

DECLARATION OF RESTRICTIONS
FOR COUNTRY POINTE

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THIS DECLARATION, made this 10th day of December, 1993 by The Bradford Group, Inc. (hereinafter referred to as the "Developer");

WITNESSETH:

WHEREAS, the Developer is the owner of all the land contained in the area shown on Exhibit A, attached hereto and made a part hereof, which lands have been subdivided as Country Pointe (hereinafter referred to as the "Development") and as more particularly described on the plat thereof as Instrument No. 93-0194396 recorded in the Office of the Recorder of Marion County, Indiana; and

WHEREAS, the Developer is about to sell and convey the residential lots situated within the platted areas of the Development and, before doing so, desires to subject and impose upon all real estate within the platted areas of the Development mutual and beneficial restrictions, covenants, conditions and charges (hereinafter referred to as the "Restrictions") under a general plan or scheme of improvement for the benefit of the lots and lands in the Development and the future owners thereof;

NOW, THEREFORE, the Developer hereby declares that all of the platted lots and lands located within the development as they become platted are held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, subject to the following Restrictions, all of which are declared and agreed to be in furtherance of a plan for the improvement and sale of said lots and lands in the Development, and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of the Development as a whole and of each of said lots situated therein. All of the Restrictions shall run with the land and shall be binding upon the Developer and upon the parties having or acquiring any right, title or interest, legal or equitable, in and to the real property or any part or parts thereof subject to such Restrictions, and shall inure to the benefit of the Developer and every one of the Developer's successors in title to any real estate in the Development. The Developer specifically reserves unto itself the right and privilege, prior to the recording of the plat 1, the Developer of a particular lot or tract within the Development as shown on Exhibit A, to exclude any real estate so shown from the Development, or to include additional real estate; provided, however, that the Developer may not plat and therefore include more than a maximum of 50 residential lots within the entire development.

1. DEFINITIONS. The following are the definitions of the terms as they are used in this Declaration.

A. "Committee" shall mean the Country Pointe Development Committee

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composed of the Developer or three members appointed by the Developer who shall be subject to removal by the Developer at any time. The Developer may, at its sole option, at any time hereafter, relinquish to the Association the power to appoint and remove one or more members of the Committee. The Committee shall terminate at such time as the last lot in the Development is developed.

B. "Association" shall mean the Country Pointe Homeowners Association, Inc., a not-for-profit corporation.

C. "Lot" shall mean any parcel of residential real estate described by the plat of the Development which is recorded in the office of the Recorder of Marion County, Indiana.

D. "Approvals, determinations, permissions, or consents" required herein shall be deemed given if they are given in writing signed, with respect to the Developer or the Association by the President or Vice-President thereof, and with respect to the Committee, by two members thereof.

E. "Owner" shall mean a person, partnership, trust or corporation who has or is acquiring any right, title or interest, legal or equitable, in and to a Lot, but excluding those persons having such interest merely as security for the performance of an obligation.

2. CHARACTER OF THE DEVELOPMENT.

A. In General. Every numbered lot platted as part of the Development is for residential purposes. No structure shall be erected, placed or permitted to remain upon any of said residential lots except a single family dwelling house. No double occupancy dwelling shall be permitted on any part of the Development. All tracts of land located within the Development which have not been designated by numbering as residential building lots in the recorded Plat shall be used in a manner generally consistent with the zoning and use designated in the plan filed by the Developer in a rezoning proceedings before the Metropolitan Development Commission of Marion County, Indiana, under Docket No. 93-Z-35. However, the Developer reserves unto itself the right to change the character of such designated use at any time in the future by applying to the Metropolitan Development Commission and its staff for modifications of the plan, and, where necessary, to apply to any other necessary governmental body for such reclassification, rezoning or variance of use needed to accommodate the Developer's planned use.

B. Prohibited Improvements. Sheds, outbuildings, above ground pools, antennae, satellite disks or clothes lines shall not be erected or placed on any lot. Solar panels may not be erected or placed on the front or side roof of any house. Lawn ornaments are permitted in rear yards only.

C. Occupancy or Residential Use of Partially Completed Dwelling House Prohibited. No dwelling house constructed on any of the residential lots shall be occupied or used for residential purposes or human habitation until it shall have been substantially completed.

3. RESTRICTIONS CONCERNING SIZE, PLACEMENT AND MAINTENANCE OF DWELLING HOUSES AND OTHER STRUCTURES.

A. Minimum Living Space Areas. The minimum square footage of living space of dwellings constructed on various residential lots in the development, exclusive of porches, terraces, garages, carports, accessory buildings or basements, or portions thereof, or similar facilities not modeled and decorated for regular and continuous habitation, shall be designated on the recorded plat within the Development, but shall in no case contain less than 900 square feet of living area.

