AMENDMENTS TO PLAT RESTRICTIONS FOR THE SECONDARY PLAT OF RIVER GLEN, SECTION 1

9509566035 Filed for Record 1976 Filed for Record 1976 FILED COUNTY, INDIANA MARY L CLARK Un 12-22-1995 At 01:24 ps. DECL 26.00 Vol. 0 Page 0

THESE AMENDMENTS to the Plat Restrictions for the Secondary Plat of River Glen, Section 1 are executed this Zom day of December, 1995.

WITNESSETH:

Very the residential community in the Town of Fishers, Hamilton County, Indiana monthy known as River Glen (consisting of the platted subdivisions known as River Ridge, angton Ricks, and River Glen), collectively referred to hereafter as "River Glen", was established upon the recording of the "Deck ration of Easements, Covenants and Restrictions for River Glen" with the Hamilton County Recorder's Office on August 1882 and matrices No. 8918275 (hereafter, "Original Declaration"), as well as the recording of platters are various sections thereof; and

WHEREAS, the Secondary Plat Earliest Class. Section 1 was recorded an September 26, 1989, with the Hamilton County Recorder's College at Instrument No. 87 1389, camblishing seventy-nine (79) Lots consisting of Last 1 timough 75 inches a Cheratter, "Sectional Plat"); and

WHEREAS, Secondary Plats for River Gen, Sections 2, and 2. Barrington Ridge, and River Ridge were also recorded, establishing additional Lors and processes, governor by the Original Declaration and the River Glen Homes siners Associations for

WHEREAS, the Original Declaration was messeed to be amendments a Declaration of Easements, Covenants and Restrictions for River Chem being recorded with the Hamilton County Recorder's Office on February 23, 1995, as instrument No. 9505956; and

WHEREAS; the owners of Auto-Wishin Section I chapter to recessed contain propriet of the Section I Plat Restrictions, and

WHEREAS, Paragraph 33 of the Section 1 Plat Restrictions states that the same may be amended at any time by the approval of the owners of at least two-thirds (2/3) of the lots in River Glen, Section 1; and

WHEREAS, upon notice being duly given, the Board of Directors of the River Glen Homeowners Association, Inc. called for a Special Meeting of the River Glen Section 1 owners to be held December 4, 1995; and

WHEREAS, at said Special Meeting, the owners of fifty-five (55) of the seventy-nine (79) total number of Lots within River Glen, Section 1 were present, either in person or by proxy; and

WHEREAS, at said Special Meeting, the owners of fifty-three (53) lots in River Glen, Section 1 voted to approve the amend: tents to the Section 1 Plat Restrictions as set forth below; and

WHEREAS, said we are voting to approve the amendments set forth below constitute more than two-thirds (2/3) of the Lots in River Glen, Section 1; and

WHEREAS, said owners, under the authority of the Section 1 Plat, wish to make certain changes and amendments to the Section 1 Plat Restrictions as described below.

NOW, THEREFORE, the River Glen Section 1 Plat Restrictions are amended in the manner set forth below.

- 1. Paragraph 3(B) of the River Clear Section 1 Plat Restrictions is hereby deleted in its entirety and replaced with the full configuration.
 - "Drainage the menter, or "B.E.'s", are created to provide paths and courses and a system for hatness area and local storm distinge, either averland or in appropriate and egreeted installations to serve the needs of this and adjoining ground and the pulsus drainings system the owners of all lots are and shall be required to keep and arran of their and designed for the natural flow of surface water free of ohe resident to each means) flow, including both structures and plant materials, so that the flow of water will be undepeded. Alterations to starm držigage systems which memoparate creeks, thickes, swales, slopes, culverts, drains, pipes or alter tentures (whether in a Drainage Easement or not) in any open area in front of netween or to the ever of any building or lot, whether natural or man-made, that not be made without the prior express written approval of the Board of Directors of the Krow Glen Homeowners Association, Inc. (herealth Bameowners Association or "Association"). Any owner, resident or other party desiring to make ellerativis in such systems, whether to tapography, physical improvements or vegetation contained therein, or to add physical improvements including, but not limited to, paving, walls, pipes, culverts, bridges, berms, embankments, ditches or avalus, shall first submit a written application to the Architectural Committee thereingiller defined), which shall make a recommendation to the Association's Board of Directors for approval or disappreval. Any med approval by the Beard of Directors shall not relieve the applicant's responsibility to conform to applicable codes, standards and regulations administered by any governmental authorities having jurisdiction. If an owner of a lot violates the terms of this provision, in addition to any other rights the Association may have, the Association shall have the right to enter upon said lot and the Drainage Easement and remove any obstructions, with the costs and expenses of the same being a Special Assessment against the violating owner.

Drainage Easements may also be used for all purposes for which Utility Easements and Sanitary Sewer Easements may be used hereunder;

AND THE PERSON NAMED IN

- 2. Paragraph 8 of the River Glen Section 1 Plat Restrictions is hereby deleted in its entirety and replaced with the following:
 - 8. No trailer, tent, basement, garage or other structure srected on any lot in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any building of a temporary character, except those utilized by a builder of a residence, be erected on any lot. No overnight camping shall be permitted within the subdivision.

No outbuildings or accessory buildings of any kind shall be permitted on any lot in this subdivision.

- 3. Faragraph 17 of the River Gian Section to Plat Restrictions is hereby deleted in its entirety and replaced with the following
 - 17. There should be, and hereby is, created and mishlished a committee to be known as the "Rival Characteristical Committee", (hereafter, the "Committee") to perform the functions delegated to 16 by these Part restrictions. The Board of Directors of the Association shall appears the members of the Committee, as well as the Committee's Chalagerson.

The Committee shall another of there are in River Ridge and/or River Glen, Sections 1, 2, 3 of at The Hourd of Directors of the Association shall determine the exact number of the mattree members. The Board of Directors of the Association shall endeavor, if possible to have each of the five \$5 oreas represented by at least one (1) member of the Committee was soons a Lot an River Ridge, there shall be at least one (1) member of the Committee was swan a Lot in River Ridge, there shall be at least one (1) member of the Committee was swan a Lot in River Ridge, River Glen-Section 1, River Clea-Section 2, River Glen-Section 3 and River Glen-Section 4. However, if there is no such temperature that serve River Ridge and all four (4) Sections of River Glen. The Chairperson of the Committee shall be a current member of the Board of Directors of the Association. Members of the Committee may be removed at any time, with or without came, by a vote of the Board of Directors of the Association (Representation of Committee members from at least three (1) of the five (5) areas shall constitute a quorum for any Committee meetings, and the Taking of any action (including approvals and ensuperovals). However, the Committee Chairperson shall not be considered for purposes of establishing such a quorum. The decision of a majority of Committee members in attendance at a meeting at which a quorum is present shall control without exception and be final, conclusive and binding.

