

DECLARATION OF RESTRICTIONS

THIS DECLARATION made this 11th day of July, 1994, by the T. & A. Development Company (hereinafter referred to as the "Developer" as the term applies solely to the subdivision to be known as Harrison Lakes).

RECEIVED FOR RECORD 94 JUL 13 PM 3:26 SHARON K. CHERRY RECORDER HAMILTON CO. IN

WITNESSETH:

WHEREAS, The T. & A. Development Company is the owner of the lands contained in the area shown on Exhibit "A". Said Exhibit "A" attached hereto and made a part hereof, which lands will be subdivided and known collectively as Harrison Lakes (hereinafter referred to as the "Development"), and will be more particularly described on the plats of the various sections thereof recorded and to be recorded in the office of the Recorder of Hamilton, 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 and complement 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 of 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 by 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.

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

A. "Committee" shall mean the Harrison Lakes, Development Control Committee composed of three members appointed by the Developer who shall be subject to removal by the Developer at any time with or without cause. Any vacancies from time to time existing shall be filled by appointment of the Developer. 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.

B. "Association" shall mean the Harrison Lakes Property Owners Association, Inc. a not-for-profit corporation membership and powers of which are more fully described in Paragraph 11 of this Declaration.

This Instrument Recorded 7-13-1994 Sharon K. Cherry, Recorder, Hamilton County, IN

INSTR. # 9431229

C. "Lot" shall mean any parcel of real estate excluding "Blocks", whether residential or otherwise, described by one of the plats of the Development which is recorded in the Office of the Recorder of Hamilton 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 a Vice President thereof, and with respect to the Committee, by two members thereof.

E. "Owner" shall mean a person 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 lot in the Development, unless it is otherwise designated by the Developer, is a residential lot and shall be used exclusively for single-family residential purposes. No structures shall be erected, placed or permitted to remain upon any of said residential lots except a single-family dwelling house and such outbuildings as are usually accessory to dwelling houses.

B. Residential Use of Accessory Outbuildings Prohibited. No accessory outbuildings shall be erected on any of the residential lots prior to the erection thereon of a single-family dwelling house, and in no event shall any such accessory outbuilding which may be constructed upon a residential lot under these Restrictions ever be used as a residence or dwelling house or place for human occupancy or habitation. Accessory outbuildings shall be limited to 120 square feet.

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. The determination of whether the house shall have been substantially completed is subject to the rules, regulations and ordinances of the Town of Fishers and of its building commissioners.

D. Other Restrictions. All tracts of ground in the Development shall be subject to the easements, restrictions and limitations of record appearing on the recorded plat of the subdivision, on recorded easements, rights-of-ways, and also to all governmental zoning authority and regulation affecting the Development, all of which are incorporated herein by reference.

## 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, or accessory buildings shall be as specified in the recorded plats of the various sections of the Development. Basements shall not be included in the computation of the minimum living area.

B. Residential Set-Back Requirements.

(i) In General. Unless otherwise provided in these restrictions or on the record plat, no dwelling house or above-grade structure shall be constructed or placed on



any residential lot in the Development except as provided herein.

(ii) Definitions. "Side line" means a lot boundary line that extends from the road on which a lot abuts to the rear line of said lot. "Rear line" means the lot boundary line that is farthest from, and substantially parallel to, the road on which the lot abuts, except that on corner lots, it may be determined from either abutting road.

(iii) Front Yards. The front building set-back lines shall be the designated number of feet from the right-of-way of the road upon which the lot abuts as set forth upon the plats of the Development.

C. Fences and Trees. 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. A lot must have at least two (2) trees of a species acceptable to the Committee growing upon it in the front yard by the time the house is completed.

D. Driveway. All driveways must be paved with asphalt or concrete from their point of connection with the abutting street or road.

E. Heating Plants and Garages. 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. Geo-Thermal heat pumps shall be a closed loop system. Every house in the Development must have a two car attached garage.

F. Diligence in Construction. Every building whose construction or placement on any residential lot in the Development is begun shall be completed within (9) 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. ®

G. 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.

H. 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 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.

(vi) Within sixty (60) days following completion of a house on a lot, the owner shall landscape the lot, weather permitting.

I. 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, but not the obligation, 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 these Restrictions. The cost therefor 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.

4. PROVISIONS RESPECTING DISPOSAL OF SANITARY WASTE.

A. Nuisance. No outside toilets shall be permitted on any lot in the Development (except during a period of construction and then only with the consent of the Committee), and no sanitary waste or other wastes shall be permitted to enter any storm drain. By purchase of a lot, each owner agrees that any violation of this paragraph constitutes a nuisance which may be abated by the Developer or the Association in any manner provided at law or in equity. The cost or expense of abatement, including court costs and attorney's fees, shall become a charge or lien upon the lot, and may be collected in any manner provided bylaw or in equity for collection of a liquidated debt.

Neither the Developer, nor the Association, nor any officer, agent, employee or contractor thereof, shall be liable for any damage which may result from enforcement of this paragraph.

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 Hamilton County Board of Health. No storm water (subsurface or surface) shall be discharged into sanitary sewers. Copies of all permits, plans and designs relating to the construction of a sanitary sewer service line shall be submitted in duplicate to the Committee at the time of the submission of all other plans or documents required for the obtaining from said Committee of a permit to build.

5. INDIVIDUAL YARD LIGHTS REQUIRED ON EACH LOT IN THE DEVELOPMENT.

At the time that the owner of the lot in the Development completes the construction of a home on his lot, he shall install or cause to have installed a dusk to dawn yard light in the front yard of his lot. The design, type and location of the yard light shall be subject to the approval of the Committee which may require, for the purpose of uniformity and appearance, that said yard light be purchased from the Developer or its designee.

6. MAILBOXES.

Owners of a lot in the Development shall install or cause to have installed a mailbox which shall be in accordance with the design, type and location of a mailbox approved by the Committee. The Committee may require, for the purpose of uniformity and appearance, that the mailbox be purchased from the Developer or its designee.



7. GENERAL PROHIBITIONS.

A. In General. No noxious or offensive activities shall be carried on on any lot in the Development, nor shall anything be done on any 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 without the prior written approval of the Committee except for real estate 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 campers, trailers, boats, or similar vehicles shall be parked on any street or lot in the Development. No boat or truck, one (1) ton or larger in size, shall be parked for overnight or longer storage on any lot in the Development, unless the same shall be parked in such a manner that it is not visible to the occupants of other lots in the Development, or the users of any street 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. Any receptacle for ashes, trash, rubbish or garbage 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 structure of any kind, such as a house, trailer, tent, garage or other outbuilding shall be placed or erected on any lot nor shall any overnight camping be permitted on any lot without permission to do so from the Developer.

