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LAKE EDGEWOOD
ASSOCIATION
1987 EDITION HANDBOOK

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PREPARED BY: CAROLYN S. SHERADEN
SECRETARY

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LAKE EDGEWOOD RULES AND REGULATIONS
(REVISED 1987)

THE Lake Edgewood Board being appointed to exercise full control of the Lake has seen fit to adopt the following rules and policies regarding its use. The Lake Edgewood Board fully intends to see that said rules are adhered to by all lake residents and their guests and will handle any violators of these rules in accordance with the responsibilities and control issued to the Board as stated in the By-Laws of the Corporation.

These rules were designed to establish traffic patterns, provide certain standards and guidelines, and set forth safety boating practices for all.

1. SPEEDBOATS, DECKBOATS, PONTON BOATS, OR ANY OTHER WATERCRAFT THAT IS CAPABLE OF TOWING A SKIER, SLED, OR OTHER DEVICE.

- (A) The traffic patterns for speedboats will be counter clockwise at all times. All motor boats must travel at least 50 feet from the shoreline and outside of the established marker, and idle zone buoys except while leaving or approaching a dock. Speed while closer to shore than 50 feet must be less than 5 mph.
- (B) Speedboat operators must be at least 14 years of age and if not qualified to carry a valid drivers license must have written permission signed by a parent, grandparent, or legal guardian submitted to the Lake Edgewood Board. (*See footnote)
- (C) Speedboats or other watercraft using the traffic lanes must not follow any craft with a skier in tow closer than 150 feet. (*See footnote)
- (D) No speedboat or watercraft of any type may pull more than one skier aquaplane or similar contrivance at any time.

*It is recommended that if you as a parent, intend to allow your youngster the right to use powered craft on the lake, that you also take ample time to review the rules with that youngster and express (his/her) responsibilities toward the safety of others while operating a powered watercraft. The parents written permission specifically pertains to the operation of only watercraft registered in the parents, grandparents, or legal guardians possession.

*It is recommended that no more than 4 speedboats with skiers, aquaplane or other contrivances be in operation on the lake at any given time. It is expected that everyone recognize others rights to use the lake and exercise good judgment and courtesy when pulling skiers for extended periods of time.

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- (E) Any speedboat intending to pass another should do so to the left (port) side at a distance of not less than 50 feet. This applies to speedboats both underway in the traffic lane.
- (F) Any person skiing, aquaplaning or in tow behind a speedboat or any other device must wear a life preserver or vest.
- (G) No person may operate any speedboat with skier, aquaplane, or other contrivances in tow without a passenger (within that speedboat) whose entire attention is directed toward the observation of that person or object in tow. (See Rule #14-1-1-32 of the Indiana Boating Laws).
- (H) No speedboat or watercraft of any type may pull any device not specifically designed for that purpose at a rate of speed exceeding 20 mph. (example: Inertubes, etc.)

2. WATERSKIERS OR PERSONS BEING PULLED BEHIND A SPEEDBOAT OR OTHER WATERCRAFT ON ANY CONTRIVANCE.

- (A) Any waterskier wishing to drop a ski must do so in the area directly in front of the dam.
- (B) Any waterskier that is in the water and waiting to be picked up should hold one of the skis up to mark his/her location.
- (C) Persons on waterkis, aqua sleds or other contrivances **MUST** stay outside of the white marker and idle zone buoys.
- (D) Any person in the water (without skis) should turn to face oncoming traffic and mark their location by holding up their hands.

3. FISHING BOATS (MOTORIZED)

- (A) The minimum age for motorized fishing boat operators will be left to the discretion of the parent, grandparent, or guardian; however, if under 14 years of age, then the operator must have written permission from the parent, grandparent, or legal guardian submitted to the Lake Edgewood Board. (*See footnote)

*It is requested that if you, as a parent, intend to allow your youngster the right to use powered craft on the lake, that you also take ample time to review the rules with that youngster and express (his/her) responsibilities toward the safety of others while operating a powered watercraft. The parents written permission specifically pertains to the operation of only watercraft registered in the parents, grandparents, or legal guardians possession.

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4. JET SKIS, AQUA SCOOTERS, SKI BIKES, AND OTHER ONE-PERSON POWERED DEVICES.