The Committee shall have the power to issue Architectural Standards to guide the Committee and owners in determining whether certain types of improvements shall be permitted. The Architectural Standards may establish certain types of improvements being permitted in some but not all Lots in this subdivision, depending upon factors such as topography, the location and positioning of the particular Lots, and their proximity to other Lots or streets. Prior to being effective, the Architectural Standards shall be approved in writing by the Board of Directors of the Association after the same

STATES CHEMICAL PROPERTY.

have been recommended for approval by the Committee. Such Architectural Standards shall not be inconsistent with any provisions set forth in these Plat Restrictions or any other recorded documents pertaining to this property. Upon the adoption, amendment or repeal of any Architectural Standards, a copy of the same shall be mailed or delivered to the owners. Additionally, at least annually, the Association shall mail or deliver a complete set of the Architectural Standards to all owners. Despite the Architectural Standards, the Committee shall have the power to make exceptions to or waive or vary any of the Architectural Standards in the same manner as the Committee's ability to so the same in the same manner as the Paragraph 18 of these Restrictions.

The Architectural Spandards shall include a fence painty, which may include preapproved styles of fences while prierally would be allowed, as well as styles of fences
which generally will not be approved. Similarly, the fence palicy shall limit the height,
composition of materials, color, and the Late upon which fences may not be built. All
Architectural Standards, including the times policy shall be considerally applied. The
Architectural Standards, including the times policy, and all amendments thereto, shall be
recorded with the Hamilton County Recorder. Office.

- 4. Paragraph 18 of the River then Sestion 18th Restrictions is hereby deleted in its entirety and replaced with the following.
 - 18. No construction that he commenced, nor shall any building, structure or other improvements (including, william illimitation, interest and emping, walls, gazebos, play equipment or structures, decrease and walls any be created, removed, placed or altered (including changes in exterior annealists, color or appearance), on any left in this subdivision until the building plans, specifications and plot plans showing the location thereof and of all improvements proposed, including dimensions, size, location and drainage, have been submitted in writing to and appropriate and location of the same with evisting structures in this subdivision and as to the confidence of the same with the intent of the covenants and restrictions set forth in this plat and the Architectural.

The Committee shall meet st least once per month, with meetings no farther apart than six (6) weeks. The dates, time, and location of the Committee's meeting shall be announced to the owners at least two (2) months in advance through a newslett row other correspondence from the following. Any owner submitting plans for proposed construction under this Paragra; shall submit all such requests and all necessary materials to a member of the Committee at least one (1) week prior to the next regularly scheduled Committee meeting. The owner may personally appear at the Committee, the Committee meeting to answer and quistions. If a quorum is present, and if the applicant has submitted all necessary material to the Committee's reasonable satisfaction, the Committee may approve or disapprove the owner's request at that meeting. Within fourteen (14) days of the date of such meeting, the Committee shall confirm its approval or disapproval in writing to the owner. If the Committee

THE PARTY OF THE PROPERTY OF THE PARTY OF THE PARTY OF THE PARTY.

disapproves the owner's request, the Committee shall set forth in writing the reasons for the Committee's disapproval. However, if the Committee fails to approve or disapprove an owner's request within the fourteen (14) day period, such a failure shall be construed as the Committee's approval of the owner's proposed plans.

which was bring the same of the

Neither the Committee nor any of its members shall be entitled to any compensation for the consideration hereunder. Neither the Committee, the Association's Board of Directors or Officers, nor any member thereof, nor any agent thereof 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 man alone according thereto. Further, the Committee does not make and helf not be designed by virtue of any action of approval or disapproval taken by a phase made, any representation or warrant; as to the suitability or advisability of the design, the engineering the method of construction involved, or the materials to the sized as reflected on thy plans, specifications or other material submitted to the Committee.

The Committee shall have the spin, in the consideration of plans submitted to it and in giving any approval beneated to a make acceptions to at waive ar vary any of the restrictions contained herein or it like deconstants. Standards if, in the Committee's discretion, it determines that such acception, waiver, and variances will not substantially defract from the committee of the construction as so approved with existing structures in this subdivision provided however, that no such exception, waiver or variance hall be made as to restrictions set forth herein which are also required pursuant to any zoning ordinance, hallding code or other governmental law, ordinance, rule or regulation. The approvals of the Committee application forward to be obtained from any other persons or government entities pursuant to the terms of this plut, any zoning ordinance or building code, or otherwise.

and replaced with the following:

23. Windows and doors for new construction of a primary residence must be consistent with and compatible with other originally installed windows and doors in the subdivision. Windows and doors on additions shall be consistent in color and appearance with the windows and doors in the original portion of the home and are subject to approval by the Committee. Any storm doors or storm windows installed on or used in connection with any building on any lot and not initially installed by the Declarant or a builder concurrently with the original construction, must be approved by the Committee and shall be painted, and no unfinished aluminum storm doors or storm windows shall be permitted or allowed. All garage doors within the subdivision shall be of a paneled design. Ali windows and doors (including garage doors) are subject to approval by the Committee.

Rindfillon education

6. Paragraph 29 of the River Glen Section 1 Plat Restrictions is deleted in its entirety and replaced with the following:

Karagia Ressi.

29. No exposed television, radio or other antennas (including, without limitation, satellite receiving dishes) shall be allowed or permitted on the exterior of any building or on any lot except with the written approval of the Architectural Committee. Approvals for the same shall be by the same process as stated in Paragraph 18 of these Piat Restrictions.

No basketball goals or other efforts comment shall be permanently attached to any buildings or on any lot within the tubdivision. Attached basketball goals and any other sports equipment may be allowed, subject to Committee approval and to any additional conditions and confrictions which may be contained in the Architectural Standards.