I. Ditches and Swales. It shall be the duty of the owner on every lot in the Development on which any part of any open storm drainage ditch or swale is situated to keep such portion thereof as may be situated upon the 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. All owners shall be responsible to maintain the grading of their respective lots as defined by the Harrison Lakes construction plans as prepared by Schneider Engineering and approved by the Town of Fishers. Any accumulation of silt or change in grading caused by sump-pump discharge, downspout run-off, general drainage or the dispersal of excavation spoilage which creates standing water or an improper drainage condition shall be the responsibility of the property owner to remove and correct.

J. Utility Services. No utility services shall be installed, constructed, repaired, replaced and/or removed under finished streets except by jacking, drilling or boring and shall require the approval of the Town of Fishers where the street are public and by the property owners where there are private drives.

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, without the approval of the Committee.

L. Prohibition of Antennas. No exposed radio, cable and television antennas and/or dishes shall be permitted within the Development, without the approval of the Committee.

#### 8. DEVELOPMENT CONTROL COMMITTEE

A. Statement of Purposes and Powers. The Committee shall regulate the external design, appearance, use, location and maintenance of lands subject to these Restrictions and improvements thereon, in such a manner as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography.

(i) Generally. No dwelling, building structure or improvement of any type or kind shall be constructed or placed on any lot in the Development without the prior approval of the Committee, except for original home construction by a builder who has entered into a contract with the developer to purchase lots. Such approval shall be obtained only after written application has been made to the Committee by the owner of the lot requesting authorization from the Committee. Such written application shall be in the manner and form prescribed from time to time by the Committee, and shall be accompanied by two (2) complete sets of plans and specifications for any such proposed construction or improvement. Such plans shall include plot plans showing the location of all improvements existing upon the lot and the location of the improvement proposed to be constructed or placed upon the lot, each properly and clearly designated. Such plans and specifications shall set forth the color and composition of all exterior materials proposed to be used and any proposed landscaping, together with any other materials or information which the Committee may require. All building plans and drawings required to be submitted to the Committee shall be drawn to a scale of 1/4" = 1' and all plot plans shall be drawn to scale of 1" = 30', or to such other scale as the Committee shall require. There shall also be submitted, where applicable, the permits or reports required under Paragraph 3 of these Restrictions.

(ii) Power of Disapproval. The Committee may refuse to grant permission to construct, place or make the requested improvement, when:

(a) The plans, specifications, drawings or other material submitted are themselves inadequate or incomplete, or show the proposed improvement to be in violation of these restrictions;

(b) The design or color scheme of a proposed improvement is not in harmony with the general surroundings of the lot or with adjacent buildings or structures;

(c) The proposed improvement, or any part hereof, would in the opinion of the Committee be contrary to



the interests, welfare or rights of all or any part of other owners.

(iii) Power to Grant Variances. The Committee may allow reasonable variances or adjustments of these Restrictions where literal application would result in unnecessary hardship, but any such variance or adjustment shall be granted in conformity with the general intent and purposes of these Restrictions and no variance or adjustment shall be granted which is materially detrimental or injurious to other lots in the Development. No variance granted creates an allowance for said variance on other lots within the development but provides for that variance to be permitted solely as it applies to the designated lot.

B. Duties of Committee. The Committee shall approve or disapprove proposed improvements within thirty (30) days after all required information shall have been submitted to it. One copy of submitted material shall be retained by the Committee for its permanent files. All notification to applicants shall be in writing, and, in the event that such notification is one of disapproval, it shall specify the reason or reasons.

C. Liability of Committee. Neither the Committee nor any agent thereof, nor the Developer, shall be responsible in any way for any defects in any plans, specifications or other materials submitted to it, nor for any defects in any work done according thereto. Further, the Committee does not make any representation or warranty as to the suitability or advisability of the design, the engineering, the method of construction involved, or the materials to be used.

D. Inspection. The Committee may inspect work being performed with its permission to assure compliance with these Restrictions and applicable regulations.

E. Continuation of Committee. When the Developer notifies the Association of discontinuance of his Development Control Committee, then the Directors of the Association, or their designees, shall continue the functions of the Committee with like powers.

9. RULES GOVERNING BUILDING ON SEVERAL CONTIGUOUS LOTS HAVING ONE OWNER.

Whenever two or more contiguous lots in the Development shall be owned by the same person, and such owner shall desire to use two or more of said lots as a site for a single-dwelling house, he shall apply in writing to the Committee for permission to so use said lots. If permission for such a use shall be granted, the lots constituting the site for such single-dwelling house shall be treated as a single lot for the purpose of applying these Restrictions to said lots, so long as the lots remain improved with one single-dwelling house.

10. OWNERSHIP, USE AND ENJOYMENT OF COMMONS.

"Commons" and "Commons Area" shall mean those areas set aside for conveyance to the Association, as shown on the plat. Any commons depicted on the recorded plats of the Development shall remain private, and neither the Developer's execution of recording of the plats 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 commons.

A license upon such terms and conditions as the Developer, and the successors, assigns or licensees of the

Developer, shall from time to time grant, for the use and enjoyment of the commons, is granted to the persons who are from time to time members of the Association. Ownership of any commons shall be conveyed in fee simple title, free of financial encumbrances to the Association upon their completion. 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 commons to the Association.

11. HARRISON LAKES PROPERTY OWNERS ASSOCIATION, INC.

A. In General.

(i) There has been or will be created, under the laws of the State of Indiana, a not-for-profit corporation to be known as the Harrison Lake Property Owners Association, Inc., referred to as the "Association". Every owner of a residential lot in the Development shall be a member of the Association and shall be subject to all the requirements and limitations imposed in these Restrictions on other owners of residential lots within the Development and on members of the Association, including those provisions with respect to the payment of an annual charge.

B. Classes of Membership. The Corporation shall have two (2) classes of voting membership, as follows:

Class A. Class A members shall be all Owners of Lots, with the exception of the Declarant prior to termination of Class B membership, and shall be entitled to one (1) vote for each Lot owned with respect to each matter submitted to a vote of members upon which the Class A members are entitled to vote. When more than one person holds title to any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one lot. There can be no split vote. Prior to or at the time of any meeting at which a vote is to be taken, each co-Owner or other person entitled to a vote at such meeting shall file with the Secretary of the Corporation the name of the voting co-Owner or other person entitled to vote at such meeting, unless such co-Owner or other persons have filed a general voting authority with the Secretary applicable to all votes until rescinded.

