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TENTH AMENDMENT
TO
ENABLING DECLARATION
ESTABLISHING A PLAN FOR THE
HORIZONTAL PROPERTY REGIME
OF
COLLEGE PARK CONDOMINIUMS
AND ERSON, INDIANA

This Tenth Amendment to Enabling Declaration made on the
day of WEDNESDAY, 1989, by College Park Condominiums, Ltd., an
Indiana Limited Partnership, hereinafter referred to as
"Declarant," the sole owner in fee simple of certain real prop-
erty hereafter described, which property is referred to as the
"Undivided Property,"

RECITALS

WHEREAS, College Park Condominiums, a horizontal prop-
erty regime consisting of forty (40) units, was created on the
16th day of July, 1985, with College Park Condominiums, Ltd., the
Declarant herein, as Grantor, by an Enabling Declaration filed in
the Office of the Recorder of Madison County, Indiana, and
Record Book 25 at pages 627 through 703 and to save with Exhibit "A"
there to recorded in Plat Book 17 at pages 26 and 27, first
amended in Deed Record Book 253 at page 658 on November 25, 1985,
amended in Deed Record Book 261 at page 612, amended in Deed
Record Book 263 at page 444, amended in Deed Record Book 264 at
pages 124-132, amended in Deed Record Book 266 at pages 544-553,
amended in Deed Record Book 267 at pages 2475-2574, and amended in
Deed Record Book 271 at pages 601-611, and amended in Deed Record
Book 277 at pages 196-208, and amended in Deed Record Book 279
at page 630.

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WHEREAS, in Item IX of such Enabling Declaration, the Declarant retained the right to amend said Enabling Declaration to increase the number of units in the Condominium by construction upon any part or all of certain real estate described in said Item IX and designated "Future Development," and

WHEREAS, the Annexed Property above referred to is a part of and is situated within the Future Development, and the Declarant has constructed on said Annexed Property three (3) additional units in one (1) building which harmonize with the development of the original Condominium, and

WHEREAS, the Declarant desires to submit the Annexed Property to Condominium Ownership,

NOW, THEREFORE, the said Declarant hereby makes the following amendments to said Enabling Declaration:

1. The Annexed Property, the description of which appears on Exhibit "A" attached hereto and made a part hereof, is hereby incorporated into and made a part of the real property subject to said Enabling Declaration. All provisions of said Enabling Declaration as herein amended shall constitute covenants running with the land and shall be binding on the Declarant, its successors and assigns, and all subsequent owners of all or any part of said Annexed Property and the improvements thereon, their grantees, successors, heirs, devisees, personal representatives, and assigns.

2. All references in the Enabling Declaration to thirty seven (37) units are hereby changed to forty (40) units.

3. Exhibit "B" attached hereto is a permanent description of

the total area of the land now included in this Condominium, both the original real property and the Annexed Property. The legal description of real property as contained on page one and page two of said Enabling Declaration is hereby amended to that as described in Exhibit "D" attached hereto.

4. Item 11.C. of the Enabling Declaration shall hereafter read as follows:

C. Designation and Description of Units. The forty (40) individual units hereby established are described as follows:

1. The units shall be contained in a building designated as Building 1 without basement and as follows:

a. Unit A is located in Building 1 and is a three bedroom, one story unit without basement.

b. Unit B is located in Building 1 and is a three bedroom, one story unit without basement.

c. Unit C is located in Building 1 and is a three bedroom, one story unit without basement.

d. Unit D is located in Building 1 and is a three bedroom, one story unit without basement.

e. Unit E is located in Building 4 and is a three bedroom, one story unit without basement.

The Unit locations and dimensions in Building 4 are more particularly described in documents filed in Plat Book 47, pages 97-98, records of Madison County, State of Indiana.

f. The units shall be contained in a building designated as Building 5 without basement and as follows:

1. Unit A is located in Building 5 and is a two bedroom, one story unit without basement.

2. Unit B is located in Building 5 and is a two bedroom, one story unit without basement.

The Unit locations and dimensions in Building 5 are more particularly described in documents filed in Plat Book 47, pages 96-97, records of Madison County, State of Indiana.

g. The units shall be contained in a building designated Building 6 without basement and as follows:

1. Unit A is located in Building 6 and is a three bedroom, one story unit without basement.

2. Unit B is located in Building 6 and is a two bedroom, one story unit without basement.

c. Unit C is located in Building 3 and is a three-bedroom, one-story unit without basement.

d. Unit D is located in Building 3 and is a three-bedroom, one-story unit without basement.

The Unit locations and dimensions in Building 3 are more particularly described in documents filed in Plat Book 17, pages 68-69, records of Madison County, State of Indiana.

4. The Units shall be contained in a building designated as Building 4 without basement and as follows:

a. Unit A is located in Building 4 and is a three-bedroom, one-story unit without basement.

b. Unit B is located in Building 4 and is a two-bedroom, one and one-half story unit with one basement.

c. Unit C is located in Building 4 and is a two-bedroom, one-story unit without basement.

d. Unit D is located in Building 4 and is a two-bedroom, one-story unit without basement.

Unit locations and dimensions in Building 4 are more particularly described in documents filed in Plat Book 17, pages 60-61, records of Madison County, State of Indiana.