- 7. Paragraph 34 of the River then better. For Hastic tions is detect in its entirety and replaced with the following:
 - The within coverants, haddens and restrictions are to run with the land and shall be binding on all parties and occase channes under them so long as they remain if effect is accordance who the terms been. The right to falloce the within provisions, restrictions and covenant by almost on together will the right to cause the removal by due process of saw of any structure erected or quantized in violation thereof is hereby dedicated and agreeved to each of the opinion of the lots in this subdivision, their heirs and assistance, the Homeowners Association, the Architectural Committee, and the Fishers Advisory Plan Commission, its successor's and assigns, all of whom shall be entitled to such relief without being required to show any damage of any kind to any such owner, owners or party by or through any such violation or attempted violation. In any such enforcement action, the violating owner shall be responsible for all researching and mys free costs and supersy literred by the most recting in milerce these provisions. Such provision that he is full force underlied for a term commencing on the date his institution is recorded and arbiting on December 31, 2018, at which, time said covenants, limitations and restrictions shall be automatically extended for successive periods of ten (10) years each unless, by a vote of the majority of the then owners of the lots in this subdivision, it is agreed to change (or terminate) these covenants, limitations and restrictions in whole or in part; provided, however, that no change or termination of said covenants, limitations and restrictions shall affect any easement hereby created or granted unless all persons entitled to the beneficial use and enjoyment of such easement shall consent thereto. Invalidation of any of the covenants, limitations and restrictions contained herein by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

8. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of occupancy of any Lot shall constitute a ratification of these amendments, together with the Declaration, the Association's By-Laws, the Articles of Incorporation, any rules or regulations adopted pursuant thereto, the Section 1 Plat Restrictions, and the Architectural Standards, together with all amendments to the foregoing, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Lot or the Real Estate as if such provisions were recited and stipulated at length in each an every deed, conveyance, mortgage or lease.

9. <u>Certification</u>. The undersigned the property of the River Glen Section 1 Plan Restrictions as contained herein have been fulfilled and satisfies.

EXECUTED on the day of

River Clear noncommon Association des an Audiana comprete comperation

(Signature)

ATTESTS. CASSISSING THE ENTRY OF THE PROPERTY OF THE PROPERTY

(Signature)

RALPH E. DAVIS
(Printed)

TREASURER

(Title)

TO THE REAL PROPERTY.

STATE OF INDIANA
) SS:

COUNTY OF Hameton

Before me, a notary public, in and for said County and State, personally appeared

Harry A. Sommer and Rain E. Davis the President and

Treavier respectively, of River Glen Homeowners Association, Inc., an Indiana nonprofit corporation, who acknowledged execution of the within and foregoing Amendments to the Plat Restrictions for the Secondary Plat of River Glen Section 1 for and on behalf of the owners of Lots within River Glen, Section 1 and who, being duly sworn, stated that the Certifications and representations made therein are true. Witness my bandward notarial seal this 2000 for the Secondary Public.

Printsa

My Commission Expires: 12-20-97

a:section1.plt 12-15-95

This instrument propared by, and should indianapolis, IN 46250. (317) 842-8550.

CHICAGO TITLE

AMENDMENTS TO PLAT RESTRICTIONS 22-1995 At 01:24 pm.
FOR THE SECONDARY PLAT DECL 26:00
OF RIVER RIDGE

THESE AMENDMENTS to the Plat Restrictions for the Secondary Plat of River Ridge are executed this <u>20m</u> day of <u>DECEMBER</u>, 1995.

WITNESSETH:

WHEREAS, the residential community in the Town of Fishers, Hamilton County, Indiana commonly known as River Glen (consisting of the platted subdivisions known as River Ridge, Burnington Ridge, and River Glen), effectively referred to hereafter as "River Glen", was camblished upon the recording of the Declaration of Essentents, Covenants and Restrictions for River Glen" with the Manilton County Recorders Defice on August 24, 1989, as Instrument No. 8918275 (hereafter, "Original Declaration"), as well as the recording of plats for the various sections these?

WHEREAS, the Secondary Plat for the Play was recorded orderinary 6, 1989, with the Hamilton County Recorder's Office to least though \$1,000,000 and \$1,000 Block 1 through \$1,000 Block of Base 1 through \$1,000 Block of Base 1, and

WHEREAS, Secondary Plats for Roses Clem Sections 1, 2, 3, and 5, and Barrington Ridge were also recorded, equilibrium and the River Clem Sections of the River Clem Sections of the River Clem Sections of the River Clem Section (1998).

WHERBAS, the Original Programs was amended by the "Amendments to Declaration of Eastments, Covenants and Rostrictions for River General being recorded with the Hamilton County Recorder's Office on Setumber 21, 1995 (Section 1998) 9505956; and

WHEREAS, the River Ridge Plat contains certain Plat Restrictions which constitute restrictions, limitations and covenants which run with the real estate described in the River Ridge Plat (largerfier, Ridge Plat Restrictions); and

of the River Kidge Plan Restrictions; and

WHEREAS, Paragraph 33 of the River Ridge Plat Restrictions states that the same may be amended at any time by the approval of the owners of a majority of the loss in River Ridge; and

WHEREAS, upon notice being duly given, the Board of Directors of the River Glen Homeowners Association, Inc. called for a Special Meeting of the River Ridge owners to be held December 4, 1995; and

San Sec.

WHEREAS, at said Special Meeting, the owners of sixty-four (64) of the eighty-two (82) total number of Lots within River Ridge were present, either in person or by proxy; and

WHEREAS, at said Special Meeting, the owners of fifty-five (55) lots in River Ridge voted to approve the amendments to the River Ridge Plat Restrictions as set forth below; and

WHEREAS, said owners voting to approve the amendments set forth below constitute a majority of the Lots in River Ridge; and

WHEREAS, said owners, under the authority of the River Ridge Plat, wish to make certain changes and amendments to the River Ridge Plat Restrictions as described below.

NOW, THEREPORE, the Mage Flat Restrictions are amended in the manner set forth below.

1. Paragraph \$600 of the Placer Hadge that Bestructions in hereby deleted in its entirety and replaced with the fellowing

(33)

到时间的第次

"Prainage Casements of "Walls", are created to provide paths and courses one a system for material sees and local storm drainage, either overland or in appropriate make ground metallations to serve the needs of this and adjoining ground and the public drainage system; the owners of all lots are and shall be required to less my areas of their lots designed for the asterna, flore of surface water from of obetractions to such natural flow, including both structures and plant majoring, so that the flow of water will be enterpeded. Abstrations to the definingse systems which incorporate creeks, dischas, swaler, alones, coverts, defins, pipes or other fentures (whether in a Discourse Community or not) in any open area in front of, between or to the rear of any building or lot, whether entural or man-made, shall not be made without the prior express written approval of the Board of Directors of the River Glea Romeowners Association, Inc. (hereafter) Hameopenery Assictation or Assictation 3. Apr owner. Francisco of other party desirion to make alterations to such systems whicher (Feepogisphy, physika! dupivomenis orwegelulioniconianas)/ therein, or to add physical improvements including, but not limited to, paving, walls, pipes, culverts, bridges, berms, embankments, ditches or swales, shall first submit a written application to the Architectural Committee (hereinafter defined), which shall make a recommendation to the Association's Board of Directors for approval or disapproval. Any such approval by the Board of Directors shall not relieve the applicant's responsibility to conform to applicable codes, standards and regulations administered by any governmental authorities having jurisdiction. If an owner of a lot violates the terms of this provision, in addition to any other rights the Association may have, the Association shall have the right to

enter upon said lot and the Drainage Easement and remove any obstructions, with the costs and expenses of the same being a Special Assessment against the violating owner.