B. Residential Setback Requirements.

(i) **Front Setbacks.** Unless otherwise provided in these Restrictions or on the recorded plat, all dwelling houses and above-grade structures shall be constructed or placed on residential lots in the Development so as to comply with the set-back lines, as established on the plat of the Development.

(ii) **Side Yards.** The side yard setback lines shall not be less than 5 feet from the side line of the lot on one side and total at least 10 feet for both sides.

(iii) **Rear Yards.** The rear setback line shall be at least 20 feet from the rear lot line.

C. Fences. In order to preserve the natural quality and aesthetic appearance of the existing geographic areas within the Development, any fence must be approved by the Committee as to size, location, height and composition before it may be installed, and all fences shall be wooden or of a synthetic material which has the appearance of wood. Except for temporary decorative fences in the yards of model homes while being used as model homes, fences shall not be erected beyond the setback lines in the front yard. However, corner lots (those with two (2) frontages) may erect a fence up to five feet (5') beyond the side yard setback line which faces a street.

D. Tree Preservation. No live tree with a trunk diameter of 4 inches or more when measured 4 feet above the ground may be removed without the prior written consent of the Committee.

E. Mailboxes and Post Lamps. Mailboxes are required to be installed by the builder on each lot. The approved mailbox shall be Caporale medium custom on a 6" by 4" post. Post lamps, if installed, shall be uniform.

F. Exterior Construction. The finished exterior of every building constructed or placed on any lot in the Development shall be of material other than tar paper, rollbrick siding or any other similar material. No house shall have metal prefabricated flues that extend above the highest roof line. All driveways must be paved with asphalt or concrete. The minimum roof pitch shall be 6/12.

G. House Approval. All houses in the development shall first be approved by the Developer or its designee.

H. Committee Approval. All fences, awnings, additions and other improvements shall be approved by the Committee prior to erection. Prior to construction, the builder or Owner shall submit to the Committee a plot plan, print or brochure and a color scheme.

I. Garages Required. All residential dwellings in the Development shall include an enclosed, two (2) car garage.

J. Heating Plants. Every house in the Development must contain a heating plant installed in compliance with the required codes and capable of providing adequate heat for year-round human habitation of the house.

K. Diligence in Construction. Every building whose construction or placement on any residential lot in the Development is begun shall be completed within six (6) months after the beginning of such construction or placement. No improvement which has partially or totally been destroyed by fire or otherwise, shall be allowed to remain in such state for more than three (3) months from the time of such destruction or damage.

L. Sales of Lots by Developer. Every lot within the Development shall be sold to an approved builder or developed by the Developer.

M. Prohibition of Used Structures. All structures constructed or placed on any numbered lot in the Development shall be constructed with substantially all new materials, and no used structures shall be relocated or placed on any such lot.

N. Maintenance of Lots and Improvements. The Owner of any lot in the Development shall at all times maintain the lot and any improvements situated thereon in such a manner as to prevent the lot or improvements from becoming unsightly; and, specifically, such Owner shall:

- (i) Mow the lot at such times as may be reasonably required in order to prevent the unsightly growth of vegetation and noxious weeds.
- (ii) Remove all debris or rubbish.
- (iii) Prevent the existence of any other condition that reasonably tends to detract from or diminish the aesthetic appearance of the Development.
- (iv) Cut down and remove dead trees.
- (v) Keep the exterior of all improvements in such a state of repair or maintenance as to avoid their becoming unsightly.

4. PROVISIONS RESPECTING DISPOSAL OF SANITARY WASTE.

A. Outside Toilets. No outside toilets shall be permitted on any lot in the Development (except during a period of construction).

B. Construction of Sewage Lines. All sanitary sewage lines on the residential building lots shall be designed and constructed in accordance with the provisions and requirements of the Marion County Board of Health. No storm water (subsurface or surface) shall be discharged into sanitary sewers.

5. GENERAL PROHIBITIONS.

A. In General. No noxious or offensive activities shall be permitted on any lot in the Development, nor shall anything be done on any of said lots that shall become or be an unreasonable annoyance or nuisance to any Owner of another lot in the Development.

B. Signs. No signs or advertisements shall be displayed or placed on any lot or structures in the Development, except entry signs and home or lot sales signs.

C. Animals. No animals shall be kept or maintained on any lot in the Development except the usual household pets, and, in such case, such household pets shall be kept reasonably confined so as not to become a nuisance.

D. Vehicle Parking. No trucks, campers, trailers, boats or similar vehicles shall be parked on any street or on any lot in the Development.

E. Garbage and Other Refuse. No Owner of a lot in the Development shall burn or permit the burning out of doors of garbage or other refuse, nor shall any such Owner accumulate or permit the accumulation out of doors of such refuse on his lot except as may be permitted in subparagraph F below. All houses built in the Development shall be equipped with a garbage disposal unit.

