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HOA information

Hendricks County

NORTHRIDGE SUBDIVISION
Brownsburg, Indiana

COVENANTS COMPLIANCE

Welcome to Northridge! You have made an excellent choice in where to make your home. Northridge is a beautiful neighborhood, with large lots, custom homes, wide streets and a development design which creates a serene, rural atmosphere. Northridge residents are proud of their neighborhood, and we know you will be too.

One important reason why Northridge has maintained its beauty over the years, and why property values have continued to appreciate, is the conscientious compliance of the home owners with the **REAL ESTATE RESTRICTIONS AND PROTECTIVE COVENANTS**. Strict compliance not only demonstrates honest concern for the welfare of your neighborhood, respect and consideration for your neighbors, but is also in your immediate and long-term best interest.

Please read very carefully the accompanying **REAL ESTATE RESTRICTIONS AND PROTECTIVE COVENANTS** for the Northridge Section in which you now reside and faithfully comply with these covenants. If you have any questions, don't hesitate to contact your **Northridge Home Owners Association Section Leader**. Section Leaders are listed in the back of your Northridge Directory or ask one of your neighbors.

Notable Restrictions

- **Fences** not associated with a swimming pool.
- **Outbuildings** of any kind (e.g., sheds, barns, etc.)
- **Large Vehicles** parked/stored in driveway (e.g., RV's, boats, trailers, semi-tractor trucks, etc.)
- **Home Addition** plans must be submitted to and approved by the Architectural Committee.

**REAL ESTATE RESTRICTIONS AND PROTECTIVE COVENANTS
FOR NORTHRIDGE SUBDIVISION, SECTION 1 & 2**

1. **LAND USE AND BUILDING TYPE** - No lot shall be used except for residential purposes, nor shall any lot be further subdivided. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two stories in height and a private garage for not more than four cars. In the event the purchaser should buy two lots with the purpose of building one single family dwelling across the center lot line the lot line restrictions shall not apply to the boundary lines dividing any two said lots.
2. **ARCHITECTURAL CONTROL** - No building shall be erected, placed or altered on any lot until the construction plans and specifications and the complete plot plan (conforming in all respects to the plot plan, as required by F.H.A.) have been approved by the Architectural Committee, as to the quality and type of materials and workmanship, in harmony with external design and with existing structures of finished grade elevations.
The ground floor of the main structure, exclusive of open porches and garages, shall not be less than twelve hundred square feet, or at least 960 feet on first floor of houses of more than one story.
3. **BUILDING LOCATION** - No building shall be located on any lot nearer to the front lot line, nor nearer to the side street lines than the minimum set-back line shown on the recorded plat. In any event, no building shall be located on any lot nearer than 40 feet to the front lot line, nor shall any building be located nearer than ten feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 35 feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered a part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
4. **LOT AREA AND WIDTH** - No dwelling shall be erected or placed upon any lot having a width of less than 100 feet at the building line, nor shall any building be erected or placed upon any lot having an area of less than 20,000 square feet.
5. **NUISANCES** - No noxious or offensive activity shall be carried upon any lot, nor shall anything be done which may be or may become an annoyance or nuisance to the neighborhood.
6. **TEMPORARY STRUCTURES** - No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot, as a residence, or for any other purpose, either temporarily or permanently. For the purposes of these covenant structures needed and used by the builders shall be allowed to remain during the building period.
7. **LIVESTOCK AND POULTRY** - No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except family pets, which may be kept, provided they are not kept, bred or maintained for commercial purposes, and do not create or constitute a nuisance.
8. **GARBAGE AND REFUSE DISPOSAL** - No lots shall be used or maintained as a dumping ground for rubbish, garbage or other waste, and same shall not be kept except in sanitary containers. All incinerators, or other equipment for disposal or storage of such materials shall be kept in a clean and sanitary condition, and shall not be used so as to create an offensive sight or odor.