Drainage Easements may also be used for all purposes for which Utility Easements and Sanitary Sewer Easements may be used hereunder;

- 2. Paragraph 16 of the River Ridge Plat Restrictions is hereby deleted in its entirety and replaced with the following:
 - 16. There shall be, and hereby is, created and established a committee to be known as the "River Glas Architectural Committee" (hereafter, the "Committee") to perform the functions delegated in the these Plat restrictions. The Board of Directors of the Association shall appoint the mambers of the Committee, as well as the Committee's Chairperson......

The Committee shall create of Committee in River Ridge and/or River Glen, Sections 3, 2, 3 as a fine Board of Directors of the Association shall determine the exact number of Committee members. The Board of Directors of the Association shall endeavor if possible, to but a seal of the five (5) areas represented by at least one (1) member of the Committee who some a Lot within the applicable area. Thus, if matches there shall be at least one (1) member of the Committee who some a Lot within . River Glen-Section 2, River Glen-Section 1 and their thine strains there is no such representation, the Committee shall continue to transition and its decisions shall be binding. The Committee shall continue to transition and its decisions of River Glen. The Chairperson of the Committee shall be a furfaced all four (4) Sections of the Board of Directors of the Association. Representation of Committee shall be a furfaced of Directors of the Association. Representation of Committee seculters from at least three (3) of the five (5) areas shall constitute a quorum for any Committee meetings, and the taking of any action (national approvals and disapprovals). However, the Committee Chairperson shall not be completed for purposes of establishing signs a quorum for any Committee meetings, and meeting at which a quorum is present shall control without exception and be final, conclusive and binding.

The Committee shall have the power to issue Architectural Standards to guide the Committee and owners in determining whether certain types of improvements shall be permitted. The Architectural Standards may establish certain types of improvements being permitted in some but not all Lots in this subdivision, depending upon factors such as topography, the location and positioning of the particular Lots, and their proximity to other Lots or streets. Prior to being effective, the Architectural Standards shall be approved in writing

by the Board of Directors of the Association after the same have been recommended for approval by the Committee. Such Architectural Standards shall not be inconsistent with any provisions set forth in these Plat Restrictions or any other recorded documents pertaining to this property. Upon the adoption, amendment or repeal of any Architectural Standards, a copy of the same shall be mailed or delivered to the owners. Additionally, at least annually, the Association shall mail or deliver a complete set of the Architectural Standards to all owners. Despite the Architectural Standards, the Committee shall have the power to make exceptions to or waive or vary any of the Architectural Standards in the same manner as the Committee's ability to do the same for any of the Plat Restrictions, as described in Paragraph 17 of these

・ソフトの学習問題を見せなって

1

The Architectural Standards shall include a fence pelley, which may include pre-approved styles of sences which generally would include on allowed, as well as styles of sences which generally will not be approved. Similarly the fence policy shall limit the height, composition of materials solve, and the Lotaupon which fonces may not be built. All Architectural Standards including the sence policy, shall be consistently applied. The architectural standards, including the sence policy, and all amendments thereby shall be exceeded with the Hamilton County Recorder's Office.

- 3. Paragraph 17 of the River River Par Secretaries is threby described in its entirety and replaced with the following:
 - 17. No construction shall be commenced, nor shall any building, structure or other improvement checiading, without limitation, force, landscaping, walls, gazebos, play equipment or situations, driveway and walkways) be erected, removed, placed or appearance, are including changes in exterior materials, color or appearance), on any lot in this subdivision until the building plans, specifications and plot plans showing the location thereof and of all improvements proposed including dimensions, size, location and draining have been submitted in writing to and approved in critical by the Committee at to the compatibility of the anterior design appearance and foration of the same with existing structures in this subdivision and as to the conformity of the same with the intent of the covenants and restrictions set forth in this plat and the Architectural Standards.

The Committee shall meet at least once per month, with meetings no farther apart than six (6) weeks. The dates, time, and location of the Committee's meeting shall be announced to the owners at least two (2) months in advance through a newsletter or other correspondence from the Association. Any owner submitting plans for proposed construction under this Paragraph shall submit all such requests and all necessary materials to a member of the Committee at least one (1) week prior to the next regularly scheduled Committee

PERSONAL PROPERTY.

meeting. If no requests have been timely submitted to the Committee, the Committee need not meet. The owner may personally appear at the Committee meeting to answer any questions. If a quorum is present, and if the applicant has submitted all necessary material to the Committee's reasonable satisfaction, the Committee may approve or disapprove the owner's request at that meeting. Within fourteen (14) days of the date of such meeting, the Committee shall confirm its approval as disapproved in writing to the owner. If the Committee disapproves the owner arequest, the Committee shall set forth is writing the reasons for the Committee's disapproval. However, if the Committee fails to approve at disapprove an owner's request within the fourteen (14) day period, such a diffure shall be construed as the Committee's approval of the owner's proposest plane.

Reither the Committee nor any of its members shall be entitled to any compensation for the consideration because. Neither the Committee, the Association's Board of Develops of Officers, nor any member thereof, nor any agent thereof shall be represented in any way for any defects in any plans, specifications of other materials and materials do a not for any defects in any work done according thereto. Further, the Committee does not make, and shall not be desired by visites of any action of approval to discussibility or advisability of the made, any representation or warranty at the suitability or advisability of the design, the angineering, the method of communication involved, or the materials to be used as reflected on any plans, the difficulties of other material submitted to the Committee.

The Committee shall have the right, in its consideration of plans submitted to it and in giving any approval hereunder, to make exceptions to or waive or vary my of the estructions soutabled begain of in the exceptions. Standards if, in the Committee's discription, it determines that such exceptions, waivers and variances will not substantially detract from the compatibility of the construction as so approved with existing structures in this subdivision; provided, however, that no such exception, waiver or variance shall be made as to restrictions set forth herein which are also required pursuant to any zoning ordinance, building code or other governmental law, ordinance, rule or regulation. The approvals of the Committee required hereunder shall be in addition to, and not in lieu of, any approvals as to such matters or permits for such matters required to be obtained from any other persons or government entities pursuant to the terms of this plat, any zoning ordinance or building code, or otherwise.