F. Fuel Storage Tanks and Trash Receptacles. Every tank for the storage of fuel that is installed outside any building in the Development shall be buried below the surface of the ground. Every outdoor receptacle for ashes, trash, rubbish or garbage shall be installed underground or shall be so placed and kept as not to be visible from any street within the Development at any time, except at the times when refuse collections are being made.

G. Model Homes. No owner of any lot in the Development shall build or permit the building upon said lot of any dwelling house that is to be used as a model home or exhibit house without permission to do so from the Developer.

H. Temporary Structures. No temporary house, trailer, tent, garage or other outbuilding shall be placed or erected on any lot.

I. Ditches and Swales. It shall be the duty of every Owner of every lot in the Development on which any part of an open storm drainage ditch or swale is situated to keep such portion thereof as may be situated upon his lot continuously unobstructed and in good repair, and to provide for the installation of such culverts upon said lot as may be reasonably necessary to accomplish the purposes of this subsection. Further, drainage easements shall not be altered in any fashion.

J. Utility Services. No utility services shall be installed under finished streets except by jacking, drilling or boring.

K. Wells and Septic Tanks. No water wells shall be drilled on any of the lots nor shall any septic tanks be installed on any of the lots in the Development, unless public sewer tap-in is unavailable.

6. OWNERSHIP, USE AND ENJOYMENT OF COMMON FACILITIES.

Each common facility depicted on the recorded plat of the Development shall remain private, and neither the Developer's execution or recording of the plat nor the doing of any other act by the Developer is, or is intended to be, or shall be construed as, a dedication to the public of the common facilities, except generally a minimum one hundred foot (100') area extending along the length of White Lick Creek and measured from the top of the creek embankment shall be donated to the Department of Parks and Recreation at such time as requested by such department for implementation of a linear park, as set forth in rezoning case No. 93-Z-35. Ownership of the common facilities shall be conveyed in fee simple title, free of financial encumbrances to the Association upon their completion as provided in the Declaration of Covenants, Conditions and Restrictions of Country Pointe. Such conveyance shall be subject to easements and restrictions of record, and such other conditions as the Developer may at the time of such conveyance deem appropriate. Such conveyance shall be deemed to have been accepted by the Association and those persons who shall from time to time be members thereof upon the recording of a deed or deeds conveying such common facilities to the Association.

The creek and flood plain shall remain in its natural state at all times and be used only by owners and their guests and invitees for passive recreation. Improvements in such areas shall be limited to mulch or bark trails for access. No vehicles (motorized or non-motorized) of any type shall be permitted in the creek or flood plain areas. Any alteration of the creek or flood plain shall be first approved by the Indiana Department of Natural Resources and the Department of Public Works of the City of Indianapolis.

7. REMEDIES.

A. In General. The Association or any party to whose benefit these Restrictions inure, including the Developer, may proceed at law or in equity to prevent the occurrence or continuation of any violation of these Restrictions, but neither the Developer nor the Association shall be liable for damages of any kind to any person for failing either to abide by, enforce or carry out any of these Restrictions.

B. Delay or Failure to Enforce. No delay or failure on the part of any aggrieved party to invoke any available remedy with respect to a violation of any one or more of these restrictions shall be held to be a waiver by that party (or an estoppel of that party to assert) any right available to him upon the occurrence, recurrence or continuation of such violation or violations of these Restrictions.

C. Enforcement by Metropolitan Development Commission. These Restrictions may be enforced by the Metropolitan Development Commission of Marion County, Indiana, or its successors or assigns, pursuant to whatever powers or procedures are statutorily available to it for such purpose.

D. Association's Right to Perform Certain Maintenance. In the event that the Owner of any lot in the Development shall fail to maintain his lot and any improvements situated thereon in accordance with the provisions of these Restrictions, the Association shall have the right, by and through its agents or employees or contractors, to enter upon said lot and repair, mow, clean or perform such other acts as may be reasonably necessary to make such lot and improvements situated thereon, if any, conform to the requirements of the Restrictions. The cost therefore to the Association shall be added to and become a part of the annual charge to which said lot is subject, and may be collected in any manner in which such annual charge may be collected. Neither the Association nor any of its agents, employees, or contractors shall be liable for any damage which may result from any maintenance work performed hereunder.

8. EFFECT OF BECOMING AN OWNER.

The Owners of any lot subject to these Restrictions, by acceptance of a deed conveying title thereto, or the execution of a contract for the purchase thereof, whether from the Developer or a subsequent Owner of such lot, shall accept such deed and execute such contract subject to each and every Restriction and agreement herein contained. By acceptance of such deed or execution of such contract, the Owner acknowledges the rights and powers of the Developer and of the Association with respect to these Restrictions, and also, for themselves, their heirs, personal representatives, successors and assigns, such Owners covenant and agree and consent to and with the Developer, the Association and to and with the Owners and subsequent owners of each of the lots affected by these Restrictions to keep, observe, comply with and perform such Restrictions and agreements.