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5. The units shall be contained in a building designated as Building 5 without basement and as follows:

a. Unit A is located in Building 5 and is a three-bedroom, one-story unit without basement.

b. Unit B is located in Building 5 and is a three-bedroom, one-story unit without basement.

The unit locations and dimensions in Building 5 are more particularly described in documents filed in Plat Book 17, pages 72-73, records of Madison County, State of Indiana.

6. The units shall be contained in a building designated as Building 6 A without basement and as follows:

a. Unit A is located in Building 6 A and is a three-bedroom, one-story unit without basement.

b. Unit B is located in Building 6 A and is a three-bedroom, one-story unit without basement.

The unit locations and dimensions in Building 6 A are more particularly described in documents filed in Plat Book 19, pages 66-67, records of Madison County, Indiana.

7. The units shall be contained in a building

designated as Building 6-B without basement and as follows:

- a. Unit A is located in Building 6-B and is a three bedroom, one story Unit without basement.
- b. Unit B is located in Building 6-B and is a two bedroom, one story Unit without basement.
- c. Unit C is located in Building 6-B and is a three bedroom, one story Unit without basement.

The Unit locations and dimensions in Building 6-B are more particularly described in documents filed in Plat Book 18, pages 76-77, records of Madison County, Indiana.

8. The Units shall be contained in a building designated as Building 7-A without basement and as follows:

- a. Unit A is located in Building 7-A and is a two bedroom, one story Unit without basement.
- b. Unit B is located in Building 7-A and is a two bedroom, one story Unit without basement.

The Unit locations and dimensions in Building 7-A are more particularly described in documents filed in Plat Book 19, pages 70-71, records of Madison County, Indiana.

9. The Units shall be contained in a building designated as Building 8 without basement and as follows:

- a. Unit A is located in Building 8 and is a

three bedroom, one story Unit without basement

b. Unit B is located in Building 8 and is a two bedroom, one story Unit without basement

c. Unit C is located in Building 8 and is a two bedroom, one story Unit without basement

d. Unit D is located in Building 8 and is a two bedroom, one story Unit without basement

e. Unit E is located in Building 8 and is a two bedroom, one story Unit without basement

f. Unit F is located in Building 8 and is a three bedroom, one story Unit without basement

g. Unit G is located in Building 8 and is a three bedroom, one story Unit without basement

The Unit locations and dimensions in Building 8 are more particularly described in documents filed in Plat Book 7, pages 47-52, records of Madison County, Indiana

10. The units shall be contained in a building designated as Building 9 without basement and as follows:

a. Unit A is located in Building 9 and is a two bedroom, one story Unit without basement

b. Unit B is located in Building 9 and is a two bedroom, one and one-half story Unit without basement

c. Unit C is located in Building 9 and is a three bedroom, one and one-half story Unit without basement

d. Unit D is located in Building 9 and is a three-bedroom, one and one-half story unit without basement.

The Unit locations and dimensions in Buildings 9 are more particularly described in Cameron's deed in Plat Book 17, pages 14 and 17, records of Madison County, State of Illinois.

ii. The units shall be contained in a building designated as Building 10, which is located as follows:

a. Unit A is located in Building 10 and is a three-bedroom, one-story unit without basement.

b. Unit B is located in Building 10 and is a two-bedroom, one-story unit without basement.

c. Unit C is located in Building 10 and is a two-bedroom, one and one-half story unit without basement.

d. Unit D is located in Building 10 and is a two-bedroom, one and one-half story unit without basement.

e. Unit E is located in Building 10 and is a two-bedroom, one-story unit without basement.

f. Unit F is located in Building 10 and is a three-bedroom, one-story unit without basement.

The Unit locations and dimensions in Building 10

are more particularly described in documents filed in Plat Book 18, pages 32 and 33, records of Madison County, State of Indiana.

Item 11 D. of the Enabling Declaration shall hereafter read as follows:

Percentage Interest in Common Elements and Share of Common Expenses

The undivided interest in the Common Elements hereby established, which shall be conveyed with each respective Unit, and which is also the proportional voting right of each Unit Owner and the Unit Owner's share of common expenses and common surplus, is based on the ratio of the Unit to the total number of all units of the condominium and reflecting a continuing total interest of one hundred percent (100%) for the entire Condominium. The individual Units have the following undivided interests:

TABLE OF UNIT SHARES

<u>Unit Identification</u>	<u>Share</u>
1-A	2,500.00
1-B	500.00
1-C	500.00
1-D	500.00
1-E	500.00
1-F	500.00
2-A	2,500.00
2-B	500.00
3-A	2,500.00
3-B	500.00
3-C	500.00
3-D	500.00
4-A	2,500.00
4-B	500.00
4-C	500.00
4-D	500.00
4-E	2,500.00

Unit Identification

(Cont'd.)

Share

5-B	2	50.00
6-A, A	2	50.00
6-A, B	2	50.00
6-B, A	2	50.00
6-B, B	2	50.00
6-B, C	2	50.00
7-A	2	50.00
7-B	2	50.00
8-A	2	50.00
8-B	2	50.00
8-C	2	50.00
8-D	2	50.00
8-E	2	50.00
8-F	2	50.00
9-A	2	50.00
9-B	2	50.00
9-C	2	50.00
9-D	2	50.00
10-A	2	50.00
10-B	2	50.00
10-C	2	50.00
10-D	2	50.00
10-E	2	50.00
10-F	2	50.00

The above respective undivided interests established and to be conveyed with the respective Units as indicated above can not be changed, except by amendment of this Declaration as hereafter provided, and the Grantor, its successors and assigns, and its grantees covenant and agree that the undivided interests in the Common Elements and the fee title to the respective Units conveyed hereunder shall not be separated nor separately conveyed, and each said undivided interest shall be deemed to be conveyed or encumbered with its respective Unit, even though the description in the instrument of conveyance or encumbrance may refer only to the fee title to the Unit.