- 4. Paragraph 23 of the River Ridge Plat Restrictions is deleted in its entirety and replaced with the following:
 - 23. Windows and doors for new construction of a primary residence must be consistent with and compatible with other originally installed windows

and doors in the subdivision. Windows and doors on additions shall be consistent in color and appearance with the windows and doors in the original portion of the home and are subject to approval by the Committee. Any storm doors or storm windows installed on or used in connection with any building on any lot and not initially installed by the Declarant or a builder concurrently with the original construction, must be approved by the Committee and shall be painted, and no unitialished stomations seem doors or storm windows shall be permitted or allowed. All garage doors within the subdivision shall be of a paneled design. All windows and doors including garage doors) are subject to approval by the Committee.

CONTRACTOR OF THE PROPERTY OF

- 5. Paragraph 29 of the Rose Care Plan Resolutions is dejeted in its entirety and replaced with the following:
 - 29. No exposed television, radio or other automet (including, without limitation, satellite receiving desire) shall be allowed or paralited on the exterior of any building by an any of except with the written approval of the Architectural committee. Apparents for the same shall be by the same process as stated in Paragraph 12 of these Plat Restructions.

No baskethal game or other sports equipment shall be permanently attracted to any building which this subdivision. Baskethall goals and any other sports equipment may be allowed subject to Committee approval and to any additional conditions and restrictions which may be contained in the Architectural Standards.

arrier and 33 of the River Riscs Plats restrictions is deleted in its coursely and replaced with the difference.

يها يجاون برمانها والمراشات المراجع المانية والمراجع المراجع

33. The within covenants, limitations and restrictions are to run with the land and shall be binding on all parties and persons claiming under them so long as they remain if effect in accordance with the terms hereof. The right to enforce the within provisions, restrictions and covenants by injunction together with the right to cause the removal by due process of law of any structure erected or maintained in violation thereof is hereby dedicated and reserved to each of the owners of the lots in this subdivision, their heirs and assigness, the Homeowners Association, the Architectural Committee, and the Fishers Advisory Plan Commission, its successors and assigns, all of whom shall be entitled to such relief without being required to show any damage of any kind to any such owner, owners or party by or through any such violation or attempted violation. In any such enforcement action, the violating owner shall be responsible for all reasonable attorneys fees, costs and expenses incurred by the party seeking to enforce these provisions. Such provisions shall be in full force and effect for a term commencing on the date this instrument is recorded and expiring on

27. 接着

December 31, 2013, at which time said covenants, limitations and restrictions shall be automatically extended for successive periods of ten (10) years each unless, by a vote of the majority of the then owners of the lots in this subdivision, it is agreed to change (or terminate) these covenants, limitations and restrictions in whole or in part; provided, however, that no change or termination of said covenants, limitations and restrictions shall affect any easement hereby created or granted unless all purpose entires to the banchical use and enjoyment of such exament shall consent thereto. Invalidations of any of the covenants, limitations and restrictions contained herein by indignized or court order shall in no way affect any of the enterprecisions which shall remain in fall force and effect.

- 7. Accordance and R. Hill. attor.

 act of occupants of any Los shall considere addication of these amendments, together with the Declaration, the Association at Lawrence and Indian Plat Resolutions, and the Architectural Standards, together with all amendments to the Architectural standards, together with the Architectural standards, together with the Architectural standards, together with the Declaration, and the Architectural Standards, together with the Declaration of these amendments, together with the Declaration of the Standards and the Declaration of the Standards
- S. Contification The undersigned persons sereby represent and certify that all requirements for and conflictors recorded to the ansendment of the River Ridge Plat Restrictions as contained herein have been defined and satisfied.

EXECUTED on the 20 day of December 1995.

River Class (Composition Inc. an indiana nonprofit portogration)

By: Harry A. Sommer (Printed)

President

MARKET STATE OF THE STATE OF TH

(Signature)

Racht E. Dauna
(Printed)

Treasurer

(Title)

State of Indiana

County of Hamuser

Before me, a notary public, in law for and county and State, personally appeared

Harry A. Summer

and Arre County of Hamuser

Treasurer

and Arre County of Hamuser

and Arre County of Hamuser

A shoot fine in an and Arre County of the President and Treasurer

A shoot fine in an incidence of the within and or beging Amendments to the Plan Restrictions for the Secondar county fine shoot of the within River Ridge and the same shoot of the within River Ridge and the same shoot of the the finite of the owners of Lots within River Ridge and the same shoot of the within River Ridge and the same shoot of the finite of the owners of Lots within River Ridge and the same shoot of the finite of the owners of Lots within River Ridge and the same shoot of the within River Ridge and the same shoot of the same shoot of

This instrument prepared by, and should be returned to, P. Thomas Mutray, Jr., Attorney at Law, P.O. Box 501040, Indianapolis, IN 46250. (317) 842-8550. a:rivridge.plt 12-15-95

8



THESE AMENDMENTS to the Plat Restrictions for the Secondary Plat of River Glen, Section 4 are executed this <u>ZOW</u> day of <u>DECEMBER</u>, 1995.

WITNESSETH:

WHEREAS, the residential community in the Laws, of Flahers, Hamilton County, Indiana commonly known as River than formating as marganization examination as River Ridge, Remington Ridge, and Niver State Adjectively reformed to be suffered with the Cheef, was enablished upon the remaining of the Departmention of Exempton, Covernate & Department for River Glen' with the Hamilton County Ecounter's Office on August 24, 1989, accomment No. 89 18275 (Increasing, Covernate, County Sections thereof, and

WHEREAS the Secondar Dis not floor than Section was recommon on December 10, 1990, with the I seculous County Sections of Sections of Sections 1990, association of Lors 53 sections at the section of Section 4 Plan'); and

WHEREAS decordary Plus to River Use Section 5.7. and 3, Sectionism Ridge, and River Ridge were also second of examining state on a second property section of the Original Declaration and the Sittle Cles.

WHENEAS, the Control Declaration was amended by the "Control ments to Declaration of Easternants, Covernants and Control of River Oleo" being accounted with the Hamilton County Recorder's Office on February 2.

