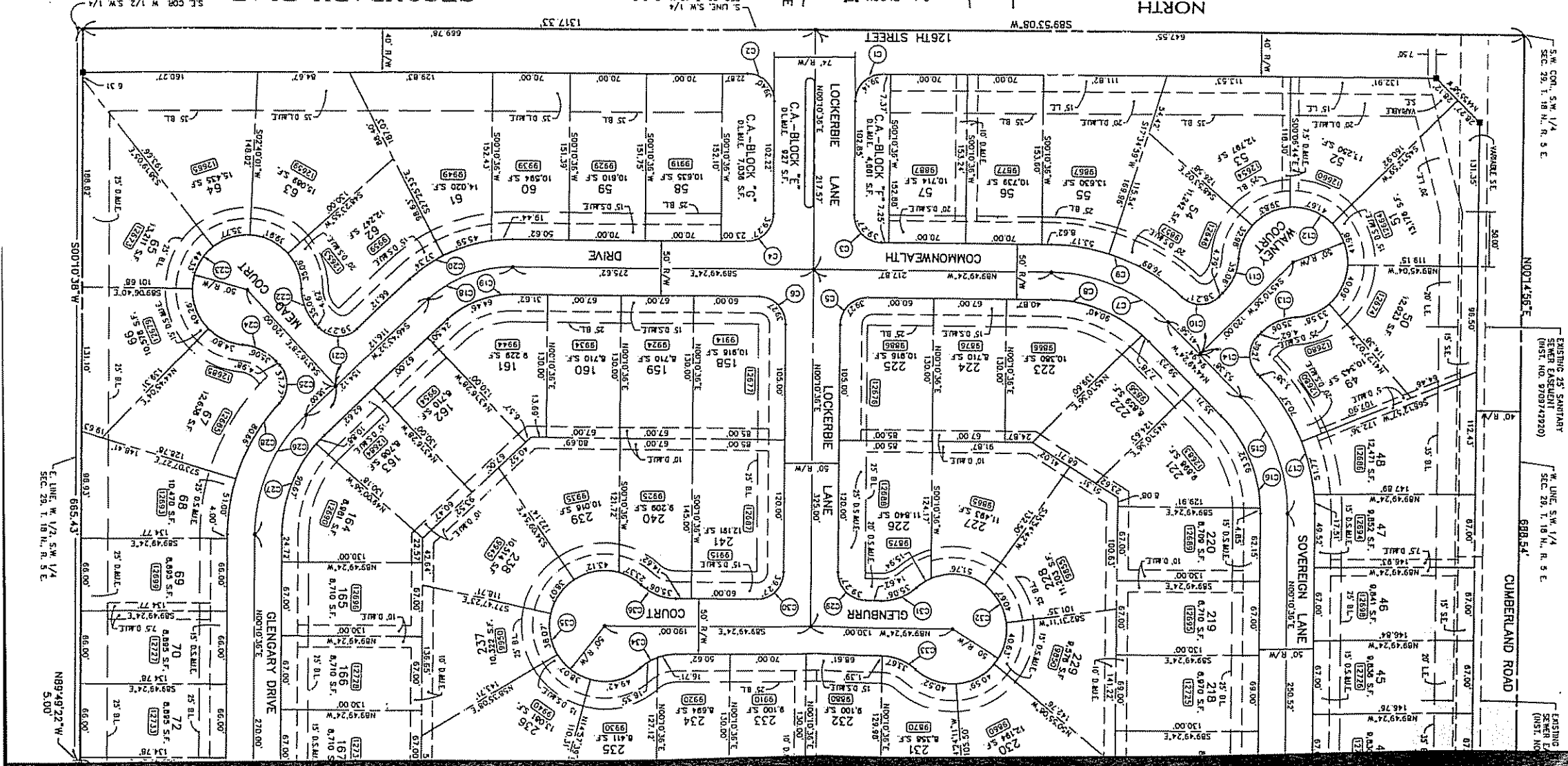
MPA
 MELTON-PACKARD & ASSOCIATES
 Civil Engineers & Land Surveyors
 6910 N. Shadeland Avenue • Indianapolis, Indiana 46220 • (317) 577-0060
 DRAWING: 91652P14.DWG

THIS PLAN PREPARED BY: Jeffrey A. Myers
 Registered Land Surveyor
 No. 293000C1, State of Indiana

**BRITTON RIDGE - SECTION FOUR
 AN ADDITION TO HAMILTON COUNTY, INDIANA**

SECONDARY PLAT
 SEC. 29, T. 18 N., R. 5 E.
 S. 1/4, S.W. 1/4
 SEC. 29, T. 18 N., R. 5 E.
 S. 1/4, S.W. 1/4

J. M. G. & Co.
 Auditor
 Hamilton County
 Subject to final acceptance for transfer
 9 day of May 1996
DULY ENTERED FOR TAXATION



S.W. COR. S.W. 1/4
 SEC. 29, T. 18 N., R. 5 E.