Class B. The Class B Member(s) shall be the Declarant and all successors and assigns of Declarant designated by Declarant as Class B members in a written notice mailed or delivered to the resident agent of the Corporation. Each Class B member shall be entitled, on all matters requiring a vote of the membership of the Corporation, to five (5) votes for each Lot owned by it and five (5) votes for each fifteen-one hundredths (15/100) of an acre or part thereof which has been subjected to the Declaration as part of the Development (as defined in the Declaration) but not subdivided into Lots and other areas by the recording of a subdivision plat. The Class B membership shall cease and terminate upon the first to occur of (a) the date upon which the written resignation of the Class B members as such is delivered to the resident agent of the Corporation; (b) one hundred twenty (120) days after seventy-five percent (75%) of the Lots in the Property have been conveyed to Owners other than Declarant; provided, however, that for the purpose of making any determination under this subsection (b) it shall be assumed that there are 74 lots in the Development whether or not there are in fact such number



of Lots in the Development at any time; (c) six (6) years after the date of recording of the first conveyance of a Lot to an Owner other than Declarant.

Declarant shall be entitled to Class A memberships for all Lots of which it is the Owner on or after the termination of Class B membership.

C. Board of Directors. The members shall elect a Board of Directors of the Association as prescribed by the Association's By-Laws. The Board of Directors shall manage the affairs of the Association.

D. Professional Management. No contract or agreement for professional management of 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 without any termination fee by written notice of ninety (90) days or less.

E. Responsibilities of the Association.

(i) The Association shall maintain the landscaping in and along the landscape easements shown on the plat(s) and shall keep such areas in a neat, clean and presentable condition at all times.

(ii) The Association shall maintain and repair the Common Areas shown on the plat(s) including improvements thereon.

(iii) The Association shall maintain the landscaping and any signage located at the entrances on 141st Street as well as any landscaping or signage within the right-of-way of Allisonville Road and 141st Street and shall keep such areas in a neat, clean and presentable condition at all times. The Association shall be responsible for the maintenance and appearance of the lake adjacent to Allisonville Road abutting lots numbered 73, 74, 86, 87, and 88.

(iv) The Association shall procure and maintain casualty insurance for the Common Areas, liability insurance (including director's and officer's insurance) and such other insurance as it deems necessary or advisable.

(v) The Association may contract for such service as management, snow removal, security control, trash removal, and such other services as the Association deems necessary or advisable.

12. COVENANT FOR MAINTENANCE ASSESSMENTS.

A. Creation of the Lien and Personal Obligation of Assessments. Each owner of any lot in the subdivision, except the Developer, 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: (1) annual assessments or charges; and (2) special assessments for capital improvements and operating deficits; such assessments to be established and collected as hereinafter provided. The annual special assessments, together with interest, cost, 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 his successors in title unless expressly assumed by them. No charge or

assessment shall ever be levied by the Association against the Developer.

B. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the health, safety and welfare of the residents in the properties and for the improvement and maintenance of the Common Area and improvements, operated or maintained by the Association, and the landscape easements on the Development and other purposes as specifically provided herein.

C. Maximum Annual General Assessments. The Maximum annual general assessment for the Association shall be Sixty Dollars (\$60.00) per lot.

- i. The maximum annual general assessment may be increased by the Board each year not more than 10% above the maximum annual general assessments permitted for the previous year without a vote of the membership of the Association.
- ii. The maximum annual general assessments may be increased more than 10% over the maximum annual general assessments permitted for the previous year only upon an approving vote of two-thirds (2/3rds) of each Class of members who are eligible to vote at a meeting called for such purpose

D. Special Assessments for Capital Improvements and Operating Deficits. In addition to the annual assessments authorized above, the Association may levy a special assessment 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 for operating deficits which the Association may from time to time incur, provided that any such assessment shall have the assent of a majority of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose.

E. Notice and Quorum for Any Action Authorized Under Section C and D. Written notice of any meeting called for the purpose of taking any action authorized under Section C and D 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 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.

F. Date of Commencement of Annual Assessments: Due Dates. The annual assessment provided for herein shall commence for each lot on the date of conveyance to the owner by deed or on the date the owner signs a land contract to purchase a lot. The Board of Directors shall fix any increase in the amount of the monthly assessment at least thirty (30) days in advance of the effective date of such increase. Written notice of special assessments 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 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.

G. Effect of Non-Payment of Assessments: Remedies of the Association. Any charge levied or assessed against any lot, together with interest and other charges or costs as hereinafter provided, shall become and remain a lien upon that lot until paid in full and shall also be a personal obligation of the owner or owners of that lot at the time the charge fell due. Such charge shall bear interest at the rate of twelve percent (12%) per annum until paid in full. If, in the opinion of the Board of Directors of the Association, such charge has remained due and payable for an unreasonably long period of time, the Board may, on behalf of the Association, institute such procedures, either at law or in equity, by foreclosure or otherwise, to collect the amount owing in any court of competent jurisdiction. The owner of the lot or lots subject to the charge, shall, in addition to the amount of the charge at the time legal action is instituted, be obliged to pay any expense or costs, including attorneys' fees, incurred by the Association in collecting the same. Every owner of a lot in the Development and any person who may acquire any interest in such lot, whether as an owner or otherwise, is hereby notified, and by acquisition of such interest agrees, that any such liens which may exist upon said lot at the time of the acquisition of such interest are valid liens and shall be paid. Every person who shall become an owner of a lot in the Development is hereby notified that by the act of acquiring, making such purchase or acquiring such title, such person shall be conclusively held to have covenanted to pay the Association all charges that the Association shall make pursuant to this subparagraph of the Restrictions.

The Association shall, upon demand, at any time, furnish a certificate in writing signed by an officer of the Association that the assessments on a specified lot have been paid or that certain assessments against said lot remain unpaid, as the case may be. A reasonable charge may be made by the Board of Directors of the Association for the issuance of these certificates. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

H. Subordination of the Lien to Mortgage. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any lot shall not affect the assessment lien. No sale or transfer shall relieve such lot from liability for any assessment thereafter becoming due or from the lien thereof. Provided, however, 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.

I. Suspension of Privileges of Membership. Notwithstanding any other provisions contained herein, the Board of Directors of the Association shall have the right to suspend the voting rights if any, and the services to be provided by the Association, of any member or associate member (i) for any period during which the Association charges or any fines assessed under these Restrictions owed by the member or associate member remains unpaid, (ii) during the period of any continuing violation of the restrictive covenants for the Development, after the existence of the violation shall have been declared by the Board of Directors of the Association: and (iii) during the period of any violation of the Articles of Incorporation, By-Laws or regulations of the Association.