Section 11.1 of the Enabling Declaration shall hereafter read as follows:

F. Legal Description of Unit. The following shall be an adequate legal description of each Unit:

Unit _____ contained in Building _____ and all appurtenances thereto, in Collage Park Condominiums Horizontal Property Regime as delineated by the Declaration recorded in the Office of the Madison County Recorder on July 16, 1985, in Book 628, pages 627 through 703 as amended by a First Amendment to Enabling Declaration recorded in said office on the 25th day of November, 1985, in Book 255 at page 658; further amended by a Second Amendment to Enabling Declaration recorded in said office on the 29th day of July, 1986, in Book 261 at page 642; further amended by a Third Amendment to Enabling Declaration recorded in said office on the 14th day of October, 1986, in Book 265 at pages 114-115; further amended by a Fourth Amendment to Enabling Declaration recorded in said office on the 2nd day of December, 1986, in Book 264 at pages 124-132; further amended by a Fifth Amendment to Enabling Declaration recorded in said office on the 10th day of April, 1987, in Book 266 at pages 544-553; further amended by a Sixth Amendment to Enabling Declaration recorded in said office on the 4th day of June, 1987, in Book 267 at pages 647-657; and further amended by a Seventh Amendment to Enabling Declaration recorded in said office on the 1st day of December, 1987, in Book 271 at pages 601-611; and further amended by an Eighth Amendment to Enabling Declaration recorded in said office on the 10th day of October, 1988, in Book 272 at pages 196-208; and further amended by a Ninth Amendment to Enabling Declaration recorded in said office on the 9th day of November, 1988, in Book 277, Page 650; and further amended by a Tenth Amendment to Enabling Declaration recorded in said office on the 5th day of January, 1989, in Book _____, Page _____.

7. Attached hereto as Exhibit "C" and made a part hereof is a survey consisting of two (2) sheets as prepared by Harold B. Smith & Associates, such sheets being dated the 30th day of December, 1988. The Condominium Survey for Collage Park Condominiums Horizontal Property Regime shall hereafter consist of Exhibit "A" to the original Enabling Declaration, Exhibit "C" to the First Amendment to Enabling Declaration, Exhibit "C" to the Second Amendment to Enabling Declaration, Exhibit "C" to the Third Amendment to Enabling Declaration, Exhibit "C" to the Fourth Amendment to Enabling Declaration, Exhibit "C" to the Fifth Amendment to Enabling Declaration, Exhibit "C" to the Sixth

Amendment to Enabling Declaration, and Exhibit "C" to the
 Seventh Amendment to Enabling Declaration, and Exhibit "D" to
 the Eighth Amendment to Enabling Declaration, and Exhibit "E" to
 the Ninth Amendment to Enabling Declaration, and Exhibit "F" to
 this Tenth Amendment to Enabling Declaration.

8. All references to Exhibit "A" in the Enabling Declaration
 shall now include all documents comprising the Condominium Survey
 as above defined.

9. Except as above amended, all provisions of said original
 Enabling Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the said Declarant has executed this
 Tenth Amendment to Enabling Declaration this day and year first
 above written.

COLLEGE PARK CONDOMINIUMS, LTD.
 By: Devlin's Development Company, Inc.
 General Partner

John M. Devlin
 John M. Devlin
 President

WITNESSE
John M. Devlin
 John M. Devlin
 Secretary

STATE OF INDIANA)
) ss.
 COUNTY OF MADISON)

Before me, a Notary Public in and for said County and State
 personally appeared John M. Devlin, the President and Secretary,
 who acknowledged the execution of this foregoing instrument for
 and on behalf of said corporation.