- WATER SUPPLY - No individual water supply system shall be permitted on any lot, unless such system is located, constructed and equipped in accordance with the standard recommendations of the Indiana State Board of Health. Approval of such systems, installed, shall be obtained from such authority.
10. SEWAGE DISPOSAL - No individual sewage disposal system shall be permitted upon any lot, unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Indiana State Board of Health. Approval of such systems, as installed, shall be obtained from such authority.
11. SIGHT DISTANCE AT INTERSECTIONS - No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two feet and six feet above the roadways shall be placed, or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five feet from the intersection of the street line, or, in the case of a property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten feet from the intersection of a street's property line with the edge of a driveway. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at such height to prevent obstruction of such sight lines.
12. FENCES - Ornamental fences, or continuous shrub plantings, which would, in any way, serve the purposes of a fence, shall be permitted between the front lot line and the minimum setback line only, if the maximum height is twenty-four inches.
13. STORAGE TANKS - Oil or gas storage tanks shall either be buried or located within the house or garage area so that they are completely concealed from outside view.
14. SIGNS - No sign of any kind shall be displayed to the public view on any lot, except one sign of not more than five square feet, advertising the property for sale or for rent, or signs used by a builder to advertise the property during construction and sales period.
15. SPECIAL RESTRICTIONS ON LOTS 12 AND 15 INCLUSIVE - No building, fence or other obstruction, shall be erected, placed or maintained upon that part of any lot that constitutes a part of the flood plain.
16. ARCHITECTURAL COMMITTEE - The Architectural Control Committee shall be composed of Dr. and Mrs. L.E. Foltz, or their assigns, and a professional engineer of their designation. At all times the said Dr. and Mrs. L.E. Foltz shall have the majority vote of such committee. The said Dr. and Mrs. L.E. Foltz shall have the right to designate a representative to act for them and shall be entitled to two votes. In the event of the death of either Dr. or Mrs. L.E. Foltz, the survivor shall have the right to make the appointment to succeed said deceased member. In the event said written approval is not received from the committee within fourteen days from the date of submission, it shall be deemed that the Committee has disapproved the presented plans.
- The violation of any restriction, as herein enumerated, shall give to Dr. and Mrs. L.E. Foltz, or their successors, any and all rights for injunction, damage, or any other action at law which they may have, to restrain and prohibit the same in keeping with the restrictions hereof.
- IN WITNESS WHEREOF, the undersigned have set their hands and signatures, this 30th day of November 1961.

Lloyd E. Foltz
Mildred R. Foltz

BYLAWS

NORTHRIDGE HOMEOWNERS ASSOCIATION**DRAFT**ARTICLE INAME AND PURPOSESECTION A: NAME.

The name of the corporation shall be the Northridge Homeowners Association, hereinafter called "the Association."

SECTION B: PURPOSE.

1. The purpose for which the Association is formed is to promote community consciousness. The Association will be a not-for-profit organization.
2. It shall further be the purpose of the Association to keep informed of pending legislation on the town, county and state levels, which may affect the Association or a majority of its members.
3. The Association shall further promote and pursue compliance with the rules and covenants of the Northridge Subdivision and shall endeavor to provide a copy thereof to all homeowners in said Subdivision.

ARTICLE IIMEMBERSHIP, DUES AND ASSESSMENTSSECTION A: MEMBERSHIP.

1. Membership in this Association shall be open to all property within that part of Lincoln Township known as Northridge, as described in the Hendricks County Assessor's Plat Book, Lincoln Township, as Section I, Northridge Plat Book 5, pages 100 & 101; Section II, Northridge Plat Book 6, pages 23 & 24; Section III, Northridge Plat Book 7, page 44; Section IV, Northridge Plat Book 7, page 88; Section V, Northridge Plat Book 8, page 15; Section VI, Northridge Plat Book 8, pages 56 & 57; Section VII, Northridge Plat Book 9, page 43; Section VIII, Northridge Plat Book 10, page 100; and, Section IX, Northridge Plat Book 10, page 115.
2. Such membership shall include the homeowner and his or her spouse. Both shall share equally in the rights and privileges of the Association membership. Each shall be eligible to vote on all matters presented to the membership.
3. Honorary membership may be awarded to non-owner residents by direction of the Board of Directors. Honorary membership shall include voting privileges upon payment of membership dues; however, Honorary Members shall not be eligible to hold office.

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4. Application for membership in the Association shall be made by letter to any Officer or Member of the Board of Directors. Every person accepted for membership shall, upon payment of dues, receive a certificate properly signed by the President or another officer of the Association, and attested by the Secretary. The form of the certificate shall be prescribed by resolutions of the Board of Directors. If a certificate of any member is lost or destroyed, a replacement certificate will be issued. The certificates of Association membership will not be transferable. Upon withdrawal of a Member from the Association, said Member will surrender the certificate to the Association.
5. Membership in the Association will be terminated for any of the following conditions:
 - a. Non-payment of annual dues
 - b. Member ceases to own property within the Northridge Association boundaries from transfer, conveyance or assignment, voluntary or involuntary, of their ownership of such property.
 - c. Any reason whatever by a three-quarter majority vote of the membership.