9. TITLES.

The underlined titles preceding the various paragraphs and subparagraphs of the Restrictions are for convenience of reference only, and none of them shall be used as an aid to the construction of any provisions of the Restrictions. Wherever and whenever applicable, the singular form of any word shall be taken to mean or apply to the plural, and the masculine form shall be taken to mean or apply to the feminine or to the neuter.

10. DURATION.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended or changed in whole or in part by vote of those persons who are then the Owners of a majority of the numbered lots in the Development.

11. AMENDMENT.

This Declaration may be amended at any time by an instrument recorded in the Office of the Recorder of Marion County, Indiana, executed by the Association and at least 75% of the lot owners. Modification or waiver of any provisions of this Declaration shall be done one at a time and not as a whole.

12. SEVERABILITY.

Every one of the Restrictions is hereby declared to be independent of, and severable from, the rest of the Restrictions and of and from every other one of the Restrictions, and of and from every combination of the Restrictions. Therefore, if any of the Restrictions shall be held to be invalid or to be unenforceable, or to lack the quality of running with the land, that holding shall be without effect upon the validity, enforceability or "running" quality of any other one of the Restrictions.

13. LIEN OF ASSESSMENT.

All sums assessed by the Association, but unpaid, including installments of the Annual Assessment and Special Assessments, and any fines duly imposed by the Association, together with late charges, interest, attorney's fees and the costs of collection thereof, shall constitute a lien on the Owners lot prior to all other liens, except only:

- (a) Tax liens on the lot in favor of any assessing unit or special district; and
- (b) All sums unpaid on a first mortgage of record.

The sale or transfer of any lot by foreclosure or by deed in lieu of foreclosure (but not any other transfer), shall extinguish the Assessment lien for payments which became due prior to the date of such sale or transfer, but shall not extinguish the personal liability of the lot Owner for such assessments. No such sale or transfer shall relieve the lot Owner from liability for any assessments thereafter becoming due or from the lien thereof. The lien for sums assessed may be foreclosed by a suit by the Association or the Managing Agent on its behalf in like manner as a mortgage of such property. In any such foreclosure the Owner shall be required to pay a reasonable rental for the use and occupancy of the lot. The Association, upon the affirmative vote of 90% of all the Owners (so authorizing and setting up a special assessment to pay for the same), shall have the power to bid on the lot at any foreclosure sale and to acquire and hold, lease, mortgage and convey the same.

The initial assessment for Owners in the Development shall be \$75.00, subject to changes as provided for in the By-Laws of the Association.

IN TESTIMONY WHEREOF, witness the signature of the Declarant this 17 day of December, 1993.

THE BRADFORD GROUP, INC.

By: James L. Brothers
James L. Brothers, President

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared James L. Brothers, President of The Bradford Group, Inc., who acknowledged the execution of the foregoing Declaration of Restrictions for and on behalf of that corporation.

Witness my hand and seal this 17 day of December, 1993

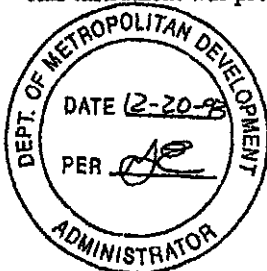
Joan Fitzwater
Signature

Joan Fitzwater
Printed
NOTARY PUBLIC

My Commission Expires: 10-29-94

County of Residence: Marion

This instrument was prepared by Stephen D. Mears, Attorney at Law, 8395 Keystone Crossing, Suite 100, Indianapolis, Indiana 46240 (317) 253-5115.



A part of the East Half of the Southeast Quarter of Section 33, Township 16 North, Range 2 East in Marion County, State of Indiana, being more particularly described as follows:

Beginning at the Northwest corner of said Half Quarter Section; thence North $89^{\circ}16'39''$ East (State Plane Bearing System), on and along the North line of said East Half of said Southeast Quarter a distance of 1332.77 feet to the East line of said Half-Quarter Section, also being the centerline of Country Club Road; thence South $00^{\circ}12'57''$ East, on and along said centerline, a distance of 872.09 feet; thence South $89^{\circ}21'00''$ West 1069.75 feet; thence North $29^{\circ}33'03''$ East 127.70 feet; thence North $00^{\circ}00'00''$ West 43.76 feet; thence North $21^{\circ}27'10''$ West 86.19 feet; thence North $60^{\circ}17'48''$ West 43.27 feet; thence South $87^{\circ}33'59''$ West 68.67 feet; thence North $65^{\circ}56'33''$ West 75.14 feet; thence North $22^{\circ}57'58''$ West 38.02 feet; thence North $44^{\circ}58'07''$ West 57.73 feet; thence North $11^{\circ}43'36''$ West 44.25 feet; thence North $43^{\circ}53'55''$ West 73.75 feet; thence North $00^{\circ}20'34''$ West 226.00 feet to the Point of Beginning, containing 18.455 acres, more or less; subject to all rights-of-way, restrictions, and easements.