13. 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 wither 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 beheld to be a waiver by that party (or an estoppel of that party to assert) any right available to him upon the occurrence, reoccurrence or continuation of such violation or violations of these Restrictions.

14. 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 accepting of such deed or execution of such contract, the owner acknowledges the rights and powers of the Developer, Committee 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, Committee and 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.

15. TITLES.

The titles preceding the various paragraphs and subparagraphs of the Restrictions are for convenience of 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.

16. 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 until January 1, 2020, at which time said Covenants and Restrictions shall be automatically extended for successive periods of ten (10) years, unless 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.

17. 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.

IN TESTIMONY WHEREOF, witness the signature of the Declarant this 11th day of July, 1994.

T. & A. DEVELOPMENT COMPANY

An Indiana Subchapter S Corporation

By: *Kenneth E. Thompson*  
Kenneth E. Thompson, President,  
K. E. Thompson, Inc., General  
Partner

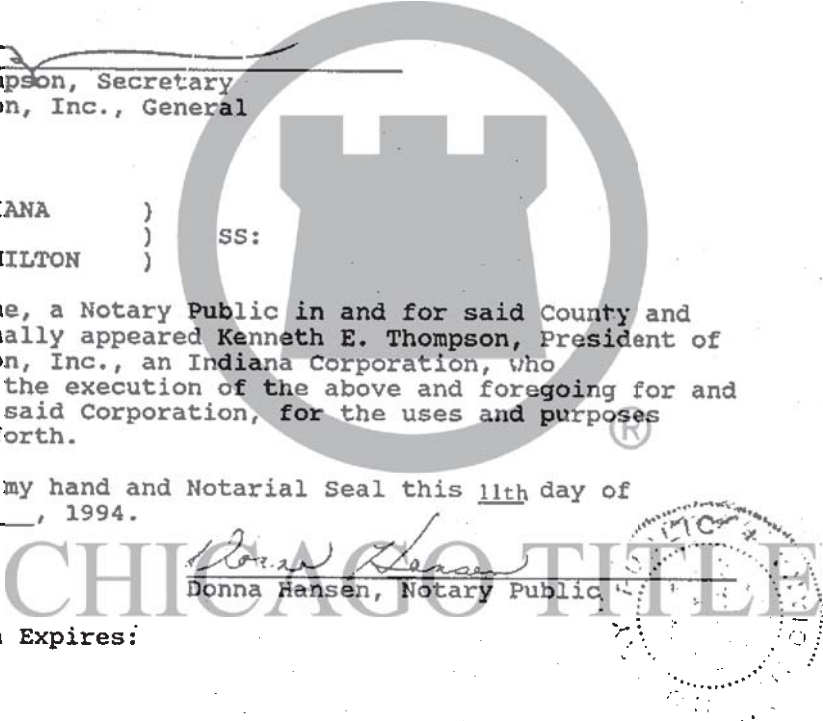
ATTEST:

*Corby D. Thompson*  
Corby D. Thompson, Secretary  
K. E. Thompson, Inc., General  
Partner

STATE OF INDIANA        )  
                                  )     SS:  
COUNTY OF HAMILTON    )

Before me, a Notary Public in and for said County and State, personally appeared Kenneth E. Thompson, President of K. E. Thompson, Inc., an Indiana Corporation, who acknowledged the execution of the above and foregoing for and on behalf of said Corporation, for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this 11th day of July \_\_\_\_\_, 1994.



My Commission Expires:

May 18, 1995

Hamilton  
My County of Residence

Prepared by: Kenneth E. Thompson

## LAND DESCRIPTION

Part of the Southwest Quarter of Section 19, Township 18 North, Range 5 East and part of the Northeast Quarter and Southeast Quarter of Section 24, Township 18 North, Range 4 East, in Hamilton County, Indiana; being more particularly described as follows:

Beginning at the northwest corner of said southwest quarter section (1/2 inch rebar over stone); thence South 00 degrees 17 minutes 10 seconds East along the west line thereof a distance of 97.49 feet to the Southeast corner of the Northeast Quarter of said Section 24; thence South 00 degrees 14 minutes 58 seconds West along the said west line of the Southwest Quarter Section a distance of 551.83 feet; thence South 89 degrees 45 minutes 02 seconds East a distance of 30.00 feet; thence South 00 degrees 14 minutes 58 seconds West parallel with the west line of said Southwest Quarter Section a distance of 401.78 feet; thence South 89 degrees 54 minutes 38 seconds West a distance of 30.00 feet to the west line of said Southwest Quarter Section; thence South 00 degrees 14 minutes 58 seconds West along said west line of Southwest Quarter Section a distance of 788.44 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 448.82 feet to a curve having a radius of 105.00 feet the radius point of which bears North 00 degrees 00 minutes 00 seconds West; thence westerly along said curve on arc distance of 58.82 feet to a point which bears South 20 degrees 25 minutes 29 seconds West from said radius point, said point being on curve having a radius of 585.00 feet the radius point of which bears North 61 degrees 33 minutes 02 seconds West (said point also being on the east line of Harrison Park Section 1, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9235420 in the Office of the Recorder of Hamilton County, Indiana (the next eight (8) described courses being along the east and northerly lines of said Harrison Park Section 1)); thence northerly along said curve on arc distance of 191.81 feet to a point which bears South 80 degrees 20 minutes 13 seconds East from said radius point; thence North 80 degrees 20 minutes 13 seconds West a distance of 213.05 feet; thence North 58 degrees 58 minutes 31 seconds West a distance of 130.33 feet; thence North 76 degrees 52 minutes 09 seconds West a distance of 203.53 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 907.72 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 271.00 feet; thence North 46 degrees 41 minutes 06 seconds West a distance of 148.18 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 248.37 feet to the centerline of Allisonville Road; thence North 20 degrees 53 minutes 08 seconds East along the said centerline a distance of 231.23 feet to a curve having a radius of 6388.51 feet, the radius point of which bears North 69 degrees 08 minutes 54 seconds West; thence Northeasterly along said curve on arc distance of 281.23 feet to a point which bears South 71 degrees 39 minutes 08 seconds East from said radius point; thence South 89 degrees 53 minutes 17 seconds East a distance of 818.11 feet; thence North 00 degrees 14 minutes 58 seconds East a distance of 39.98 feet to a curve having a radius of 785.00 feet, the radius point of which bears North 06 degrees 25 minutes 44 seconds West; thence Easterly along said curve on arc distance of 388.15 feet to a point which bears South 35 degrees 30 minutes 00 seconds East from said radius point; thence North 54 degrees 30 minutes 00 seconds East a distance of 897.88 feet to a curve having a radius of 535.00 feet, the radius point of which bears South 35 degrees 30 minutes 00 seconds East from said point; thence Easterly along said curve on arc distance of 331.14 feet to a point which bears North 00 degrees 02 minutes 12 seconds West from said radius point, said point also being on the east line of the Northeast Quarter of said Section 24; thence South 00 degrees 43 minutes 05 seconds West along the east line of said Northeast Quarter a distance of 35.00 feet to the Point of Beginning, containing 54.811 acres, more or less.