SECTION B. DUES.

1. All members of the Association shall pay dues annually in the month of January to the Treasurer. Payment of annual dues is a requirement to be a Member in good standing of the Association.
2. Initially, the annual dues will be set at \$20.00 total for the homeowner and his/her spouse. Subsequently, the annual dues amount will be recommended by the Treasurer of the Board of Directors and accepted by a majority vote of the members present at the Annual Association Meeting.

SECTION C: ASSESSMENTS.

1. Assessments for special purposes may be authorized at the Annual Association Meeting (or special Association Meeting) by a majority vote of the Members present or by proxy within fourteen (14) days.

ARTICLE III**BOARD OF DIRECTORS****SECTION A: ORGANIZATION.**

1. The management of the Association shall be vested in a Board of Directors, hereinafter called "the Board," consisting of one member from each section of the Northridge development. The

representative from each of the sections make up the Board. Initially, the representatives from the even-numbered sections shall serve for two (2) years and the representatives from the odd-numbered sections shall serve for one (1) year. In subsequent years, all district representatives shall serve for two (2) years.

2. Any member of the Board elected to any public office shall resign from said Board.

SECTION B: POWERS.

1. All decisions of the Board shall be by majority vote of a quorum. A quorum shall consist of a majority of the "voting" Board. The President is a non-voting member except in the case of a tie.
2. The following authority and responsibilities are granted to the Board:
 - a. To determine annual dues.
 - b. To direct the President to call special meetings of the Association in accordance with Article VII, Section B: SPECIAL ASSOCIATION MEETINGS.
 - c. To establish, when new sections are added, that additional Section Representatives shall be selected.
 - d. To recommend a position on any situation which may arise to affect the Association as a whole or a majority of its members.

ARTICLE IV

OFFICERS

SECTION A: TITLES.

The officers of the Association shall be President, Vice-President, Secretary and Treasurer, elected from the Board.

SECTION B: DUTIES OF THE PRESIDENT.

1. The President shall be the Chief Executive Officer of the Association, and shall perform any and all duties which are required by State Law for an unincorporated organization incident to the Office of the President.
2. The President shall preside at all meetings of the Board and/or the Association.
3. The President shall appoint committee chairmen, except for the Nominating Committee, and shall be an ex-officio member of all committees.

4. The President shall make a written year-end annual report to the Association.
5. With the Secretary, the President shall sign all written contracts, obligations and instruments of the Association.

SECTION C: DUTIES OF THE VICE-PRESIDENT.

1. The Vice-President shall perform any and all duties which are required by State Law for an unincorporated organization incident to the Office of the Vice-President.
2. In the absence of the President, the Vice-President shall perform all of his duties, and if the Office of the President should become vacant, the Vice-President shall hold the Office of President until the next election.
3. The Vice-President shall perform other duties as assigned to him by the President.

SECTION D: DUTIES OF THE SECRETARY.

1. The Secretary shall perform any and all duties which are required by State Law for an unincorporated organization incident to the Office of the Secretary.
2. The Secretary shall sign or countersign all such instruments as may require his signature.
3. The Secretary shall conduct or cause to be conducted all official correspondence of the Association, and shall see that such correspondence is properly preserved.
4. The Secretary shall issue or cause to be issued all notices of all meetings of the Association or the Board and shall keep minutes and records thereof.
5. The Secretary shall keep or cause to be kept a Record Book in which shall be entered accurate listings of all members' names, home addresses and telephone numbers, as well as the date when each was accepted for membership.

SECTION E: DUTIES OF THE TREASURER.

1. The Treasurer shall perform any and all duties which are required by State Law for an unincorporated organization incident to the Office of the Treasurer.
2. The Treasurer shall be custodian of all Association funds, receiving all fees and dues collected.
3. The Treasurer shall disburse the Association funds as authorized by the Board and shall keep proper records in accordance with a system satisfactory to the Board.

4. Upon request by the Board, the Treasurer shall submit to the Board complete information as to the financial condition of the Association and at the Annual Meeting of the Members, shall submit a complete and comprehensive statement of the Association's financial affairs.
4. The Treasurer shall maintain a Roster of all members showing the status of their eligibility for voting as based upon their payment of dues and other assessments as may be called for.
5. The Treasurer shall report on status of Treasury at each meeting.

SECTION F: COMPENSATION.

No salary or other compensation shall be paid any Officer or Director of the Association.

SECTION G: CONTRACTS.