(These types of watercraft are considered to fall under the same category as speedboats.)

- (A) The age for operators of Jet Skis, aqua scooters, ski bikes and other one person powered devices will be left to the discretion of the parents, grandparents or legal guardian; however, if under 16 years of age, then the operator must have written permission from the parent, grandparent, or legal guardian submitted to the Lake Edgewood Board.
- (B) Watercraft of this nature must follow the same traffic patterns as a speedboat. Staying at least 50 feet from the shoreline and outside of the marker and idle zone buoys, except when leaving or approaching a dock.
- (C) Watercraft of this nature must not follow a skier, aquaplane, or similar device at a distance of less than 150 feet.
- (D) Jet skis, aqua scooters, ski bikes and similar one-person motorized watercraft should pass other watercraft to the left (port) side at a distance of not less than 50 feet. The applies to speedboat underway in the traffic lanes.
- (E) Jet skis, aqua scooters, ski bikes and similar one-person motorized watercraft are not to be in operation on the traffic lanes when more than 3 speedboats with skiers, etc. in tow occupy the lake.
- (F) Watercraft of this nature will be closely monitored by the boat patrol and if in the opinion of the patrol are causing (or subject to) hazardous conditions will be removed from the lake until which time conditions warrant their return.
5. KITE, SKI JUMPS, OR OTHER FLYING DEVICES pulled by speedboats, on pontoboots, deckboats, etc.
- (A) NOT PERMITTED.
6. SAILBOATS, CANOES, NONPOWERED FISHING BOATS. (To include electric trolling motors.)
- (A) All nonpowered watercraft must stay clear of the traffic lanes for speedboats, jet skis, etc. (except to cross over from or to the center of the lake) during the hours stipulated for traffic lane use. (Normally 10:00AM to 7:30PM summer hours).
- (B) Nonpowered watercraft are not to anchor on these traffic lanes during the aforementioned hours.

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- (C) Watercraft of this nature will always have the right-of-way over powered watercraft.
- (D) All occupants within a sailboat must **WEAR** a life jacket or vest at all times.
7. No type of manned watercraft may be used on the lake after dark without a light in or on the watercraft. The light must be situated in such a manner that it can plainly be seen from outside the craft at water level. Motorized craft in excess of 10h.p. must have U.S. Coast Guard approved lighting systems both front and rear. (Red and green from white-rear) Idle speed only must be observed after dark.
8. All boats or watercraft (powered or otherwise) in operation on Lake Edgewood must be equipped with U. S. Coast Guard approved buoyant vests, jackets, etc. in sufficient quantity to provide at least one for each person aboard.
9. Boats may not operate at speeds in excess of 10 mph except during the following periods:
- | | |
|--------------------------|-------------------------|
| April 15th thru May 14th | 10:00 a.m. to 7:00 p.m. |
| May 15th thru Labor Day | 10:00 a.m. to 7:30 p.m. |
| All other times | 10:00 a.m. to sunset |
10. SWIMMING OR THE USE OF SCUBA GEAR OR OTHER UNDERWATER DEVICES.
- (A) Anyone swimming or floating on any contrivances must stay within 50 feet of the shore line.
- (B) Scuba gear or other devices for underwater use must be well marked by U.S. Divers Approved Markings of Flags.
- (C) Scuba gear or other devices for underwater use are prohibited outside of the 50 ft. markers during the specified hours for speedboat use.
- (D) The use of scuba gear or other devices for underwater use will be allowed in all parts of the lake if in the daylight hours prior to 10:00 a.m.
11. Guests may use the lake for boating, fishing, skiing, or other purposes **ONLY** if accompanied by a lot owner, current in payment of lake dues, a member of a lot owner's immediate family, or evidence in writing signed by a lot owner and authorizing such person to use the lake. Such permission may be granted only for specific times on a daily basis during a period while such person is a guest in residence.