This Instrument Recorded 7-13-1994  
Sharon K. Cherry, Recorder, Hamilton County, IN



# HARRISON LAKES

RECEIVED FOR RECORD

## SECONDARY PLAT

PART OF SEC. 19-T18N-R5E AND SEC. 24-T18N-R4E  
HAMILTON COUNTY, INDIANA

94 SEP 13 AM 10:49  
S. K. CHERRY  
RECORDER  
HAMILTON CO. IN.

COMMISSION CERTIFICATE:

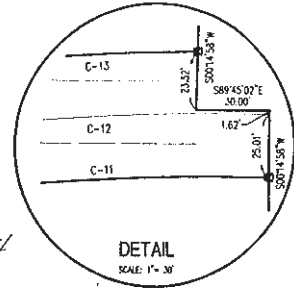
UNDER AUTHORITY PROVIDED BY TITLE 36, ACTS OF 1981, P.L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE TOWN OF FISHERS AS FOLLOWS:

ADOPTED BY THE TOWN PLAN COMMISSION AT A MEETING HELD APRIL 13, 1994

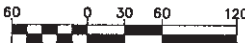
FISHERS TOWN PLAN COMMISSION:

*John D. Zales*  
PRESIDENT JOHN D. ZALES  
*Scott Adams*  
SECRETARY SCOTT ADAMS

Instrument No. **9439364**  
P.C. No. 1 Slide No. 442



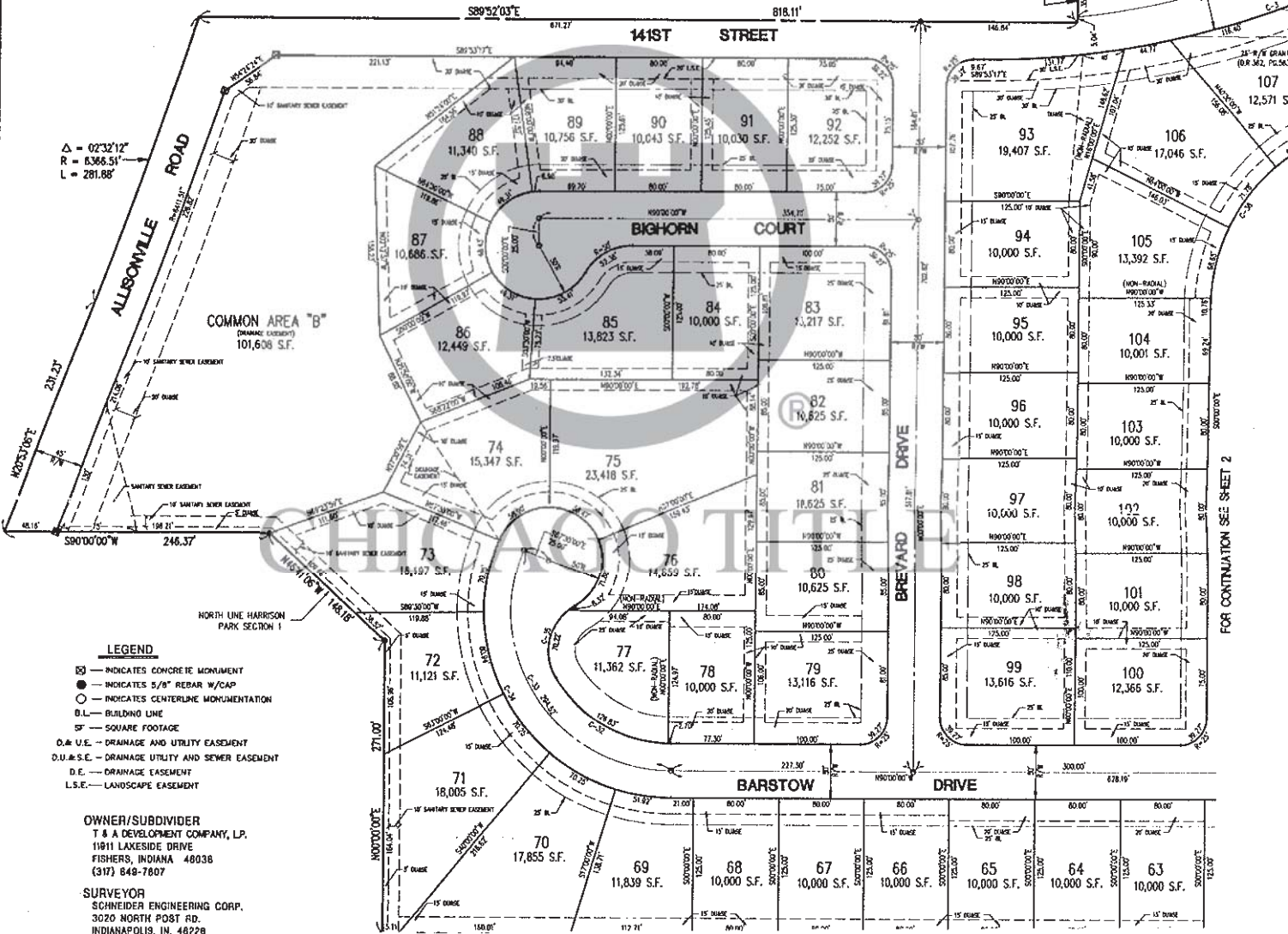
FULLY ENTERED FOR TAXATION  
By *Sept 94*



THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

FOR LAND DESCRIPTION  
SEE SHEET 3  
FOR AREA MAP  
SEE SHEET 2

THIS INSTRUMENT WAS PREPARED BY EDWARD D. GIACOLETTI REGISTERED LAND SURVEYOR-INDIANA #S0560 3020 NORTH POST ROAD INDIANAPOLIS, INDIANA 46226 TELEPHONE (317) 898-8282 DATE: 7/14/94