No Officer, Director or Member of this organization shall make any promises or consummate any contracts exceeding expenditures of more than FIFTY DOLLARS (\$50.00) pertaining to the functions and operations of this organization without first presenting the issue to the Board for approval.

ARTICLE V

SECTION REPRESENTATIVES

SECTION A: ORGANIZATION.

Each designated geographical section within Northridge will have an elected Representative who will serve for two (2) years, as provided in Article III, Section A, paragraph 1.

SECTION B: DUTIES.

1. Serve as Members of the Board of Directors.
2. Keep their constituents informed of Association activities and voice the opinions of their constituents at meetings of the Board and Association.
3. Serve as members of the Nominating Committee, Covenant Compliance Committee and Architectural Control Committee as designated by the Board.
4. Encourage Association Membership among eligible members within their section.

ARTICLE VI

COMMITTEES

SECTION A: FORMATION AND GENERAL RULES.

1. Each committee shall be composed of any number of members as the Chairman may determine.
2. The President shall advise each committee with respect to the specific activity for which each such committee may have responsibility and with respect to the committee's own function.
3. No committee shall have the right to obligate the Association in any way or in any sum in the excess of the specific budgeted amount established for its use by the Board. Reasonable expense incurred by the various committees in the discharge of their duties will be reimbursed by the Treasurer upon approval of the Board.

SECTION B: ARCHITECTURAL CONTROL COMMITTEE.

The President shall appoint from the Board Members a committee to administer restrictions and protective covenants for the Association.

ARTICLE VII

ELECTIONS

SECTION A: NOMINATING COMMITTEE.

1. The Nominating Committee will be composed of the Board under the chairmanship of the President. The Chairman shall not voice a vote except to break ties.
2. The Nominating Committee shall, with the consent of each nominee, nominate one person for each expiring Section Representative. A Section Representative shall serve no more than two (2) complete terms in succession.
3. The Committee shall report to members of the Association by mail or other means not less than fourteen (14) days prior to the Annual Meeting. Such report shall include the name of the Section Representative nominees by section and contain provisions for assumed proxy as described in Article VII, Section B of these Bylaws.
4. Section Representatives shall maintain permanent residency in the Section which he or she represents.
5. In addition to the slate prepared by the Nominating Committee, nominations may be made from the floor at the Annual meeting, provided that the nominee has consented to serve and maintains permanent residence in the Section in which he or she is nomi-

nated to represent. A Member may nominate himself/herself and no second is required.

SECTION B: CONDUCT OF BOARD OF DIRECTORS ELECTION.

1. The Treasurer of the Association shall maintain a Roster of voter eligibility which reflects this Code of Bylaws.
2. The President shall appoint a Teller's Committee, which after implementation of the Bylaws, shall consist of Directors whose terms do not expire in the year of election and appoint from among them a Chairman.
3. A Statement of Proxy vote for the slate as reported by the Nominating Committee shall be assumed unless;
 - a. A statement in opposition to the Section Representative nominated is delivered by mail or other means to the Tellers Committee Chairman at least three (3) days prior to the Annual Meeting, or
 - b. By attendance at the Annual Meeting. Attendance at the Annual Meeting shall supercede any limits expressed or implied by (a.) above.
4. The Tellers Committee shall register Annual Meeting attendees and provide each with ballots appropriate to their voting rights described in these Bylaws and removing any denials of proxy previously received from those who attend.
5. The conduct of the election shall be the first item of New Business at the Annual Meeting.
6. The President shall call, by section, for nominations from the floor. In the event of a contested election, the President shall call for the Members of the section affected to complete the ballots provided upon registration and cause completed ballots and proxy counts to be presented to the Chairmen of the Tellers Committee for tabulation and report to the membership.
7. Section Representatives so elected shall begin service immediately following the Annual meeting at the Reorganization Session of the Board of Directors.

SECTION C: NOMINATION AND ELECTION OF OFFICERS.

1. Immediately following the Annual Meeting of the Association, the Board of Directors, comprised of continuing Section Representatives and newly-elected Section Representatives, shall be called into a reorganization session by the presiding Officers of the then completed Annual Meeting. The sole item of business shall be the election of officers.

2. The acting chairman shall ensure that all Directors are known to one another and call for nominations and conduct elections for the office of President of the Association. In accordance with the limitations of these Bylaws, and assurance of the nominee's acceptance of the nomination,
3. The newly-elected President shall then conduct elections for the office of Vice-President, Secretary and Treasurer in the same manner and under the same limitations as in (2.) above. If the newly-elected President is not in attendance, the presiding officers identified in (C.1.) above shall continue to chair the meeting until its conclusion for election purposes.
4. Officers so selected shall begin service immediately.