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12. No watercraft may be operated on the lake without a current Lake Edgewood Tag affixed in a conspicuous place on the hull to the right (Starboard) of the driver. Such tags may be purchased from the treasurer and are effective for one year dating from May 1 to April 30th of each calendar year.
13. Boat identification tags for Lake Edgewood will be distributed only after the residence property assessments have been paid and will be distributed only for the specific boat or boats that were registered with the Lake Edgewood Board and the fees paid to warrant their yearly operation.
14. The Lake Edgewood Board reserves the right to require that any resident wishing to operate a watercraft on the lake provide a statement of liability (BOAT OWNERS OPERATORS LIABILITY INSURANCE) in the minimum amount of \$100,000.
15. BOAT PATROL
 - (A) Will consist of six appointed resident members.
 - (B) While on patrol will display a Lake Patrol sign and will have the immediate responsibility to assure that the above rules are enforced.
 - (C) Are authorized by Lake Edgewood Board to enforce the above stated rules.
 - (D) Will be required to submit written (Citations) to the Lake Edgewood Board for their review and disposition.
 - (E) Will at times be called upon by the Lake Edgewood Board to be present at the review of said citations. (If the violation is of a nature as to require the resident or residents involved to be present).
16. The Lake Edgewood Board considers current Indiana Boating Laws as binding where they have application to Lake Edgewood and to not conflict with the rules as stated above. It is expected that all persons using Lake Edgewood abide by these rules.
17. FISHING
 - (A) Catfish and Bass to be a minimum of 14 inches long. Panfish no limit.

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LAKE EDGEWOOD RULES AND REGULATIONSSNOWMOBILES (ESTABLISHED 1984)

The Lake Edgewood Board being appointed to exercise full control of the lake has seen fit to adopt the following rules and policies regarding its use. The Lake Edgewood Board fully intends to see that said rules are adhered to by all lake residents and their guests and will handle any violations of these rules in accordance with the responsibility and control issued to the Board as stated in the By-Laws of the Corporation.

These rules were designed to establish traffic patterns, provide certain standards and guidelines, and set forth safe snowmobile practices for all.

1. REGISTRATION

- (A) A registration fee established by Lake Edgewood Board for each snowmobile is required to be paid to the Lake Edgewood Treasurer to warrant their yearly operation. Effective registration dates are from December 1 to December 1 the following year. The treasurer will warrant the operation to only those residents with paid-up property assessments.

2. LIABILITY

- (A) The Lake Edgewood Board reserves the right to require that any resident wishing to operate a snowmobile on the lake provide a statement of liability (Snowmobile Owner Operators Liability Insurance) in the minimum amount of \$100,000.00.

3. OPERATORS

- (A) The age for operators of snowmobiles will be left to the discretion of the parents, grandparents, or legal guardians; however, if under 14 years of age, the operator must have written permission from the parent, grandparent, or legal guardian submitted to the Lake Edgewood Board.
- (B) It is requested that if you, as a parent, intend to allow your youngster the right to use snowmobiles on the lake, you also take ample time to review the rules with that youngster and express his/her responsibilities toward the safety of others while operating a snowmobile. The parents' written permission specifically pertains to the operation of only snowmobiles registered in the name of the parents, grandparents, or legal guardians.

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4. OPERATIONS

- (A) The traffic patterns for snowmobiles will be counter clockwise at all times.
- (B) Snowmobiles traveling at high speeds must travel at least 100 ft. from shore line.
- (C) Speed while closer than 100 ft. from shore or pedestrians must be less than 5 miles per hour.
- (D) Pedestrians (skaters, fisherman, etc.) have the right-of-way at all times.
- (E) Snowmobiles will not operate on the lake before sunrise or after sundown.
- (F) Driving lights, front (white) and rear (red), must be on at all times during operation.
- (G) Snowmobiling on the dam or either of the dam slopes is not permitted.
- (H) Towing of a skier, sled, or any other device is not permitted.
- (I) Snowmobile jumps or any other such devices are not permitted.

5. OTHER MOTORIZED VEHICLES

- (A) The aforementioned rules and regulations will apply to all other motorized vehicles.

6. GUESTS AND RENTERS

- (A) The aforementioned rules and regulations will apply.

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PERMISSION STATEMENT

BEING A RESIDENT OF LAKE EDGEWOOD WITH ALL DUES BEING CURRENT, I DO HEREBY PERMIT MY CHILD/CHILDREN TO OPERATE ANY AND ALL WATERCRAFT (IF QUALIFIED UNDER THE RULES HEREIN) REGISTERED IN MY NAME WITH THE BOARD OF LAKE EDGEWOOD. I ALSO UNDERSTAND AND ACCEPT FULL RESPONSIBILITY FOR MY CHILD/CHILDRENS OPERATION OF CERTAIN AND ALL WATERCRAFT. ON THIS THE _____ DAY OF _____, 19 _____.