WITNESS my hand and notarial seal this 27 day of July
1989

My Commission Expires
11-27-90

[Signature]
 Notary Public
 Registered in Madison County

Prepared by
 JOHN M. DEVLIN
 Notary Public

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COLLEGE PARK CONDOMINIUMS

COMBINED DESCRIPTION OF LAND UNINCLUDED WITH BUILDINGS 1, 2, 3, 4, 5, 6, 8, 7A, 8, 9, AND 10

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 8 EAST IN THE CITY OF ANDERSON, ANDERSON TOWNSHIP, MADISON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 8 EAST, WHICH IS 578.12 FEET NORTH 00 DEGREES 00 MINUTES 00 SECONDS (ASSUMED BEARING) FROM THE SOUTH CORNER OF SAID EAST HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 197.99 FEET ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 119.30 FEET THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 118.00 FEET, THENCE NORTH 89 DEGREES 31 MINUTES 19 SECONDS WEST 118.75 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 253.00 FEET ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER, THENCE SOUTH 89 DEGREES 31 MINUTES 19 SECONDS EAST 180.00 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 55.00 FEET, THENCE SOUTH 89 DEGREES 31 MINUTES 19 SECONDS EAST 358.00 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 55.00 FEET, THENCE NORTH 02 DEGREES 05 MINUTES 47 SECONDS EAST 50.23 FEET TO A POINT ON THE CENTERLINE OF ST. JAMES CHURCH (A PRIVATE DRIVE), THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 73.21 FEET, THENCE SOUTH 00 DEGREES 28 MINUTES 41 SECONDS WEST 106.28 FEET, THENCE SOUTH 89 DEGREES 31 MINUTES 19 SECONDS EAST 26.20 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 109 FEET, THENCE NORTH 89 DEGREES 31 MINUTES 19 SECONDS WEST 110.81 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET, THENCE NORTH 89 DEGREES 31 MINUTES 19 SECONDS EAST 100.00 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 250 FEET, THENCE NORTH 89 DEGREES 31 MINUTES 00 SECONDS WEST 111.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 7.310 ACRES, MORE OR LESS, SUBJECT TO THE LEGAL RIGHT OF WAY OF 25 FEET ON THE WESTERLY SIDES THEREOF FOR HIGHWAY ROAD.

DATED:

James M. ...
COUNTY LAND SURVEYOR, MADISON COUNTY

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AT 12:12 PM
RECORDED BOOK 104 PAGE 538

JAN 10 1980

James M. ...
MADISON COUNTY RECORDER

ELEVENTH AMENDMENT
TO
ENABLING DECLARATION
ESTABLISHING A PLAN FOR
HORIZONTAL PROPERTY REGIME
OF
COLLEGE PARK CONDOMINIUMS
ANDERSON, INDIANA

As Eleventh Amendment to Enabling Declaration made this 5th day of September, 1989, by College Park Condominiums, Ltd., an Indiana Limited Partnership, hereinafter referred to as "Declarant," the sole owner in fee of certain real property hereafter described, which property is referred to as the "Annexed Property."

RECITALS:

WHEREAS, College Park Condominiums, a horizontal property regime consisting of forty (40) units, was created on the 16th day of July, 1985, with College Park Condominiums, Ltd., the Declarant herein, as Grantor, by an Enabling Declaration filed in the Office of the Recorder of Madison County, Indiana, in Deed Record 625 at pages 627 through 703 inclusive, with Exhibit "A" thereto recorded in Plat Book 17 at pages 26 and 27; first amended in Deed Record Book 255 at page 656 on November 25, 1985; amended in Deed Record Book 261 at page 642; amended in Deed Record Book 263 at page 144; amended in Deed Record Book 264 at pages 124-132; amended in Deed Record Book 266 at pages 544-553; and amended in Deed Record 267 at pages 247-257; and amended in Deed Record Book 271 at pages 601-611; and amended in Deed Record Book 277 at pages 196-208; and amended in Deed Record Book 277 at page 630; and amended in Deed Record Book 278 at pages 525-538; and

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WHEREAS, in Item IX of such Enabling Declaration, the Declarant retained the right to amend said Enabling Declaration to increase the number of units in the Condominium by construction upon any part or all of certain real estate described in said Item IX and designated "Future Development;" and

WHEREAS, the Annexed Property above referred to is a part of and is situated within the Future Development, and the Declarant has constructed on said Annexed Property two (2) additional units in one (1) building which harmonize with the development of the original Condominium; and

WHEREAS, the Declarant desires to submit the Annexed Property to Condominium Ownership.

NOW, THEREFORE, the said Declarant hereby makes the following amendments to said Enabling Declaration:

1. The Annexed Property, the description of which appears on Exhibit "A" attached hereto and made a part hereof, is hereby incorporated into and made a part of the real property subject to said Enabling Declaration. All provisions of said Enabling Declaration as hereinafter amended shall constitute covenants running with the land and shall be binding on this Declarant, its successors and assigns, and all subsequent Owners of all or any part of said Annexed Property and the improvements thereon, their grantees, successors, heirs, devisees, personal representatives, and assigns.

2. All references in the Enabling Declaration to forty (40) Units are hereby changed to forty-two (42) Units.

3. Exhibit "B" attached hereto is a perimeter description of the total area of the land now included in this Condominium, both the original real property and the Annexed Property. The legal description of real property as contained on page one and page two of said Enabling Declaration is hereby amended to that as described in Exhibit "B" attached hereto.

4. Item II C. of the Enabling Declaration shall hereafter read as follows:

C. Designation and Description of Units. The forty-two (42) individual Units hereby established are described as follows:

1. The Units shall be contained in a building designated as Building 1 without basement and as follows:

- a. Unit A is located in Building 1 and is a three-bedroom, one story unit without basement.
- b. Unit B is located in Building 1 and is a three-bedroom, one story unit without basement.
- c. Unit C is located in Building 1 and is a three-bedroom, one story unit without basement.
- d. Unit D is located in Building 1 and is a three-bedroom, one story unit without basement.
- e. Unit E is located in Building 1 and is a three-bedroom, one story unit without basement.

The Unit locations and dimensions in Building 1 are more particularly described in documents filed in Plat Book 17, pages 97-98, records of Madison County, State of Indiana.

2. The Units shall be contained in a building designated as Building 2 without basement and as follows:

- a. Unit A is located in Building 2 and is a two-bedroom, one-story Unit without basement.
- b. Unit B is located in Building 2 and is a two-bedroom, one-story unit without basement.