EXISTING 25' SANITARY
 W. LINE, S.W. 1/4
 SEC. 29, T. 18 N., R. 5 E.

EXISTING 25' SANITARY
 W. LINE, S.W. 1/4
 SEC. 29, T. 18 N., R. 5 E.

EXISTING 25' SANITARY
 W. LINE, S.W. 1/4
 SEC. 29, T. 18 N., R. 5 E.

Instrument No. 9801515
 P.C. No. 2 Slide No. 64

Instrument
 9809801515

9809801515
 Filed for Record in
 HAMILTON COUNTY, INDIANA
 MARY L. CLARK
 On 01-09-1998 At 02:39 pm.
 PLAT 24.00

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.14	24.87	35.27	N45°01'52"E	89°42'32"	C13	48.00	35.06	18.35	34.29	N66°06'05"E	41°50'59"
C2	25.00	39.40	25.11	35.45	S44°58'08"E	90°17'28"	C14	25.00	39.27	25.00	35.36	N00°10'36"W	90°00'00"
C3	25.00	39.27	25.00	35.36	N44°49'24"W	90°00'00"	C15	150.00	117.81	62.13	114.81	S22°19'24"E	45°00'00"
C4	25.00	39.27	25.00	35.36	S45°10'36"W	90°00'00"	C16	125.00	98.17	51.78	95.87	S22°19'24"E	45°00'00"
C5	25.00	39.27	25.00	35.36	N45°10'36"E	90°00'00"	C17	175.00	137.44	72.49	133.94	S22°19'24"E	45°00'00"
C6	25.00	39.27	25.00	35.36	S44°49'24"E	90°00'00"	C18	110.00	83.42	43.83	81.44	N68°27'04"E	43°27'04"
C7	150.00	117.81	62.13	114.81	S67°19'24"E	45°00'00"	C19	85.00	64.46	33.87	62.93	N68°27'04"E	43°27'04"
C8	135.00	98.17	51.78	95.87	S67°19'24"E	45°00'00"	C20	135.00	102.38	53.79	99.94	N68°27'04"E	43°27'04"
C9	175.00	130.05	68.20	127.08	S68°31'59"E	42°34'49"	C21	25.00	39.27	25.00	35.36	N88°16'28"W	90°00'00"
C10	25.00	38.21	23.97	34.80	S88°58'01"W	87°34'49"	C22	48.00	35.06	18.35	34.29	N22°20'59"W	41°50'59"
C11	48.00	35.06	18.35	34.29	S24°15'07"W	41°50'59"	C23	50.00	230.12	55.82	74.49	N46°43'32"E	26°31'58"
C12	50.00	230.12	55.82	74.49	S44°49'24"E	26°31'58"	C24	48.00	35.06	18.35	34.29	S64°11'58"E	41°50'59"
C25	25.00	37.77	23.54	34.28	S00°00'20"W	86°33'37"	C26	150.00	121.80	64.52	118.54	N23°27'04"E	46°32'56"
C27	125.00	101.55	53.77	98.78	N23°27'04"E	46°32'56"	C28	175.00	131.67	69.15	128.58	N21°43'52"E	43°08'33"
C29	25.00	39.27	25.00	35.36	N44°49'24"W	90°00'00"	C30	25.00	39.27	25.00	35.36	S45°10'36"W	90°00'00"
C31	48.00	35.06	18.35	34.29	S68°15'07"W	41°50'59"	C32	30.00	230.12	55.82	74.49	S00°10'36"W	26°31'58"
C33	48.00	35.06	18.35	34.29	S68°53'55"E	41°50'59"	C34	48.00	35.06	18.35	34.29	N88°15'07"E	41°50'59"
C35	50.00	230.12	55.82	74.49	N00°10'36"E	26°31'58"	C36	48.00	35.06	18.35	34.29	N68°53'55"W	41°50'59"

LEGEND

- CONCRETE MONUMENT
- 1/4" IRON NAIL ALUMINUM CAP
- ▲ 1/4" IRON NAIL
- BOUNDARY LINE
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE, SANITARY SEWER & UTILITY EASEMENT
- DRAINAGE EASEMENT
- (---) ADJACENT

THIS PLAT PREPARED FOR:
 CROSSMANN COMMUNITIES
 9202 N. MERIDIAN ST., STE. 300
 INDIANAPOLIS, INDIANA 46280
 (317)-843-9514