Parent, Grandparent
 Legal Guardian of:

_____, Age _____
_____, Age _____
_____, Age _____
_____, Age _____

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The second meeting of the Board of Directors was held at the Fire Department Building in Lake Edgewood Subdivisions in Morgan County, Indiana at 7:30 p.m. on August 1, 1963, pursuant to common consent.

All directors were present and Harold Quakenbush, President presided.

Director, Byrl Eltzroth presented a draft of By-Laws for the consideration of the Board of Directors, and a full and extended discussion followed.

Motion then was made by Director, Victor Young, seconded by Carlos Summerlot that the proposed By-Laws be accepted and adopted without change. A further discussion follows, and thereafter the motion was submitted to a vote and carried unanimously, the By-Laws thus adopted being in the words and figures following:

BY-LAWS

ARTICLE I.

NAME AND LOCATION OF THE CORPORATION

SEC. 1. The name of this corporation is as indicate in the Articles of Incorporation, Lake Edgewood Board, Inc.

SEC. 2. Its principal office shall be located with the permission and on the premises of the Fire Station of Lake Edgewood Volunteer Fire Department, Inc. in the Lake Edgewood Subdivisions in Morgan County, In.

SEC. 3. Other offices for the transaction of business are to be located at such places as the Board of Directors may find the necessity to determine.

ARTICLE II.

OBJECT AND PLANS OF THE CORPORATION

SEC. 1. The objects and plans declared or mentioned in the Articles of Incorporation of this corporation are adopted herein and by reference are made a part hereof.

SEC. 2. To implement the objects and plans aforesaid but to be more specific, the corporation shall endeavor to secure from Lake Edgewood Corporation by Warranty Deed, Lease or otherwise possession and proprietorship of the property of Lake Edgewood and its appurtenances including but not limited to the dam, spillway, catch basin, etc.

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SEC. 1. The Corporation shall endeavor to secure from Lake Edgewood the sole and exclusive right and privilege with the duties and responsibilities attendant to the management and control of the use and enjoyment or privilege to use the waters of Lake Edgewood and its appurtenances.

SEC. 4. Assuming the success of the efforts mentioned in Section 2 (Article II) hereof, the corporation shall keep, maintain improve the property o Lake Edgewood, the dam, spillway and other appurtenances as provided by the terms and conditions of the Deed, Lease, or other instrument negotiated with and received from Lake Edgewood Corporation.

SEC. 5. Assuming the success of the efforts mentioned in Section 3 (Article II) hereof, the corporation shall grant or withhold use of Lake Edgewood and its appurtenances as provided and in accordance with the terms and conditions of the Deed, Lease or other instrument negotiated with and received from Lake Edgewood Corporation.

SEC. 6. The terms and conditions of said Deed, Lease or other instrument shall be negotiated for and on behalf of the Corporation by its director, with the advice of the President of the Corporation and then submitted to the directors of the corporation. If there is unanimous approval of the instrument negotiated, the instrument shall be executed by the President, Secretary and Treasurer of the Corporation and thereafter the terms thereof shall become a part of these by-laws and enforceable as such, as fully and effectively as if written herein.

ARTICLE III.

QUALIFICATION OF MEMBERS AND DUES

SEC. 1. Members shall e owners of lots in one or more of the three Lake Edgewood Subdivisions but need not be residents thereof.

SEC. 2. Owners of more than one lot shall be and be regarded as one member and entitled to one vote as such.

SEC. 3. Corporations, partnerships, firms, associations, syndicates, or any other kind or type of organization shall be entitled to only one membership. Irregardless of the number of lots owned or the number of persons represented in said organizations and one who purpoves or purports to represent such organizations must present a power of attorney or other appropriate instrument as evidence of his authority to represent such organization. In the event of conflict, the President of this corporation shall be the sole judge and judicator of the right and authority to represent the organization in question.