WAYNE TOWNSHIP
ASSESSOR
PLAT APPROVED

Date: 12-20-93

By: Charles K. Spears
CHARLES K. SPEARS
ASSESSOR

2

AFFIDAVIT OF CORRECTION

James L. Brothers, being first duly sworn upon his oath, says:

1. He is the President of The Bradford Group, Inc., an Indiana corporation which recorded the Declaration of Restrictions for Country Pointe on December 20, 1993 as Instrument No. 93-194396 in the Office of the Recorder of Marion County, Indiana ("Restrictions").

2. The Bradford Group, Inc. is the General Partner of Country Pointe Development Company, L.P., an Indiana limited partnership.

3. At the time of the recording of the Restrictions, it was the intent of the Declarant to limit the liability of the Association, its agents, employees or contractors for performing certain maintenance, except for negligence or unworkmanlike products or services.

4. The Affiant, on behalf of The Bradford Group, Inc. and Country Pointe Development Company, L.P., hereby states that paragraph 7. D. of the Restrictions should have read as follows: "In the event that the Owner of any lot in the Development shall fail to maintain his lot and any improvements situated thereon in accordance with the provisions of these Restrictions, the Association shall have the right, by and through its agents or employees or contractors, to enter upon said lot and repair, mow, clean or perform such other acts as may be reasonably necessary to make such lot and improvements situated thereon, if any, conform to the requirements of the Restrictions. The cost therefore to the Association shall be added to and become a part of the annual charge to which said lot is subject, and may be collected in any manner in which such annual charge may be collected. Except for negligence or unworkman like products or services, neither the Association nor any of its agents, employees, or contractors shall be liable for any damage which may result from any maintenance work performed hereunder."

5. This correction reflects the actual intent of the owners and the developers of the subject real estate.

Further, Affiant says not.


James L. Brothers

11/04/94 12:45PM JOAN H. ROMERIL MARION CITY RECORDER CLP 9.00 PAGES: 2

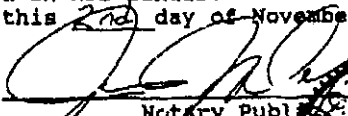
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STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared James L. Brothers, President of The Bradford Group, Inc., who acknowledged the execution of the foregoing Affidavit of Correction for and on his behalf.

Witness my hand and seal this 2nd day of November, 1994.


Notary Public
JENNIFER DUNLAP
MY COMMISSION EXPIRES 4-29-98
MADISON COUNTY INDIANA
Printed



This instrument prepared by Stephen D. Mears, Attorney at Law, 8395
Keystone Crossing, Suite 100, Indianapolis, Indiana 46240

2

AFFIDAVIT OF CORRECTION

James L. Brothers, being first duly sworn upon his oath, says:

1. He is the President of The Bradford Group, Inc., an Indiana corporation which recorded the Declaration of Restrictions for Country Points on December 20, 1993 as Instrument No. 93-194396 in the Office of the Recorder of Marion County, Indiana ("Restrictions").

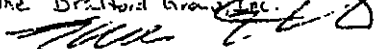
2. At the time of the recording of the Restrictions, it was the intent of the Declarant to limit the liability of the Association, its agents, employees or contractors for performing certain maintenance, except for negligence or unworkmanlike products or services; and to require that all amendments to the Declaration receive a minimum of 75% of the lot owners' approval and in certain instances FHA/VA approval.

3. The Affiant, hereby states that paragraph 7. D. of the Restrictions should have read as follows: "In the event that the Owner of any lot in the Development shall fail to maintain his lot and any improvements situated thereon in accordance with the provisions of these Restrictions, the Association shall have the right, by and through its agents or employees or contractors, to enter upon said lot and repair, mow, clean or perform such other acts as may be reasonably necessary to make such lot and improvements situated thereon, if any, conform to the requirements of the Restrictions. The cost therefore to the Association shall be added to and become a part of the annual charge to which said lot is subject, and may be collected in any manner in which such annual charge may be collected. Except for negligence or unworkmanlike products or services, neither the Association nor any of its agents, employees, or contractors shall be liable for any damage which may result from any maintenance work performed hereunder."