WHEREAS, the Section 4 Plot concerns certain Plot Restrictions which constitute restrictions, limitations and covenants which run with the real estate described in the Section 4 Plot (horeafter, "Section 4 Plot Restrictions"); and

MARCHINGS Sine owners to fit use within Septem 4 Seatre to smend certain provisions of the Special 4 Stat Section (4 Stat Sect

WHEREAS. Paragraph 35 of the Section 4 Plat Restrictions states that the same may be amended at any time by the approval of the owners of at least two-thirds (2/3) of the lots in River Glen. Section 4; and

WHEREAS, upon notice being duly given, the Board of Directors of the River Glen Homeowners Association, Inc. called for a Special Meeting of the River Glen Section 4 owners to be held December 4, 1995; and

WHEREAS, at said Special Meeting, the owners of forty-six (46) of the fifty-four (54) total number of Lots within River Gien, Section 4 were present, either in person or by provy; and

HAMILTON,IN

Document: MOD 1995.66037

8 Printed on 7/14/2010 1:53:39 PM

INSTR. # 95 660

WHEREAS, at said Special Meeting, the owners of forty-six (46) lots in River Glen, Section 4 voted to approve the amendments to the Section 4 Plat Restrictions as set forth below; and

WHEREAS, said owners voting to approve the amendments set forth below constitute more than two-thards (2/3) of the Lots in River Glen, Section 4; and

WHEREAS, said owners, under the authority of the Section 4 Plat, wish to make certain changes and amendments to the Section 4 Plat Restrictions as described below.

NOW, THEREFORE, the River Glass Section A Plat Restrictions are amended in the manner set forth below.

- 1. Paragraph Mill of the River Clien Section 4 Plat Passantians is hereby deleted in its entering and replaced with the following:
 - a system for natural sets and total course delicate, either everland or in appropriate made possess configuration to account and the parties of configuration to account the major of the are and adjusting ground and the parties demand outside the major of the natural to keep the cross of the configuration for the natural to keep the cross of the configuration for the natural towed surface water research to keep the cross of the configuration of the the natural tower surface water research to keep the cross of the configuration of the configurations to place the cross of the configuration of the cross of the configuration of the cross of the configuration of the configuratio

Drainage Easements may also be used for all purposes for which Utility Easements and Sanitary Sewer Easements may be used hereunder;

2

HAMILTON,IN Document: MOD 1995.66037

ZSTR.

95|6|60

- Paragraph 8 of the River Glen Section 4 Plat Restrictions is hereby deleted in its entirety and replaced with the following:
 - 8. No trailer, tent, basement, garage or other structure erected on any lot in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any building of a temporary character, except those utilized by a builder of a residence, be erected on any lot. No overnight camping shall be permitted within the subdivision.

No enthuildings or accessory huildings of any kind shall be permitted on any lot in this subdivision.

- Persymptia for the River Glen Scotton 4 Flor Vestrelluns is hereby deleted in its entirety and replaced year per fullowing:
 - 16. There shall be and sections, created and established a committee to be known as the "River class are differential Cattaining Agreeties, the "Committee") to perform the knowledge contact of it is also flat reprinting. The Read of Directors of the Association shall popular the members of the Committee at well as the Committee at Chalipperson.

The Committee shall answer of Committee and in River Ridge and/or River Glen, Sections & 52 or 4. In Section of Directors of the Association shall determine the exact number of Committee attentions that the Loss of the Association shall endeavor. It committees that the Loss of the Loss of the Association shall endeavor. It committees that the Loss of the Loss of the River Ridge represented by at least one [1] member of the Committee and owns a Lot in River Ridge. River Chem-Section 1 River Glen-Section 2. River Disassection 1 River Ridge and all four 4. Riverers, if there is an each limit continue the Committee shall continue to function and its decisions shall be bindres. The Committee thall continue to function (4) Sections of River Glen. The Chairperson of the Committee shall be a cerrent member of the Roard of Directors of the Association. Members of the Committee may be removed at any time, with or without same, by a vote of the Board of Birschars of the Association. Representation of Committee may have a few the Board of Birschars of the Association. Representation of Committee may be removed at any time, with or without same, by a vote of the Board of Birschars of the Association. Representation of Committee may have a few fine being specific and disappropriate). However, the Committee Chairperson shall not be considered for purposes of establishing such a quorum. The decision of a majority of Committee members in attendance at a meeting at which a quorum is present shall control without exception and be final, conclusive and binding.

The Committee shall have the power to issue Architectural Standards to guide the Committee and owners in determining whether certain types of improvements shall be permitted. The Architectural Standards may establish certain types of improvements being permitted in some but not all Lots in this subdivision, depending upon factors such as topography, the location and positioning of the particular Lots, and their proximity to other Lots or streets. Prior to being effective, the Architectura! Standards shall he approved in writing by the Board of Directors of the Association effect the same

3

HAMILTON,IN Document: MOD 1995.66037

INSTR. # 95 66

have been recommended for approval by the Committee. Such Architectural Standards shall not be inconsistent with any provisions set forth in these Plat Restrictions or any other recorded documents pertaining to this property. Upon the adoption, amendment or repeal of any Architectural Standards, a copy of the same shall be malled or delivered to the owners. Additionally, at least annually, the Association shall mail or deliver a complete set of the Architectural Standards to all owners. Despite the Architectural Standards, the Committee shall have the power to make exceptious to or waive or vary any of the Architectural Standards in the same manner as the Committee's ability to do the same for any of the Plat Restrictions, as described in Paragraph 17 of these Restrictions.

The Architectural Standards shall include a frace falley, which may include preapproved styles of forces which generally would be allowed, as well as styles of feaces which generally all hat be encroved. Similarly, the force solds shall limit the beight, composition as pateriols used, and the loss more states less says my be built. All Architectural Standards locations for once policy and all an additions thereto, shall be remarked with the Hamilton Canner Recorder Stiffer.

4. Paperarch 17 of the favor Clear section 8 Part Restrictions in beening delected in its entirety and replaced with the following:

17. We constructed the Harmonical and shall not shalling, structure or other improvements (neutron, settlent indication, free, landerping, walls, gazeline, play equipment or inextures, driven sys and malkways) becaused, removed, placed or steered (including chartes) in exterior materials, solve or appearance), en any lot in this subdivision until the intiality plans, specifications and the plans if swing the location thereof and of all improvement projects including characteristics, location and drainage, have been animalized to setting account of payments in writing by the Committee us to the compatibility of the exterior design, approximate and location of the same with the existing structures in this subdivision and as to the conformity of the same with the integr of the coverants and restrictions set forth in this plat and the Architectural Standards.

apart than six (6) weeks. The dates, time, and location of the Committee's meeting shall be announced to the owners at least two (2) months in advance through a newsletter or other correspondence from the Association. Any owner submitting plans for proposed construction under this Paragraph shall submit all such requests and all necessary materials to a member of the Committee at least one (1) week prior to the next regularly scheduled Committee meeting. If no requests have been timely submitted to the Committee, the Committee need not meet. The owner may personally appear at the Committee meeting to answer any questions. If a quorum is present, and if the applicant has submitted all necessary material to the Committee's reasonable satisfaction, the Committee may approve or disapprove the owner's request at that meeting. Within fourteen (14) days of the date of such meeting, the Committee shall confirm its approval or disapproval in writing to the owner. If the Committee

HAMILTON,IN

Document: MOD 1995.66037

Printed on 7/14/2010 1:53:40 PM

INSTR. # 95 660

THE REAL PROPERTY.

disapproves the owner's request, the Committee shall set forth in writing the reasons for the Committee's disapproval. However, if the Committee fails to approve or disapprove an owner's request within the fourteen (14) day period, such a failure shall be construed as the Committee's approval of the owner's proposed plans.