The Unit locations and dimensions in Building 2 are more particularly described in documents filed in Plat Book 17, pages 86-87, records of Madison County, State of Indiana.

3. The Units shall be contained in a building designated as Building 3 without basement and as follows:
- a. Unit A is located in Building 3 and is a three-bedroom, one story Unit without basement.
 - b. Unit B is located in Building 3 and is a two-bedroom, one story unit without basement.
 - c. Unit C is located in Building 3 and is a three-bedroom, one-story Unit without basement.
 - d. Unit D is located in Building 3 and is a three-bedroom, one-story Unit without basement.

The Unit locations and dimensions in Building 3 are more particularly described in documents filed in Plat Book 17, pages 68-69, records of Madison County, State of Indiana.

4. The Units shall be contained in a building designated as Building 4 without basement and as follows:
- a. Unit A is located in Building 4 and is a three-bedroom, one story Unit without basement.
 - b. Unit B is located in Building 4 and is a two-bedroom, one and one-half story unit without basement.
 - c. Unit C is located in Building 4 and is a two-bedroom, one-story Unit without basement.
 - d. Unit D is located in Building 4 and is a two-bedroom, one-story Unit without basement.

Unit locations and dimensions in Building 4 are more particularly described in documents filed in Plat Book 17, pages 60-61, records of Madison County, State of Indiana.

5. The Units shall be contained in a building designated as Building 5 without basement and as follows:
- a. Unit A is located in Building 5 and is a three-bedroom, one-story Unit without basement.
 - b. Unit B is located in Building 5 and is a three-bedroom, one-story Unit without basement.

The Unit locations and dimensions in Building 5 are more particularly described in documents filed in Plat Book 17, pages 72-73, records of Madison County, State of Indiana.

6. The Units shall be contained in a building designated as Building 6-A without basement and as follows:
- a. Unit A is located in Building 6-A and is a three-bedroom, one-story Unit without basement.
 - b. Unit B is located in Building 6-A and is a three-bedroom, one-story Unit without basement.

The Unit locations and dimensions in Building 6-A are more particularly described in documents filed in Plat Book 18, pages 66-67, records of Madison County, Indiana.

7. The Units shall be contained in a building designated as Building 6-B without basement and as follows:
- a. Unit A is located in Building 6-B and is a three-bedroom, one-story Unit without basement.
 - b. Unit B is located in Building 6-B and is a two-bedroom, one-story Unit without basement.
 - c. Unit C is located in Building 6-B and is a three-bedroom, one-story Unit without basement.

The Unit locations and dimensions in Building 6-B are more particularly described in documents filed in Plat Book 18, pages 76-77, records of Madison County, Indiana.

8. The Units shall be contained in a building designated as Building 7-A without basement and as follows:
- a. Unit A is located in Building 7-A and is a two-bedroom, one-story Unit without basement.
 - b. Unit B is located in Building 7-A and is a two-bedroom, one-story Unit without basement.

The Unit locations and dimensions in Building 7-A are more particularly described in documents filed in Plat Book 18, pages 70-71, records of Madison County, Indiana.

9. The Units shall be contained in a building designated as Building 7-B without basement and as follows:
- a. Unit A is located in Building 7-B and is a two-bedroom, one-story Unit without basement.
 - b. Unit B is located in Building 7-B and is a two-bedroom, one-story Unit without basement.

The unit locations and dimensions in Building 7-B are more particularly described in documents filed in Plat Book _____, page _____, records of Madison County, Indiana.

10. The Units shall be contained in a building designated as Building 8 without basement and as follows:
- a. Unit A is located in Building 8 and is a three-bedroom, one-story Unit without basement.
 - b. Unit B is located in Building 8 and is a two-bedroom, one-story Unit without basement.

- c. Unit C is located in Building 8 and is a two-bedroom, one-story Unit without basement.
- d. Unit D is located in Building 8 and is a two-bedroom, one-story Unit without basement.
- e. Unit E is located in Building 8 and is a two-bedroom, one-story Unit without basement.
- f. Unit F is located in Building 8 and is a three-bedroom, one-story Unit without basement.

The Unit locations and dimensions in Building 8 are more particularly described in documents filed in Plat Book 17, pages 42-43, records of Madison County, Indiana.

- 11. The Units shall be contained in a building designated as Building 9 without basement and as follows:
 - a. Unit A is located in Building 9 and is a two-bedroom, one-story Unit without basement.
 - b. Unit B is located in Building 9 and is a two-bedroom, one and one-half story Unit without basement.
 - c. Unit C is located in Building 9 and is a three-bedroom, one and one-half story Unit without basement.
 - d. Unit D is located in Building 9 and is a three-bedroom, one and one-half story Unit without basement.

The Unit locations and dimensions in Building 9 are more particularly described in documents filed in Plat Book 17, pages 26-27 records of Madison County, State of Indiana.

- 12. The Units shall be contained in a building designated as Building 10 without basement and as follows:

- a. Unit A is located in Building 10 and is a three-bedroom, one-story Unit without basement.
- b. Unit B is located in Building 10 and is a two-bedroom, one-story Unit without basement.
- c. Unit C is located in Building 10 and is a two-bedroom, one and one-half story Unit without basement.
- d. Unit D is located in Building 10 and is a two-bedroom, one and one-half story Unit without basement.
- e. Unit E is located in Building 10 and is a two-bedroom, one-story Unit without basement.
- f. Unit F is located in Building 10 and is a three-bedroom, one-story Unit without basement.