- LEGEND**
- ⊠ INDICATES CONCRETE MONUMENT
  - INDICATES 5/8" REBAR W/CAP
  - INDICATES CENTERLINE MONUMENTATION
  - B.L. BUILDING LINE
  - SF SQUARE FOOTAGE
  - D.& U.E. DRAINAGE AND UTILITY EASEMENT
  - D.U.& S.E. DRAINAGE UTILITY AND SEWER EASEMENT
  - D.E. DRAINAGE EASEMENT
  - L.S.E. LANDSCAPE EASEMENT

OWNER/SUBDIVIDER  
T & A DEVELOPMENT COMPANY, LP.  
1811 LAKESIDE DRIVE  
FISHERS, INDIANA 48038  
(317) 849-7807

SURVEYOR  
SCHNEIDER ENGINEERING CORP.  
3020 NORTH POST RD.  
INDIANAPOLIS, IN. 46226

FOR CONTINUATION SEE SHEET 2

OWNER/SUBDIVIDER  
 T. J. (TREVOR) H. CAMPBELL, LP.  
 1931 E. KESKIDE DRIVE  
 INDIANAPOLIS, INDIANA 46228  
 (317) 440-7807

SURVEY FOR  
 RCH ENGINEERING CORP.  
 3024 NORTH POST RD  
 INDIANAPOLIS, IN 46228  
 (317) 808-8282

- LEGEND**
- — INDICATES CONCRETE MONUMENT
  - — INDICATES 3/4" REBAR W/CAP
  - — INDICATES CENTERLINE MONUMENTATION
  - — BUILDING LINE
  - SF — SQUARE FOOTAGE
  - D & U.E. — DRAINAGE AND UTILITY EASEMENT
  - D.U.S.E. — DRAINAGE UTILITY AND SEWER EASEMENT
  - D.E. — DRAINAGE EASEMENT
  - L.S.E. — LANDSCAPE EASEMENT

# HARRISON LAKES

## SECONDARY PLAT

PART OF SEC. 10-T18N-R5E AND SEC. 24-T18N-R4E  
 HAMILTON COUNTY, INDIANA

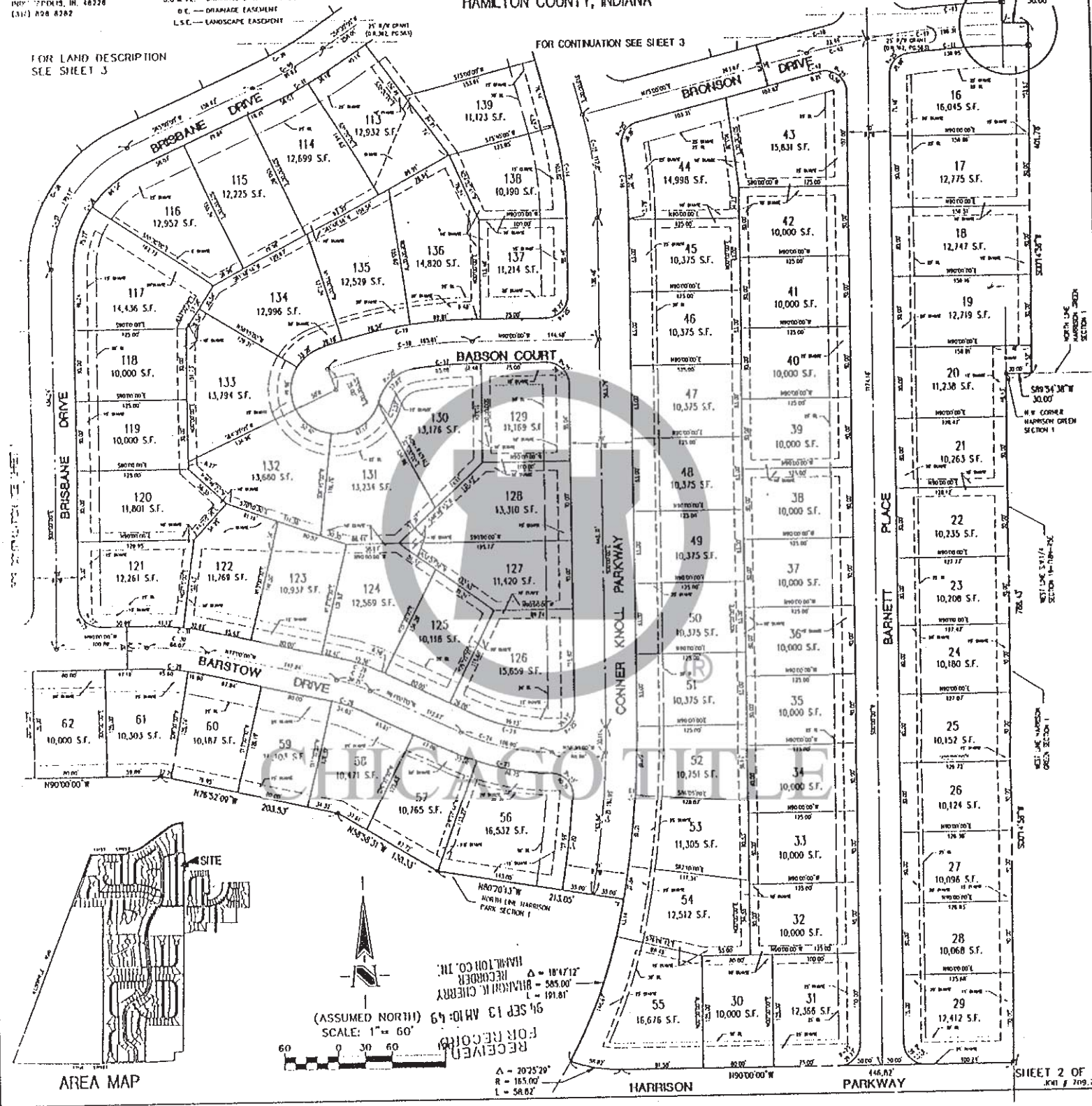
THIS INSTRUMENT WAS PREPARED  
 BY EDWARD D. GIACOLETTI  
 REGISTERED LAND SURVEYOR - INDIANA #50560  
 30270 NORTH POST ROAD  
 INDIANAPOLIS, INDIANA 46228  
 TELEPHONE (317) 898-8282  
 DATE: 7/14/93