SEC. 4. Assessments of dues for each lot, house and boat are set by The Board of Directors as stated under Agreement and Lease. All dues are

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payable annually on May 1st of each calendar year. If any Assessment Charge is not paid when due, it shall bear interest from the date of delinquency at the rate of 1 1/2% per month starting as of November 1st, 1987. The Lake Edgewood Board, Inc. may publish the name of the delinquent member or members in a list of delinquent members or by any other means of publication.

ARTICLE IV

MEETINGS OF MEMBERS

SEC. 1. The Annual Meeting of the members shall be held at 7:30 p. m. on the second Tuesday of November in each year at the principal office of the Corporation. At such meeting the members shall elect directors to serve until their successors shall be elected and qualified.

SEC. 2. Members shall be at liberty to attend all meetings of the directors. Those members who have paid Lake Assessments to date are eligible to vote.

SEC. 3. A special meeting of the members may be called at any time by the President or by a majority of a quorum of the Directors. It shall be the duty of the President or a majority of a quorum of the Directors to call such a meeting whenever so request by 5% of the members.

SEC. 4. A special meeting shall be called each year, which meeting shall take place on a date in November or not later than December 15th at which the Directors shall report concerning a tentative budget and solicit the advice and comments of the members.

SEC. 5. Notice of the time and place of all annual and special meetings of the members shall be mailed by the Secretary to each member 10 days before the date thereof.

SEC. 6. In the absence of the President or Vice President, a director appointed by the Board of Directors shall preside at all such meetings.

SEC. 7. At every such meeting, each member shall be entitled to cast one vote except that there may not be more than one vote for each owner of a property or properties in the Lake Edgewood Subdivisions and joint owners of property shall be considered as one member for the purpose of casting a vote.

SEC. 8. Every member shall have the right to vote in person or by proxy for as many persons as there are Directors to be elected or to cumulate and give one candidate as many votes as there are Directors to be elected or to distribute them on the same principle among as many candidates as he shall choose. (See Article IV, Sec. 2).

SEC. 9. Except as in section 4 herein above provided, a quorum for the transaction of business at any such meeting shall consist of the number of members representing 5% of the members of this corporation but the members present at any meeting, though less than a quorum may adjourn the meeting to a future time.

ARTICLE V

NUMBER, TERMS AND MEETINGS OF DIRECTORS

SEC. 1. The business and affairs and the property of corporation shall be managed by a board of seven directors, who shall be elected by the members. Each director shall be a paid-up member who at the time of his election shall own real estate within Lake Edgewood Subdivisions. A sale of his property or a removal from residence in Lake Edgewood Subdivisions shall operate as a resignation of his office. The directors shall serve without compensation for their services.

SEC. 2. For the purpose of the first election of directors, the directors shall be classified with respect to the time or which they shall severally hold office by dividing them into two classes of four and three respectively. The directors of the first class shall be elected for a term of two years, while the directors of the second class shall be elected for a term of one year. At each succeeding meeting of the members, the successors to the class of directors whose terms shall expire in that year shall be elected to hold office for the term of two years so that the term of office of one class of directors shall expire each year.

SEC. 3. The regular meetings of the directors shall be held in the principal office of the corporation immediately after the adjournment of each annual meeting of the members and also on the second Tuesday of each month at the hour of 7:00 p.m.; Provided, however, that whenever such day shall fall upon a legal holiday, the meeting shall be held on Tuesday of the next succeeding week.

SEC. 4. Special meetings of the Board of Directors may be called by the President or by a majority of the members of the board. By unanimous consent of the directors special meetings of the Board may be held without notice at any time and place.

SEC. 5. One or more special meetings must be held in the interim between the regular meetings of each year if and as needed for the purpose of preparing an estimate and a proposed operating budget which shall be presented to the members. Special meetings shall be held on the second Tuesday of January of each year. The operating budget shall be approved by the Board of Directors no later than the second Tuesday of each year.

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SEC. 6. Notice of all special meetings of the Board of Directors shall be given to each director by the secretary at least seven days previous to the time fixed for the meeting and the purpose of such meeting shall be stated.

SEC. 7. Except as may be provided otherwise herein, a quorum for the transaction of business at any meeting of the directors shall consist of four members of the board but a majority of those present at any meeting of the directors shall have power to adjourn the meeting to a future time.