ARTICLE VIII

MEETINGS

SECTION A: REGULAR ASSOCIATION MEETINGS.

Regular meetings shall be held two (2) times a year, with one each in March and September. All Members of the Association shall be notified by the Secretary in writing at least fourteen (14) days prior to each meeting. The March Regular Meeting is designated as the Annual Meeting.

SECTION B: SPECIAL ASSOCIATION MEETINGS.

Special meetings of the Association shall be called by the President with the consent of the Board. All Members of the Association shall be notified by the Secretary with assistance of Section Representatives, published at least seven (7) days prior to meeting.

SECTION C: BOARD MEETINGS.

Board Meetings shall be held at least four times a year, with at least one prior to each Regular Association Meeting, in addition to the Reorganization Meeting.

SECTION D: QUORUM OF ASSOCIATION MEETINGS.

1. Representation in person or proxy of ten percent of the voting Members in good standing plus a majority of the Board of Directors, constitutes a quorum for meetings of the Association.
2. A majority of the Board of Directors constitutes a quorum for Board Meetings.

SECTION E: PROCEDURE AND ORDER OF BUSINESS AT ASSOCIATION AND BOARD MEETINGS.

1. a. Call to Order
b. Reading of Minutes

- c. Report of Treasurer
 - d. Report of Committees
 - e. Old Business
 - f. New Business
 - g. Adjournment
2. Meetings shall be run in accordance with Robert's Rules of Order.

ARTICLE IX

FISCAL AFFAIRS

SECTION A: ANNUAL STATEMENT.

The Board of Directors shall present at each Annual Meeting, and at any special meeting of the Members when called for by vote of the Members, a full and clear statement of the business and condition of the Association.

SECTION B: CHECKS.

All checks or demands for money and notes of the Association shall be signed by at least any two (2) Officers of the Association or such other person or persons as the Board of Directors may from time to time designate.

SECTION C: EXCESS OF ASSESSMENTS.

In any year in which there is an excess of assessments received over amounts actually used or set aside, such excess shall either be refunded to the Members or applied to reduce the subsequent year's assessment as determined by the Board of Directors.

SECTION D: FISCAL YEAR.

The fiscal year of the Association shall be the calendar year.

SECTION E: INDEMNIFICATION OF DIRECTORS, OFFICERS AND EMPLOYEES.

The Association shall indemnify any Director, Officer or Employee or former Director, Officer or Employee, of the Association against expenses actually and necessarily incurred by him in connection with the defense of any action, suit or proceeding in which he is made a party by reason of being or having been a Director, Officer or Employee of the Association, except in relation to matters with respect to which he shall be adjudged to be liable for negligence or misconduct in the performance of his duties as such Director, Officer or Employee. The Association may also reimburse to any such Director, Officer or Employee the reasonable costs of settlement of any such action, suit or proceeding, if it shall be found by a majority of the disinterested members of the Board of Directors that it was in the best interests of the Association that such settlement

be made and that such Director, Officer or Employee was not guilty of misconduct in the performance of his duties as such Director, Officer or Employee or not actually acting in the interest of the Association.

ARTICLE X

BYLAWS AMENDMENT

SECTION A: PROCEDURE.

1. The Bylaws may be amended at any Association Meeting by a two-thirds (2/3) vote of the Members present and absentee ballots cast by Members not present, providing that the proposed amendments shall have been distributed to each member twenty (20) days prior to the meeting.
2. Amendments to an amendment may be proposed but not approved at such a meeting. Amendments to a Bylaw Amendment must also be published twenty (20) days prior to an Association Meeting.
3. Voting Members shall be Members in good standing in accordance with Article II, Section B, paragraph 1.

ARTICLE XI

ASSOCIATION DISSOLVEMENT

SECTION A: PERCENTAGE OF VOTE.

The Association may be dissolved at any Association Meeting by a two-thirds (2/3) vote of the Members present and absentee ballots cast by Members not present, provided the proposal is distributed in writing to each member at least twenty (20) days prior to the Meeting.

SECTION B: MONIES.

Monies held in the name of the Association shall be distributed pro-rata to each Member in good standing of the Association at the effective date of dissolution after all debts in the name of the Association have been cleared.

SECTION C: MEMBERS IN GOOD STANDING.

Voting Members shall be Members in good standing in accordance with Article II, Section B, paragraph 1.