4. The Affiant, hereby states that the last sentence of paragraph 10. of the Restrictions should be deleted and the amendment process should be singularly controlled by paragraph 11. thereof; and that as long as there is a Class B membership, annexation of additional properties, dedication of common areas and amendment of the Restrictions shall require FHA/VA approval.

5. This correction reflects the actual intent of the owners and the developers of the subject real estate.

Further, Affiant says not.

The Bradford Group, Inc.


James L. Brothers, President

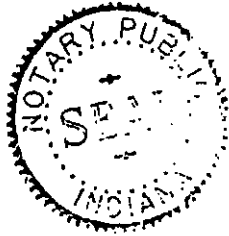
STATE OF INDIANA)
)
COUNTY OF MARION)

SS:

Before me, a Notary Public in and for said County and State,
personally appeared James L. Brothers, President of The Bradford
Group, Inc., who acknowledged the execution of the foregoing
Affidavit of Correction for and on his behalf.

Witness my hand and seal this 6th day of January,
1995.

Andrea M. Paxson
Notary Public



ANDREA M. PAXSON
BY US. MISSION 2-23-95
MARION COUNTY, INDIANA 4-30-96

Printed

This instrument prepared by Stephen D. Mears, Attorney at Law, 8395
Keystone Crossing, Suite 100, Indianapolis, Indiana 46240

MAILED
JAN 11 1995
10:00 AM
MARION COUNTY, INDIANA

AMENDMENT TO DECLARATION OF RESTRICTIONS
FOR COUNTRY POINTS

THIS AMENDMENT is made this 14 day of April, 1995 by the Country Points Homeowners Association, Inc. (hereinafter referred to as "Association")

WITNESSETH:

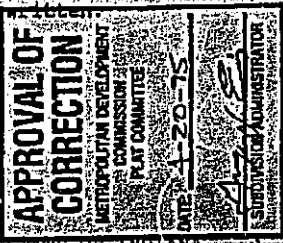
WHEREAS, more than seventy-five percent (75%) of the lot owners in Country Points desire to amend paragraph 2, B. of the Declaration, recorded on December 20, 1993, as Instrument No. 93-194396 in the Office of the Recorder of Marion County, Indiana; and

WHEREAS, such lot owners have executed a petition pursuant to paragraph 11 of such Declaration, which petition is attached hereto as Exhibit "A";

NOW THEREFORE, the Association hereby amends paragraph 2, B. of the Declaration to now read as follows:

"B. Prohibited Improvements. Above ground pools, antennae, satellite disks or clothes lines shall not be erected or placed on any lot. Solar panels may not be erected or placed on the front or side roof of any house. Lawn ornaments are permitted in rear yards only. Sheds or out buildings may only be permitted if they are constructed out of treated lumber and the color of such structure is coordinated with the color of the house on the same lot; otherwise, such structures are prohibited.

All other provisions contained in the aforementioned Declaration shall remain in full force and effect as originally



COUNTRY POINTS HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
James H. Brothers, President

STATE OF INDIANA
COUNTY OF MARION

Before me, a Notary Public in and for said County and State, personally appeared James H. Brothers, President of Country Points Homeowners Association, Inc., who acknowledged the execution of the foregoing Amendment to Declaration of Restrictions for and on behalf of that corporation.

Witness my hand and seal this 14 day of April, 1995

[Signature]
Signature

[Signature]
Printed
NOTARY PUBLIC

PAYNETOWNSHIP
ASSESSOR
PLAT APPROVED
CHARY B. K. SPANG
ASSESSOR

My Commission Expires: 10-29-98
County of Residence: Marion

This instrument was prepared by Stephen D. Hears, Attorney at Law, 8395 Keystone Crossing, Suite 100, Indianapolis, Indiana 46240

(317) 264-5215
MARION COUNTY RECORDER OF DEEDS
In 95-1995-017-337

We, the Home Owners at Country Points, wish to amend the covenants that reads:

"No sheds or out buildings permitted"

to read as follows:

"Shed or out buildings permitted, with the following restrictions:

1. Must be constructed out of treated lumber, and
2. Color coordinated with house on the lot."

	NAME	ADDRESS
1.	<u>Cola Biglett</u>	<u>1502 Brook Point Dr.</u>
2.	<u>Mark Ball</u>	<u>1510 Brook Point Dr.</u>
3.	<u>Kathy Boyd</u>	<u>1510 Brook Point Dr.</u>
4.	<u>Chris LaBonte</u>	<u>3401 Brook Pointe Court</u>
5.	<u>Shirley & George</u>	<u>2119 Brook Pointe Ct.</u>
6.	<u>Norrie White</u>	<u>5425 Brook Pointe Ct.</u>
7.	<u>Cindy J. Lewis</u>	<u>8421 Brook Pointe Ct.</u>
8.	<u>Margaret & Fred</u>	<u>8420 Brook Pointe Ct.</u>
9.	<u>Jamie & Ed</u>	<u>8435 Brook Pointe Ct.</u>
10.	<u>John & Nancy</u>	<u>8426 Brook Pointe Ct.</u>
11.	<u>Royal & Jan</u>	<u>1554 Brook Pointe Ct.</u>
12.	<u>Dennis & Jo</u>	<u>1541 Brook Pointe Dr.</u>
13.	<u>Kim & Mark Kimburt</u>	<u>1511 Brook Pointe Dr.</u>
14.	<u>Lori & Mark Karnell</u>	<u>1448 Brook Pointe Dr.</u>
15.	<u>Kim & Dan Braden</u>	<u>1467 Country Pt. Drive</u>
16.	<u>Mike & Pam Deft</u>	<u>1467 Country Pt. Drive</u>
17.	<u>Scott & Bob</u>	<u>157 Country Pointe Dr.</u>
18.	<u>Caro & Peter</u>	<u>152 Country Pt. Dr.</u>
19.	<u>Mike & Nancy</u>	<u>1460 Country Pt. Dr.</u>
20.	<u>Loe & Marie</u>	<u>1441 Country Pt. Dr.</u>
21.	<u>Lee & Gail</u>	<u>1501 Brook Pointe Ct.</u>
22.	<u>Judy & Bruce</u>	<u>1515 Brook Pointe Ct.</u>
23.	<u>Paul & Beverly</u>	<u>155 Brook Pointe Dr.</u>

EXHIBIT "A"

We, the Home Owners at Country Pointe, wish to amend the covenants that reads:

"No sheds or out buildings permitted:

to read as follows:

"Shed or out buildings permitted, with the following restrictions:

1. Must be constructed out of treated lumber, and
2. Color coordinated with house on the lot."

	NAME	ADDRESS
24.	Jeff Martin	1533 Brook Pointe Drive
25.	Ron & Ann Lambert	8434 Brook Pointe Ct
26.	Ann M. DeMarco	1548 Brook Pointe Dr
27.	Peggy Miller	1449 Country Pointe Dr.
28.	Gay B. Ward	1468 Country Pointe Dr.
29.	Dorenda Neal	1540 Brook Pointe Dr
30.	Archie Matheson	8450 Brook Pointe Ct.
31.	Maude Marie Clavin	1442 Brook Pointe NW
32.	James Keith	1521 Country Pointe Dr
33.	M. E. Mrow	1471 COUNTRY POINTE DR.
34.	Michael & Fred	1572 Country Pointe Dr
35.	Charles F. Frangle	1508 Country Pointe Dr.
36.	Dorin Huttleron	1505 Country Pt Dr
37.	Alvina Garcia	1451 Country Pt Dr
38.	Dean Case	8408 Brook Pointe Ct.
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AMENDMENT TO DECLARATION OF RESTRICTIONS FOR COUNTRY POINTE

THIS AMENDMENT is made this 26th day of June 1995 by the Country Points Homeowners Association, Inc. (hereinafter referred to as "Association")

WITNESSETH:

WHEREAS, more than seventy-five percent (75%) of the lot owners in Country Points desire to amend paragraph 2. B. of the Declaration, recorded on December 20, 1993 as Instrument no. 93-194396 in the Office of the Recorder of Marion County, Indiana, and

WHEREAS, such lot owners have executed a petition pursuant to paragraph 11 of such Declaration, which petition is attached hereto as Exhibit "A"

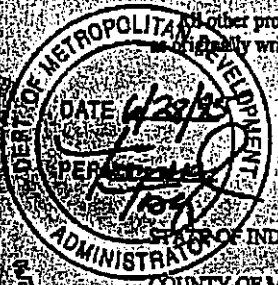
NOW THEREFORE, the Association hereby amends paragraph 2. B. of the Declaration to now read as follows:

"B. Prohibited Improvements. Antennas, satellite disks or clothes lines shall not be erected or placed on any lot. Solar panels may not be erected or placed on the front or side roof of any house. Lawn ornaments are permitted in rear yards only. Sheds or out buildings may only be permitted if they are constructed out of treated lumber and the color of such structure is coordinated with the color of the house on the same lot; otherwise, such structures are prohibited. Above ground pools are permitted if enclosed by secured privacy fence. Privacy fence to be erected prior to pool.

All other provisions contained in the aforementioned Declaration shall remain in full force and effect as originally written.

COUNTRY POINTS HOMEOWNERS ASSOCIATION, INC.

By: Mark Coburn, President



Before me, a Notary Public in and for said County and State, personally appeared Mark Coburn, President of Country Pointe Homeowners Association, Inc., who acknowledged the execution of the foregoing Amendment to Declaration of Restrictions for and on behalf of that corporation.