Neither the Committee nor any of its members shall be entitled to any compensation for the consideration hereunder. Neither the Committee, the Association's Board of Directors or Officers, nor any member thereof, nor any agant thereof 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 plans, specifications or other materials submitted to it, nor for any defects in any with come seconding thereto. Further, the Committee does not passe any time according to the view of any action of approval or disapproval to be at it have made, any representation or warranty as to the suitability or administration of the design, the engineering the hadded of construction involved, or the materials to be used as reflected on any many specifications or other material sufficient to ine Committee.

The Committee that have the error in its appropriation of blane submitted to it said in program my appropriationalistic or conserved planes to or after my say of the restrictions, contained he can or make a conflictional blancards. It is the Committee's discretional determines that made exceptions was extractions as a approved with substantially determine the submitteeing previous, was extraction as an approved with existing structures in the submitteeing previous, was experienced to be extracted as an approved with a retirement of the container of versions and exceptions, wasver or versioner shall be made as a sentiment on the form which are also required pursuant it only coming ordinance, find approvate of the Committee required between shall be in addition to, and not like of, any approvate as to such matters or permits for such matters required to the detained from any other parameter government entities pursuant to the terms of this plantage states of distance code are otherwise.

 Paragraph 23 of the River Olen Section 4 Plat Resortations is deleted in its outrety and replaced with its following:

withdraw and door for new construction of printer residence must be subsistent with and constitute with other orthody, installed windows antiform in the subsistent in whor and appearance with the windows and doors in the original portion of the home and are subject to approval by the Committee. Any storm doors or storm windows installed on or used in connection with any building on any lot and not initially installed by the Declarant or a builder concurrently with the original construction, must be approved by the Committee and shall be painted, and no unfinished aluminum storm doors or storm windows shall be permitted or allowed. All garage doors within the subdivision shall be of a paneled design. All windows and doors (including garage doors) are subject to approval by the Committee.

5

ZSIR.

95|66037

- 6. Paragraph 29 of the River Glen Section 4 Plat Restrictions is deleted in its entirety and replaced with the following:
 - 29. No exposed television, radio or other antennas (including, without limitation, satellite receiving dishes) shall be allowed or permitted on the exterior of any building or on any lot except with the written approval of the Architectural Committee. Approvals for the same shall be by the same process as stated in Paragraph 17 of these Plat Restrictions.

No hashedell goals or other treats equipment shall be permanently attached to any halfsings or on any formation than the treatment of the backethall goals and any other spects equipment they be allowed, subjected Collegities approval and in any additional conditions and restrictions which may be equipmed in the Architecteral Standards.

- 7. Personal 36 of the Silver Observation A Par Particular and closed in its unitrary and replaced with the following:
 - The within comment, immented entire excitation and to real with the land and shall be binding of all parties and persons leaving under their so long as they remain of that in accordance with the forms beauti. The right therefore the within provision, restrictions and chemistry in momentum injecture with the right to cause the removal in one provision was chemistry in momentum injecture with the right to cause the removal in the provision, deliberty and under the restriction and in violation thereof is beauty, deliberty and transports the flowerways of the order of the last their seasons the restriction and the contrast of commission at an extraors and assigns, all of whom shall be entired to much relief without being compared to single any damage of any kind to any such entered the much relief without being compared to single any damage of any kind to any such entered the majority and any damage of any kind to any such entered the without help compared to single any damage of any kind to any such entered the responsible for all responsible afterneys loss, sock and approach increased by the party seeking to enforce these gravisions. Such provisions shall be in full force and effect for a term communing on the dute the instrument is recorded and expiring on December 31, 2018, at which they said covernants, limitations and restrictions in whole or in part; provided improved the information and restrictions in whole or in part; provided involvery the moment of such exacuted shall consent thereto. Invalidation of any of the covernants, limitations and restrictions contained herein by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- 8. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of occupancy of any Lot shall constitute a ratification of these amendments, together with the Declaration, the Association's By-Laws, the Anicies of Incorporation, any rules or regulations adopted pursuant thereto, the Section 4 Plat Restrictions, and the Architectural Standards, together with all amendments to the foregoing, and all such provisions shall be covenants running with the

•

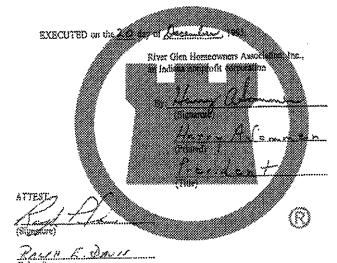
HAMILTON,IN Document: MOD 1995.66037

95 6603

A CONTRACTOR OF THE PARTY OF TH

land and shall bind any person having at any time any interest or estate in a Lot or the Real Estate as if such provisions were recited and stipulated at length in each an every deed, conveyance, mortgage or lease.

<u>Certification</u>. The undersigned persons hereby represent and certify that all
requirements for and conditions precedent to the amendments of the River Glen Section 4 Plat
Restrictions as contained herein have been fulfilled and satisfied.



HAMILTON,IN

Document: MOD 1995.66037

 \bar{P} age 7 of 8

Printed on 7/14/2010 1:53:40 PM

STATE OF INDIANA

COUNTY OF HAMUTON.)

Before me, a notary public, in and for said County and State, personally appeared

HARRY 1. Sommest and Rufar E. Daws the President and

Reported Restrictions for the Secondary Plant State of the within and foregoing Amendments to the

First Restrictions for the Secondary Plant State of the within and foregoing Amendments to the

First Restrictions for the Secondary Plant State of the within and foregoing Amendments to the

First Restrictions for the Secondary Plant State of December, 1995.

My Commission Falls

, P.O. Box 503040. Tais igonomess propored by an aboute the ladienapolis, (N. 46250, (1) 787868510

ateaetic ná přit 12-15-95

CHICAGO TITLE

HAMILTON,IN

Document: MOD 1995.66037

Page 8 of 8

Printed on 7/14/2010 1:53:40 PM

Instrument

AMENDMENTS TO PLAT RESTRICTION SHIP TO THE SECONDARY PLAT
OF THE SECONDARY PLAT
OF RIVER GLEN, SECEION 3

PARTY OF PARTY

THESE AMENDMENTS to the Plat Restrictions for the Secondary Plat of River Glen, Seption 3 are executed this 20th day of December, 1995.