SEC. 8. Vacancies in the Board of Directors may be filled for the unexpired terms by vote of four of the remaining directors at any directors' meeting. In the event the remaining directors are less than four in number, the vacancies shall be filled by election or the members in a special meeting which shall be called for this purpose.

SEC. 9. The directors may, by resolution, appoint three members of the board as an executive committee to manage the business and affairs and the property of the corporation during the interim between meetings of the board.

SEC. 10. At each annual meeting of the members, the directors shall submit a statement of the business done during the preceding year, together with a report of the general financial condition of the corporation, the condition of its properties and budgetary and other estimates and plans.

ARTICLE VI.

IDENTIFICATION, SELECTION AND GENERAL DUTIES OF OFFICERS

SEC. 1. The directors of the corporation shall elect the officers thereof, such election to be held at the directors' meeting following each annual meeting of the members. An officer may be removed at any time by vote of four directors.

SEC. 2. The officers of this corporation shall be a President, a Vice-President and Secretary with a Treasurer who shall be elected by the directors for the term of one year and shall hold office until their successors are duly elected and qualified. No one shall be eligible to be an officer who is not a director of the corporation and any such officer who ceases to be a director shall cease to hold office as soon as his successor is elected and qualified.

SEC. 3. The President shall preside at all meetings of the directors and members and shall have general supervision over the affairs of the corporation and jointly with the Treasurer sign all instruments and

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contracts including checks of the corporation. In case of absence or disability of the President, his duties shall be performed by the Vice-President.

SEC. 4. The Secretary shall issue notices of meetings of the directors and members and shall attend and keep the minutes of the same.

SEC. 5. The Treasurer shall have custody of all money and securities of the corporation. He/she shall keep regular books of account and shall submit them together with all the vouchers, receipts, records and other papers to the directors for their examination and approval as often as they may require and shall perform all such other duties as are incident to the office.

SEC. 6. Before assuming the duties of his office, the Treasurer elected in January, and each January thereafter, shall give bond, in such sum as the directors may deem sufficient to provide full recompense to the corporation in case and in the event of a defalcation and with such sureties as the directors may require, conditioned upon the faithful performance of his office.

SEC. 7. An annual audit of the outgoing Treasurer's records must be made one month after his term expires. The Board will appoint a committee of two members for this task.

THESE BY-LAWS REVISED AND APPROVED THIS 13TH DAY OF OCTOBER, 1987.

Dan Cox

Dan Cox

Volfgang Gruber

Volfgang Gruber

Michael H. Habb

Michael H. Habb

Chuck Oakley

Chuck Oakley

W. C. SILLING

Subscribed and sworn to before me, this 13th day of October, 1987, in testimony whereof, I have hereunto set my hand and official seal.

E. Jean Walden
Notary - E. Jean Walden

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County: Morgan
State of Indiana
Commission Expires May 1990



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PLAT OF LAKE EDGEWOOD'S SUBDIVISIONS

DEDICATION CERTIFICATE

The undersigned Lake Edgewood Corporation, and Indiana Corporation, by Marvin Manley, President, and Jean Manley, Secretary-Treasurer, the owner of the above described real estate, does hereby certify that it does hereby lay off, plat, and subdivide the name into lots in accordance with the above plat, the real estate described in the above and foregoing certificate, the same to be known as Lake Edgewood, First, Second and Third Subdivision, located in a part of the Northwest quarter of Section 29, Township 12 North, Range 1 East.

The undersigned corporation does hereby establish the following restrictions, provisions, and conditions as a part of said plat and subdivision, which are hereby made covenants to run with the land.

1. All streets, roadways, and drives, as shown on said plat, are hereby dedicated to the public, and are or the use of the owners of the lands in said subdivision.
2. No more than one dwelling will be permitted on each lot, and such dwelling shall contain at lease 1200 square foot of living area.
3. The dwellings or buildings must e constructed of new material, in a workmanlike manner, and must be located a minimum distance of 50 feet from center of roadway or private drive. Prior to commencement of construction of any dwelling, building or

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PLAT OF LAKE EDGEWOOD SECOND SUBDIVISION
Dedication Certificate

The undersigned Lake Edgewood Corporation, and Indiana corporation, by Marvin L. Hanley, President, and Jean Hanley, Secretary-Treasurer, the owner of the above described real estate, does hereby certify that it does hereby lay off, plat, and subdivide the same into lots in accordance with the above plat, the said estate described in the above and foregoing certificate, the same to be known as Lake Edgewood Second Subdivision, located in a part of the Northwest quarter of Section 29, Township 12 North, Range 1 East.