The Unit locations and dimensions in Building 10 are more particularly described in documents filed in Plat Book 18, pages 32 and 33, records of Madison County, State of Indiana.

5. Item II D. of the Enabling Declaration shall hereafter read as follows:

D. Percentage Interest in Common Elements and Share of Common Expenses.

The undivided interest in the Common Elements hereby established, which shall be conveyed with each respective Unit, and which is also the proportional voting right of each Unit Owner and the Unit Owner's share of common expenses and common surplus, is based on the ratio of the Unit to the total number of all Units of the condominium and reflecting a continuing total interest of one hundred percent (100%) for the entire Condominium. The individual Units have the following undivided interests:

TABLE OF UNIT SHARES

<u>Unit Identification</u>	<u>Share</u>
1-A	2.3809%
1-B	2.3809%
1-C	2.3809%
1-D	2.3809%
1-E	2.3809%
2-A	2.3809%
2-B	2.3809%
3-A	2.3809%
3-B	2.3809%
3-C	2.3809%
3-D	2.3809%
4-A	2.3809%
4-B	2.3809%
4-C	2.3809%
4-D	2.3809%
5-A	2.3809%
5-B	2.3809%
6-A-A	2.3809%
6-A-B	2.3809%
6-B-A	2.3809%
6-B-B	2.3809%
6-B-C	2.3809%
7-A-A	2.3809%
7-A-B	2.3809%
7-B-A	2.3809%
7-B-B	2.3809%
8-A	2.3809%
8-B	2.3809%
8-C	2.3809%
8-D	2.3809%
8-E	2.3809%
8-F	2.3809%
9-A	2.3809%
9-B	2.3809%
9-C	2.3809%
9-D	2.3809%
10-A	2.3809%
10-B	2.3809%
10-C	2.3809%
10-D	2.3809%
10-E	2.3809%
10-F	2.3809%

The above respective undivided interests established and to be conveyed with the respective Units as indicated above cannot be changed, except by amendment of this Declaration as hereafter provided, and the Grantor, its suc-

cessors and assigns, and its grantees covenant and agree that the undivided interests in the Common Elements and the fee titles to the respective Units conveyed therewith, shall not be separated nor separately conveyed, and each said undivided interest shall be deemed to be conveyed or encumbered with its respective Unit, even though the description in the instrument of conveyance or encumbrance may refer only to the fee title to the Unit.

6. Section II E. of the Enabling Declaration shall hereafter read as follows:

E. Legal Description of Unit. The following shall be an adequate legal description of each Unit:

Unit _____ contained in Building _____ and all appurtenances thereto in College Park Condominiums Horizontal Property Regime as delineated in the Declaration recorded in the Office of the Madison County Recorder on July 16, 1985, in Book 625, pages 627 through 703 as amended by a First Amendment to Enabling Declaration recorded in said office on the 25th day of November, 1985, in Book 255 at page 658; further amended by a Second Amendment to Enabling Declaration recorded in said office on the 29th day of July, 1986, in Book 261 at page 642; further amended by a Third Amendment to Enabling Declaration recorded in said office on the 14th day of October, 1986, in Book 263 at pages 144-152; further amended by a Fourth Amendment to Enabling Declaration recorded in said office on the 2nd day of December, 1986, in Book 264 at pages 124-132; further amended by a Fifth Amendment to Enabling Declaration recorded in said office on the 10th day of April, 1987, in Book 266 at pages 544-553; further amended by a Sixth Amendment to Enabling Declaration recorded in said office on the 4th day of June, 1987, in Book 267 at pages 647-657; further amended by a Seventh Amendment to Enabling Declaration recorded in said office on the 1st day of December, 1987, in Book 271 at pages 601-611; further amended by an Eighth Amendment to Enabling Declaration recorded in said office on the 10th day of October, 1988, in Book 277 at pages 196-208; further amended by a Ninth Amendment to Enabling Declaration recorded in said office on the 9th day of November, 1988, in Book 277, Page 630; further amended by a Tenth Amendment to Enabling Declaration recorded in said office on the 3rd day of January, 1989 in Book 278, Page 525; and further Amended by an Eleventh Amendment to the Enabling Declaration recorded in said office on the ____ day of September, 1989 in Book _____ at Page _____.

7. Attached hereto as Exhibit "C" and made a part hereof is a survey consisting of two (2) sheets as prepared by Harold E. Smith & Associates, such

sheets being dated the _____ day of _____, 1989. The Condominium Survey for College Park Condominiums Horizontal Property Regime shall hereafter consist of Exhibit "A" to the original Enabling Declaration; Exhibit "C" to the First Amendment to Enabling Declaration; Exhibit "C" to the Second Amendment to Enabling Declaration; Exhibit "C" to the Third Amendment to Enabling Declaration; Exhibit "C" to the Fourth Amendment to Enabling Declaration; Exhibit "C" to the Fifth Amendment to Enabling Declaration; Exhibit "C" to the Sixth Amendment to Enabling Declaration; Exhibit "C" to the Seventh Amendment to Enabling Declaration; Exhibit "C" to the Eighth Amendment to Enabling Declaration; Exhibit "C" to the Ninth Amendment to Enabling Declaration; and Exhibit "C" to this Eleventh Amendment to Enabling Declaration;

8. All references to Exhibit "A" in the Enabling Declaration shall now include all documents comprising the Condominium Survey as above defined.