Instrument No. 94-29364  
 P.C. No. Slide No. 462

SEE DETAIL  
 SHEET 5-1

FOR LAND DESCRIPTION  
 SEE SHEET 3

FOR CONTINUATION SEE SHEET 3





**LAND DESCRIPTION**

**HARRISON LAKES**

**CURVE DATA TABLE**

Part of the Southwest Quarter of Section 19, Township 18 North, Range 5 East and part of the Northeast Quarter and Southeast Quarter of Section 24, Township 18 North, Range 4 East, in Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northwest corner of said southwest quarter section (5/8 inch rebar over stone); thence South 00 degrees 17 minutes 10 seconds West (assumed bearing) along the west line thereof a distance of 97.49 feet to the Northeast corner of the Southeast Quarter of said Section 24; thence South 00 degrees 14 minutes 58 seconds West along the said west line of the Southwest Quarter Section a distance of 551.83 feet; thence South 89 degrees 45 minutes 02 seconds East a distance of 30.00 feet; thence South 00 degrees 14 minutes 58 seconds West, parallel with the west line of said Southwest Quarter Section, a distance of 401.78 feet to the north line of Harrison Green Section 1, a subdivision in Hamilton County, Indiana, the plot of which is recorded as Instrument Number 9348795 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 54 minutes 38 seconds West along said North line a distance of 30.00 feet to the northwest corner of said Harrison Green Section 1; thence South 00 degrees 14 minutes 58 seconds West along the west line of said Harrison Green Section 1 a distance of 788.43 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 446.82 feet to a curve having a radius of 165.00 feet, the radius point of which bears North 00 degrees 00 minutes 00 seconds West; thence westerly along said curve on arc distance of 58.83 feet to a point which bears South 20 degrees 25 minutes 29 seconds West from said radius point, (said point also being on a curve having a radius of 585.00 feet the radius point of which bears North 61 degrees 33 minutes 02 seconds West) (said point also being on the east line of Harrison Park Section 1, a subdivision in Hamilton County, Indiana, the plot of which is recorded as Instrument Number 9235420 in the Office of the Recorder of Hamilton County, Indiana (the next eight (8) described courses being along the east and Northern lines of said Harrison Park Section 1)); thence North 80 degrees 20 minutes 20 seconds East a distance of 181.81 feet to a point which bears South 80 degrees 20 minutes 13 seconds West a distance of 213.05 feet; thence North 58 degrees 58 minutes 31 seconds West a distance of 130.33 feet; thence North 75 degrees 52 minutes 09 minutes 00 seconds West a distance of 203.53 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 697.72 feet; thence North 46 degrees 41 minutes 06 seconds East a distance of 271.00 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 148.18 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 246.37 feet to the centerline of Antillanville Road; thence North 20 degrees 53 minutes 06 seconds East along the said centerline a distance of 231.23 feet to a curve having a radius of 6356.51 feet, the radius point of which bears North 89 degrees 08 minutes 54 seconds West; thence North 89 degrees 52 minutes 03 seconds East a distance of 818.11 feet; thence North 00 degrees 14 minutes 58 seconds East, parallel with the east line of said Southwest Quarter Section, a distance of 40.27 feet to a curve having a radius of 765.00 feet, the radius point of which bears North 05 degrees 25 minutes 44 seconds West; thence Easterly along said curve on arc distance of 388.15 feet to a point which bears South 35 degrees 30 minutes 00 seconds East from said radius point; thence South 35 degrees 30 minutes 00 seconds East from said radius point to a curve having a radius of 535.00 feet, the radius point of which bears South 35 degrees 30 minutes 00 seconds East from said point; thence Easterly along said curve on arc distance of 331.14 feet to a point which bears North 00 degrees 02 minutes 12 seconds West along the east line of said Section 24; thence South 00 degrees 05 minutes 05 seconds West along the east line of said Northeast Quarter a distance of 35.00 feet to the Point of Beginning, containing 54.808 acres, more or less.

THIS SUBDIVISION CONSISTS OF 140 LOTS NUMBERED 1 THROUGH 140, TOGETHER WITH STREETS, COMMON AREAS, EASEMENTS AND PUBLIC WAYS AS SHOWN ON THE WITHIN PLAT.

THE SIZE OF LOTS AND COMMON AREAS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 9348795 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

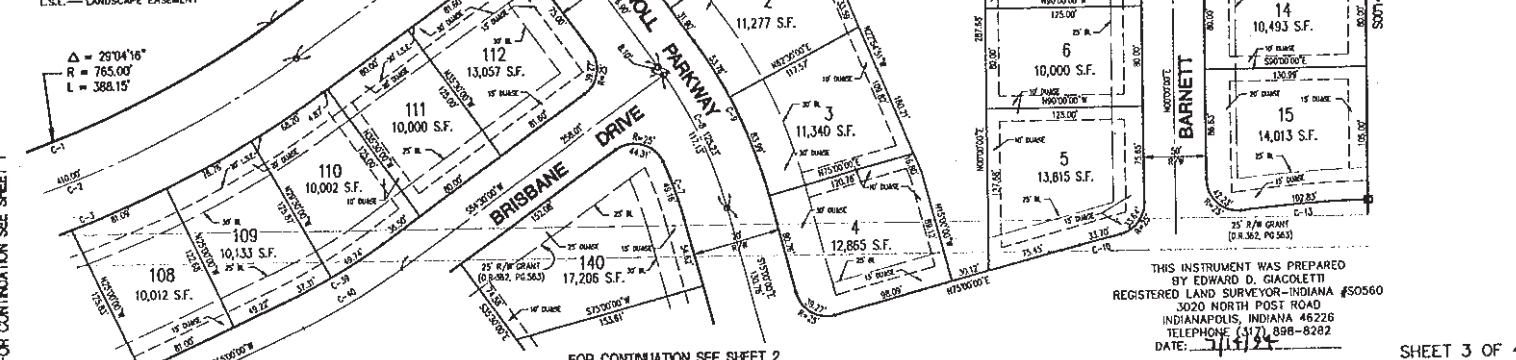
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS-REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Edward D. Giacoletti*  
EDWARD D. GIACOLETTI  
REGISTERED LAND SURVEYOR  
INDIANA - #50560



- LEGEND**
- ⊠ INDICATES CONCRETE MONUMENT
  - INDICATES 5/8" REBAR W/CAP
  - INDICATES SCHEDULED DIMENSIONALITY
  - B.L. BUILDING LINE
  - SF SQUARE FOOTAGE
  - D.U.E. DRAINAGE AND UTILITY EASEMENT
  - D.U.S.E. DRAINAGE UTILITY AND SEWER EASEMENT
  - D.E. DRAINAGE EASEMENT
  - L.S.E. LANDSCAPE EASEMENT