Witness my hand and seal this 26th day of JUNE, 1995.

Signature: Scott J. Davis, Printed

NOTARY PUBLIC WAYNE TOWNSHIP ASSESSOR PLAT APPROVED Date: June 27, 1995 By: Charles R. Spears, ASSESSOR

My commission expires: 9-28-96 County of Residence: Marion

DEPT. OF METROPOLITAN DEVELOPMENT PERMITS DIVISION ADMINISTRATOR STATE OF INDIANA COUNTY OF MARION JUN 28 1995

53 FILED JUN 28 1995

WE THE HOMEOWNERS OF COUNTRY POINTE DESIRE TO AMEND PARAGRAPH 2.B. OF THE DECLARATION OF RESTRICTIONS PERTAINING TO:

"B. Prohibited Improvements. Above ground pools shall not be erected or placed on any lot."

AMENDED TO READ:

"Above ground pools are permitted if enclosed by secured privacy fence. Fence must be in place prior to pool being erected."

	NAME	ADDRESS
1.	Mede + Karen Lepton	1467 Country Pointe Dr Lot 20
2.	Wendy + Lee Moody	1471 Country Pte Dr Lot 31
3.	Sue + Doug Ward	1468 Country Pte Dr
4.	Alfred + Rigalis	1456 Country Pte Dr
5.	James + Susan	1463 Country Pte Dr
6.	Kyle + Kenneth	1450 Country Pointe Dr
7.	Michael + Shari	1449 Country Pointe Dr
8.	Steve + Wince	1447 Country Pointe Dr
9.	Mark + Patricia Colun	1442 Country Pointe Dr
10.	John + Karalee	1448 Brook Pointe Dr
11.	Felicia + [unclear]	1502 Brook Pointe Dr
12.	Laura + [unclear]	1506 Brook Pointe Dr
13.	Michael + [unclear]	1510 Brook Pointe Dr
14.	Kathy + [unclear]	1520 Brook Pointe Dr
15.	Edye + [unclear]	1519 Brook Pointe Dr
16.	Bred + [unclear]	1525 Brook Pointe Dr
17.	John + [unclear]	1533 Brook Pointe Dr
18.	John + [unclear]	8403 Brook Pointe Ct

Exhibit "A"

pg 1 of 3

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WE THE HOMEOWNERS OF COUNTRY POINTE DESIRE TO AMEND PARAGRAPH 1.B. OF THE DECLARATION OF RESTRICTIONS PERTAINING TO:

"B. Prohibited Improvements. Above ground pools shall not be erected or placed on any lot."

AMENDED TO READ:

"Above ground pools are permitted if enclosed by secured privacy fence. Fence must be in place prior to pool being erected."

	NAME	ADDRESS
19.	Chris LaBonte	8409 Brook Pointe Ct
20.	DEWAYNE ELLWINGER	8419 Brook Pointe Ct
21.	Henry H. Wells	8425 Brook Pointe Ct.
22.	Scott Olive	8431 Brook Pointe Ct.
23.	2 Cook	8438 Brook Pointe Ct.
24.	Amy Pemberton	8434 Brook Pointe Ct.
25.	Breanne Kiedwell	8400 Brook Pointe Ct
26.	Lloyd H. Grind	8414 Brook Pointe Ct
27.	Kevin W. Davis	1540 Brook Pointe Dr.
28.	Ken D. Sun	1554 Brook Pointe Dr.
29.	Amy Pendragon	1526 Country Pointe Dr
30.	Nicholas Hill	1522 Country Pointe Dr
31.	Cheryl Baker	1527 Country Pointe Dr
32.	Charlene F. Fryder	1508 Country Pointe Dr
33.	Jennifer W. Jones	1509 Country Pointe Dr
34.	Margaret J. Marko	1515 Country Pointe Dr
35.	Joseph Cook	1517 Country Pointe Dr
36.	Jim Keith	1521 Country Pointe Dr

WE THE HOMEOWNERS OF COUNTRY POINTE DESIRE TO AMEND PARAGRAPH 2.B. OF THE DECLARATION OF RESTRICTIONS PERTAINING TO:

"B. Prohibited Improvements. Above ground pools shall not be erected or placed on any lot."

AMENDED TO READ:

"Above ground pools are permitted if enclosed by secured privacy fence. Fence must be in place prior to pool being erected."

	NAME	ADDRESS
37.	Deann Taylor	8437 Maple Point Ct
38.	Lee Barden	1501 Brook Point Dr
39.	Vera Garcia	1457 Country Pointe Dr
40.	Don Johnson	1505 Country Pointe
41.	Theresa Lee	1534 Country Pointe
42.	Bill Hoey	8476 Brook Pointe Ct
43.	Tom McCallister	8408 Brook Pointe Ct
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