9. Except as above amended, all provisions of said original Enabling Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the said Declarant has executed this Eleventh Amendment to Enabling Declaration this day and year first above written.

COLLEGE PARK CONDOMINIUMS, LTD.
By: Blivans Development Company, Inc.
General Partner


By: John M. Blivans
President

ATTEST:


John M. Blivans
Secretary

1236

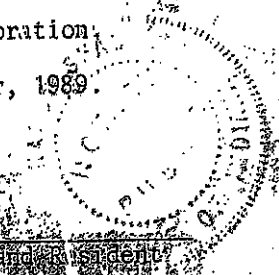
STATE OF INDIANA)
) SS:
COUNTY OF MADISON)

Before me, a Notary Public in and for said County and State, personally appeared John M. Blevins, the President and Secretary, who acknowledged the execution of the foregoing instrument for and on behalf of said corporation.

WITNESS my hand and notarial seal this 5th day of September, 1989.

My Commission Expires:

9-25-90


Nancy Shaw
Nancy Shaw, Notary Public and Assistant
of Madison County

PREPARED BY:

John M. Blevins
Attorney at Law
205 West 8th Street
Anderson, Indiana 46016
(317) 649-9201

EXHIBIT "A"

A tract of land located in the East half of the Northeast Quarter of Section 7, Township 19 North, Range 8 East in the City of Anderson, Anderson Township, Madison County, Indiana, described as follows:

Beginning at a point on the West line of the East half of the Northeast Quarter of Section 7, Township 19 North, Range 8 East which is 70 11 feet from the Southwest corner of said East half of the Northeast Quarter; thence continue North 00 degrees 00 minutes 00 seconds 151.23 feet; thence South 89 degrees 31 minutes 19 seconds East 118.75 feet; thence South 00 degrees 00 minutes 00 seconds 138.80 feet; thence South 84 degrees 30 minutes 00 seconds West 119.30 feet back to the point of beginning, containing 0.3953 acre, more or less, subject to the legal right-of-way of 25 feet off the entire west side thereof for Nursery Road.

COLLEGE PARK CONDOMINIUMS
COMBINED DESCRIPTION OF LAND INCLUDED WITH BUILDINGS 1,2,3,4,5,
6A,6B,7A,7B,8,9, and 10

A tract of land located in the East half of the Northeast Quarter of Section 7, Township 19 North, Range 8 East in the City of Anderson, Anderson Township, Madison County, Indiana, described as follows:

Beginning at a point on the East line of the East half of the Northeast Quarter of Section 7, Township 19 North, Range 8 East which is 579.12 feet North 00 degrees 00 minutes 00 seconds (assumed bearing) from the Southwest corner of said East half of the Northeast Quarter; thence North 00 degrees 00 minutes 00 seconds 544.22 feet along the West line of said East half of the Northeast Quarter; thence south 89 degrees 31 minutes 19 seconds east 180.00 feet; thence north 00 degrees 00 minutes 00 seconds 55.00 feet; thence south 89 degrees 31 minutes 19 seconds east 358.06 feet; thence south 00 degrees 11 minutes 01 seconds east 55.00 feet; thence south 02 degrees 45 minutes 43 seconds east 50.23 feet to a point on the centerline of St. James Place (a private drive); thence south 30 degrees 00 minutes 00 seconds east 73.41 feet; thence south 00 degrees 28 minutes 41 seconds west 106.38 feet; thence south 89 degrees 31 minutes 19 seconds east 26.21 feet; thence south 00 degrees 00 minutes 00 seconds 165.49 feet; thence north 89 degrees 35 minutes 33 seconds west 110.81 feet; thence south 00 degrees 00 minutes 00 seconds 400.00 feet; thence north 89 degrees 35 minutes 33 seconds west 150.84 feet; thence north 00 degrees 00 minutes 00 seconds 240.98 feet; thence north 89 degrees 27 minutes 00 seconds west 341.00 feet back to the point of beginning. Containing 8.213 acres, more or less, subject to the legal right of way of 25 feet off the westernmost side thereof for Nursery Road.

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At 12:00 o'clock PM
Recorded in Book 139 Page 428

SEP 5 1989

Kenneth Hoar
MADISON COUNTY RECORDER

LIBER 1390 A PAGE 428

collected
September 12 1989
Madison County

117

TWELFTH AMENDMENT
TO
ENABLING DECLARATION
ESTABLISHING A PLAN FOR
HORIZONTAL PROPERTY REGIME
OF
COLLEGE PARK CONDOMINIUMS
ANDERSON, INDIANA

This Twelfth Amendment to Enabling Declaration made this 11th day of September, 1989, by College Park Condominiums, Ltd., an Indiana Limited Partnership, hereinafter referred to as "Declarant," the sole owner in fee simple of certain real property hereafter described, which property is referred to as the "Annexed Property."