FOR AREA MAP  
SEE SHEET 2



FOR CONTINUATION SEE SHEET 1

FOR CONTINUATION SEE SHEET 2

**SECONDARY PLAT**  
**PART OF SEC. 19-T18N-R5E AND SEC. 24-T18N-R4E**  
**HAMILTON COUNTY, INDIANA**

COMMISSION CERTIFICATE:  
UNDER AUTHORITY PROVIDED BY TITLE 38, 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 APRIL 13, 1994  
FISHERS TOWN PLAN COMMISSION:  
*John J. Zerk* Instrument No. 9439364  
*Scott Adams* P.C. No. 1 Slide No. 462  
PRESIDENT JOHN J. ZERK  
SECRETARY SCOTT ADAMS

THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

25' RIGHT-OF-WAY GRANT (D.R. 362, PAGE 563)  
VACATED PER THE TOWN OF FISHERS  
ORDINANCE # 090794C

OWNER/SUBDIVIDER  
T & A DEVELOPMENT COMPANY, L.P.  
11911 LAKEBIDE DRIVE  
FISHERS, INDIANA 46038  
(317) 849-7807

SURVEYOR  
SCHNEIDER ENGINEERING CORP.  
3020 NORTH POST RD.  
INDIANAPOLIS, IN 46226  
(317) 898-8282

Δ = 352°48'  
R = 535.00'  
L = 331.14'

THIS INSTRUMENT WAS PREPARED BY EDWARD D. GIACOLETTI REGISTERED LAND SURVEYOR-INDIANA #50560 3020 NORTH POST ROAD INDIANAPOLIS, INDIANA 46226 TELEPHONE (317) 898-8282 DATE: 7/19/94

RECEIVED  
FOR RECORD  
SEP 13 AM 10:49  
SHERIFF'S OFFICE  
CLERK

SHEET 3 OF 4  
JOB # 709.7

# HARRISON LAKES

## SECONDARY PLAT

PART OF SEC. 19-T18N-R5E AND SEC. 24-T18N-R4E  
HAMILTON COUNTY, INDIANA

The undersigned, T & A Development Company, L.P., an Indiana Limited Partnership by Kenneth E. Thompson, President, K.E. Thompson, Inc., General Partner and Corby D. Thompson, Secretary, K.E. Thompson, Inc. of Hamilton County, in the State of Indiana, being the owners of record of all the within described real estate, do hereby lay off, plat and subdivide into lots and streets and do hereby dedicate for public use any of said streets not previously dedicated, in accordance with the within plat. The following restrictions, limitations and covenants are hereby imposed and shall run with the land contained in said plot.

The within plat shall be known and designated as Harrison Lakes, a subdivision in the Town of Fishers, Delaware Township, Hamilton County, in the State of Indiana.

Not more than one building shall be erected or used for residential purposes on any lot in this subdivision. The area of the main structure, exclusive of, one-story open porches and garages, shall be not less than one thousand three hundred (1300) square feet in the case of a one-story structure, not less than one thousand six hundred (1600) square feet in the case of a multiple story structure. All garages shall be attached to the residence dwelling and be a minimum of two car size. The utility easements shown on the within plat are reserved as an easement for use by the city or county in which this subdivision is located, owners in this subdivision and public utility companies for the installation, use, maintenance, repair and removal of sewers, water mains, utility poles, wire and other facilities and utilities necessary or incidental to the common welfare and use and occupancy for residential purposes of the houses to be erected in this subdivision. No building or other structure, except walks or driveways, shall be erected or maintained upon, over, under or across any such utility easement for any use except as set forth herein. The owners in this subdivision shall take their title to the land contained in such utility easement subject to the perpetual easement herein reserved.

The drainage easements shown on the within plat are reserved for the drainage of storm water, whether by swale, ditch or storm sewer. No structure other than storm water drainage structures, retaining walls, or elevated walks and driveways shall be erected in, on, over, under or across any such easement except that a drainage easement may also be used as a utility easement, and structures permitted in a utility easement may be erected therein, provided that they do not interfere with the flow of water. The owners in this subdivision shall take their title to the land contained in such drainage easement subject to the perpetual easement herein reserved.

No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between three (3) and twelve (12) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines extended and a line connecting points forty (40) feet from the intersection of said street lines extended. The same sight line limitations shall apply to any lot within ten (10) feet of the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No driveway shall be located within seventy five (75) feet of the intersection of two street centerline lines.

In the event storm water drainage from any lot or lots flows across another lot, provision shall be made to permit such drainage to continue without restrictions or reduction, across the downstream lot and into the natural drainage channel or course, even though no specific drainage easement for such flow of water is provided on the within plat.

**Easement Maintenance:** On drainage easements, the Town of Fishers shall be responsible for the care, maintenance, repair and/or replacement of actual structures in place, such as sewer pipes, manhole castings, etc., and each property owner as it pertains to their lot or lots shall maintain surface drainage systems and open swales. The Town shall have access rights over and across said easement.

The right to enforce the within restrictions, limitations and covenants by injunction is hereby dedicated and reserved to the owners of lots in this subdivision, their heirs and assigns, who shall be entitled to such relief within being required to show any damage of any kind to such owner or owners, by or through any such violation or attempted violation. Said provisions shall be and continue in full force and effect for a period of twenty (20) years from the recorded date of this plat and thereafter unless and until by a vote of the then owners of a two-thirds majority of the total lots in this subdivision it is agreed to change the covenants in whole or in part. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Owners of Lots within Harrison Lakes shall be subject to an additional declaration of restrictions recorded in Hamilton County, Indiana, as Instrument # 8431229.

Witness our hands this 8th day of September, 1994

T & A Development Company, L.P.  
An Indiana Limited Partnership

*Kenneth E. Thompson*  
Kenneth E. Thompson, President

*Corby D. Thompson*  
Corby D. Thompson, Secretary

Instrument No. 94-39-364  
P.C. No. 1 Sub No. 462

STATE OF INDIANA }  
                                  } SS:  
COUNTY OF HAMILTON

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Kenneth E. Thompson, President, and Corby D. Thompson, Secretary, and each separately and severally acknowledged and execution of the foregoing instrument as his voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this 8th day of September, 1994

*Donna Hansen*  
Notary Public

*Donna Hansen*  
Printed Notary

My commission expires: MAY 18, 1996

This instrument prepared by Kenneth E. Thompson, President, K.E. Thompson, Inc.

### 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 APRIL 13, 1994

FISHERS TOWN PLAN COMMISSION

*John D. Zerbe*  
PRESIDENT JOHN D. ZERBE

*Scott Adams*  
SECRETARY SCOTT ADAMS



RECEIVED  
FOR RECORD  
9:58 13 AM '94  
SHARLENE GIBBERT  
RECORDER  
HAMILTON CO. IN

# CHICAGO TITLE