The undersigned corporation does hereby establish the following restrictions, provisions, and conditions as a part of said plat and subdivision, which are hereby made covenants to run with the land.

1. All streets, roadways, and drives, as shown on said plat, are hereby dedicated to the public, and are for the use of the owners of the lands in said subdivision.
2. No lot shall be used except for residential purposes except Lots Numbered 1, 2, 3, and 35, which may be used for general business. No more than one dwelling, or other building will be permitted on each lot, and each dwelling, or building must contain at least 900 square feet of floor space.
3. All dwellings, or buildings must be constructed of new materials, in a workmanlike manner, and must be located a minimum distance of 55 feet from center of roadway or private drive. Prior to commencement of construction of any dwelling or building, the lot owner or contractor must first submit plans for said structure to the Lake Edgewood Board for their approval.
4. All waste from bathroom, sink, and laundry tubs shall be treated through a septic tank with a closed system or other factory finger system, and shall comply with all regulations and regulations of the State Board of Health. Plans shall be as outside toilets.

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5. There shall be no dumping or refuse, garbage, or tin cans on the premises of any of the lots, and said lots shall be kept mowed, neat, and clean at all times.

6. There shall be no trailers or other portable devices placed, erected, altered, or permitted to stand or remain on any of said lots except with the permission of the undersigned landowners.

7. The undersigned corporation through its officers shall have the right to police the land at all times and to exact such conditions from all owners of lands and users of the lake as they may deem necessary and proper for the safe conduct of users of the lake and proper enjoyment thereof, until such time as Lake Edgewood Board has been formed. Thereafter, said Board shall be responsible for the policing of the land and safety rules of the lake.

8. No building shall be built closer than ten feet from the lot boundary line except by special permission of the Lake Edgewood Board after clearance from the Morgan County Zoning Board. All dwellings shall have a conventional concrete or concrete block foundation and there shall be no paper, tar paper, or asbestos covering on the outside of any dwelling. All dwellings must be painted or varnished on the outside except brick or stone veneer.

9. All lot owners may be assessed an annual boat license fee for the purpose of obtaining revenue to stock and maintain Lake Edgewood, and said boat rental fee shall not exceed the sum of \$15.00, the amount to be determined by the Lake Edgewood Board.

10. There shall be no feed or livestock kept or maintained by any lot owner in said subdivision. All dogs must be penned or kept on leash at all times.

11. The use of firearms in said subdivision shall be strictly prohibited.


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12. All public utilities, including EIMC, telephone and gas, shall have a permanent and perpetual easement over all lots of this subdivision, and all utility strips as shown on the plat above shall be kept free and clear of all buildings or obstructions, of any kind.

13. All lot owners shall provide parking places for themselves and their guests off of the dedicated roadways, and shall at no time suffer or permit any automobiles or other vehicle at any time to stand on any part of the travelled portion of said dedicated roadway.

14. The right to enforce these provisions and conditions by injunction, together with the right to cause the removal by due process of law of any structure erected or mainte in violation of any of the above conditions and provisions, is hereby reserved to the owners and is dedicated to the several owners of the lots in said subdivision.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22nd day of April, 1958.

LAKE EDGEWOOD CORPORATION
 By Harvln L. Manley President
Jack Manley Secretary-Treasurer


STATE OF INDIANA,
 COUNTY OF MORGAN, SS:

Before me, the undersigned, a Prosecuting Attorney in and for said county and state, personally appeared Harvln L. Manley and Jean Manley, to me known to be President and Secretary-Treasurer respectively of Lake Edgewood Corporation, an Indiana corporation, and acknowledged the execution of the above and foregoing instrument to be their voluntary act and deed, this 22nd day of April, 1958.

My commission expires: December 31, 1958.

Jack Manley
 Prosecuting Attorney