R E C I T A L S :

WHEREAS, College Park Condominiums, a horizontal property regime consisting of forty (40) units, was created on the 16th day of July, 1985, with College Park Condominiums, Ltd., as Declarant herein, as Grantor, by an Enabling Declaration filed in the Office of the Recorder of Madison County, Indiana, in Deed Record 625 at pages 627 through 703 inclusive, with Exhibit "A" thereto recorded in Plat Book 17 at pages 26 and 27; first amended in Deed Record Book 255 at page 658 on November 25, 1985; amended in Deed Record Book 261 at page 642; amended in Deed Record Book 263 at page 144; amended in Deed Record Book 264 at pages 124-132; amended in Deed Record Book 266 at pages 544-553; and amended in Deed Record 267 at pages 247-257; and amended in Deed Record Book 271 at pages 601-611; and amended in Deed Record Book 277 at pages 196-208; and amended in Deed Record Book 277 at page 630; and amended in Deed Record Book 278 at pages 525-538; and

1033A 477

Law. O. Sullivan

WHEREAS, in Item IX of such Enabling Declaration, the Declarant retained the right to amend said Enabling Declaration to increase the number of units in the Condominium by construction upon any part or all of certain real estate described in said Item IX and designated "Future Development;" and

WHEREAS, the Annexed Property abovementioned is a part of and is situated within the Future Development, and the Declarant has constructed on said Annexed Property two (2) additional units in one (1) building which harmonize with the development of the original Condominium; and

WHEREAS, the Declarant desires to submit the Annexed Property to Condominium Ownership; and

WHEREAS, the Declarant submitted the Eleventh Amendment to the Enabling Declaration on the 5 day of September, 1989 adding the two (2) additional units describing the additions as "Building 7-B"; and

WHEREAS, the description "7-B" was in error and should have been designated as "Building 7-C;"

NOW, THEREFORE, the said Declarant hereby makes the following amendments to said Enabling Declaration:

1. All references in the Eleventh Amendment to the Enabling Declaration Establishing a Plan for Horizontal Property Regime of College Park Condominiums, Anderson, Indiana to Building 7-B are hereby amended to read Building 7-C.

2. That Section II E. of the Enabling Declaration shall hereafter read as follows:

E. Legal Description of Unit. The following shall be an adequate legal description of each Unit.

Unit _____ contained in Building _____ and all appurtenances thereto in College Park Condominiums Horizontal Property Regime as delineated in the Declaration recorded in the Office of the Madison County Recorder on

July 16, 1985, in Book 625, pages 627 through 703 as amended by a First Amendment to Enabling Declaration recorded in said office on the 25th day of November, 1985, in Book 255 at page 658; further amended by a Second Amendment to Enabling Declaration recorded in said office on the 29th day of July, 1986, in Book 261 at page 642; further amended by a Third Amendment to Enabling Declaration recorded in said office on the 14th day of October, 1986, in Book 263 at pages 144-152; further amended by a Fourth Amendment to Enabling Declaration recorded in said office on the 2nd day of December, 1986, in Book 264 at pages 124-132; further amended by a Fifth Amendment to Enabling Declaration recorded in said office on the 10th day of April, 1987, in Book 266 at pages 544-553; further amended by a Sixth Amendment to Enabling Declaration recorded in said office on the 4th day of June, 1987, in Book 267 at pages 647-657; further amended by a Seventh Amendment to Enabling Declaration recorded in said office on the 1st day of December, 1987, in Book 271 at pages 601-611; further amended by an Eighth Amendment to Enabling Declaration recorded in said office on the 10th day of October, 1988, in Book 277 at pages 196-208; further amended by a Ninth Amendment to Enabling Declaration recorded in said office on the 9th day of November, 1988, in Book 277, Page 630; further amended by a Tenth Amendment to Enabling Declaration recorded in said office on the 3rd day of January, 1989 in Book 278, Page 525; further Amended by an Eleventh Amendment to the Enabling Declaration recorded in said office on the 5th day of September, 1989 in Book 1957A at Page _____; and further Amended by a Twelfth Amendment to the Enabling Declaration recorded in said office on the 11th day of September, 1989 in Book 1987A at Page _____.

3. That subject to the amendments contained herein, all other provisions of the Eleventh Amendment above described shall be of full force and effect.

IN WITNESS WHEREOF, the said Declarant has executed this Twelfth Amendment to Enabling Declaration this day and year first above written.

COLLEGE PARK CONDOMINIUMS, LTD.
By Blevins Development Company, Inc.
General Partner

John M. Blevins
By: John M. Blevins
President

ATTEST:

John M. Blevins
John M. Blevins
Secretary

STATE OF INDIANA)
) SS:
COUNTY OF MADISON)

Before me, a Notary Public in and for said County and State, personally appeared John M. Blevins, the President and Secretary, who acknowledged the execution of the foregoing instrument for and on behalf of said corporation.

WITNESS my hand and notarial seal this 11th day of September, 1989.

My Commission Expires:

July 10, 1992

James H. [unclear]
Notary Public and Resident
of Madison County

RECEIVED FOR RECORD
At 2:57 o'clock PM on SEP 12 1989
Recorded in Book 1000 Page 480

SEP 12 1989

Kenneth Hoover
MADISON COUNTY RECORDER

PREPARED BY:

John M. Blevins
Attorney at Law
205 West 8th Street
Anderson, Indiana 46016
(317) 649-9201

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LIBER 1000 A PAGE 480