WITNESSETH:

WHEREAS, the second sec

SERVEAS, is present for to the Managereties 3 as accorded as Nature 1, 1991, with the association Cump presents and a supercont No. 9 00085, associating twenty-five (25) has a consisting at a supercont 1 and 1 and 2 (Servenites 2 and 2 Fig. 2) and

Arrentments to Declaration of European, Country and Restrictions for River Gleen being sprices with the Hamilton Country Recorder's Office of Springry 23, 1995, as Russument of \$15050, and

WHERE'S Limitations are:
Section 3.1 And Description described in the Socian 3.19m (horonitar, section 3.1) and

WHERE is, the comers of Late within Section 3 desire to owend current provisions of the

UNINDEAN DESIGNATE UT OF SECTION Plot Description states from the same server section of the same into the section of the sect

WHEREAS, upon notice being duly given, the Board of Directors of the River Glen Homeowners Association, Inc. called for a Special Meeting of the River Glen Section 3 owners to be held December 4, 1995; and

WHEREAS, at said Special Meeting, the owners of twenty-one (21) of the twenty-five (25) total number of Lots within River Gless, Section 3 were present, either in person or by proxy: and

and the second s

《诗歌》

950956603E Filed for Record in HAMILTON COMMY, INDIANA MARY L. ILLUM OR 22-22-1995 At 01:24 PM. DECL 26.00 Vol. 0 Page 0 The second second

WHEREAS, at said Special Meeting, the owners of eighteen (18) lots in River Glen, Section 3 voted to approv. the amendments to the Section 3 Plat Restrictions as set forth below; and

WHEREAS, said owners voting to approve the amendments set forth below constitute more than two-thirds (2/3) of the Lots in River Glen, Section 3; and

WHEREAS, said owners, under the authority of the Section 3 Plat, wish to make certain changes and amendments to the Section 3 Plat Restrictions as described below.

NOW, THEREPORE, the Road and a supplied to a facilities are amended in the masses are forth believe.

- Paragraph 3 (Control River Clea Sozzion) Plat Robbs and Inhereby deleted in its entirety and replaced with the following:
 - a space for nation and the second course and cliber of had or in appearance and the pile courses and cliber of the second cliber of the

Oranage Essements may also be used for all purposes for which Utility Essements and Sanitary Sewer Essements may be used hereunder;

owner.

新疆域的特别的

upon said lat and the Drainage Rasement and remove any obstructions, with the costs and expenses of the same being a Special Assessment against the violating

_

- Paragraph 7 of the River Glen Section 3 Plot Restrictions is hereby deleted in its entirety and replaced with the following:
 - 7. No trailer, tent, basement, garage or other structure er. And on any lot in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any building of a temporary churecter, except those utilized by a builder of a residence, be erected on any lot. No overnight camping shall be permitted within the subdivision.

No embability or settings of single of singline shall be permitted on any in this subdivision.

- Pompreph of the River Chen Section 5 Plat Resurtables is hemory deloted in the entirety and impliced with a full toward;
 - 16. There shall be said in the create of mahilibro consists to be because as a fiver CD and index of matter the constitute? It perform the first are a case of the Landau dama. It should if Directors of the Assessation shall appear to manife a the Committee, as and as the Committee Consists Committee Consists.

The consider stells of the constant areas of the Roar Roar active and or River Glee, Sections I. S. for 4. The Section of the constant areas of the constant and the constant areas of the constant and the constant areas of the constant and the constant areas of the constant areas on the constant areas of the constant areas of the constant areas on the constant areas on the constant areas of the

The Committee shall have the power to issue Architectural Standards to guide the Committee and owners in determining whether certain types of improvements shall be permitted. The Architectural Standards may establish certain types of improvements being permitted in some but not all Lots in this subdivision, depending upon factors such as topography, the location and positioning of the particular Lots, and their proximity to other Lots or streets. Prior to being effective, the Architectural Standards shall be approved in writing by the Buard of Directors of the Association after the same

有种的现在分别

have been recommended for approval by the Committee. Such Architectural Standards shall not be inconsistent with any grovisions set forth in these Plat Restrictions or any other recorded documents pertaining to this property. Upon the adoption, amendment or repeal of any Architectural Standards, a copy of the same shall be mailed or delivered to the owners. Additionally, at least annually, the Association shall mail or deliver a complete set of the Architectural Standards to all owners. Despite the Architectural Standards, the Committee shall have the power to make exceptions to or waive or vary any of the Architectural Standards in the same manner as the Committee's ability to do the magazine for the Plat Restrictions, as described in Paragraph 17 of these Registrons.

The Architecture and admirate shall include a fellowest, which may include preapproved styles of based which generally would be aligned; as styles of feares worth generally a light to approved. Similarly, the feares public shall that the height, compatition of mortals south and be an upon these sences may make the fellow. All Architectures of indeeds so that the fear white dull is can only applied. The Architecture of indeeds so that is not public and it muon tracks thereto, shall be recorded who the Bunffest of the discontinuous feat and in the same of the same

4. Parameter 17 of the arrest time for an a that sense time is to a selected in its outling and replaced as such the following

17. So creations and the consequence are stall any modified, sirvature or other improve onto (including the discount of the lands) and indeed one, walls, gazebos, play equipment structure that the stall of species of the crystal removed, placed or altered (including changes in arcticly maked or species of), we say but in this subdivision until the indicing phase, specifications and play the showing the location thereof and of all light extension proposed, articularly discounted, also location and decimally, there have a constant the same with remarks as the consequities of the consequities of the convenience of the convenience of the convenience and restrictions set forth in this pixt and the Architectural Standards.

upare that sig (6) weeks. For offer, time, and incline of the Confinitings unshing shall be assentiated to request the confinition of the confinition and the shall be assented to reduce the confinition of the confirm its approval or disapproval in writing to the owner. If the Committee shall confirm its approval or disapproval in writing to the owner. If the Committee

4

CONTRACTOR OF THE PARTY OF THE

and a successive contraction of the second

disapproves the owner's request, the Committee shall set forth in writing the reasons for the Committee's disapproval. However, if the Committee fails to approve or disapprove an owner's request within the fourteen (14) day period, such a failure shall be construed as the Committee's approval of the owner's proposed plans.

Neither the Committee nor any of its members shall be entitled to any compensation for the consideration herwinder. Neither the Committee, the Association's Board of Directors or Officers, nor any member thereof, nor any agent thereof shall be responsible in any way for any defendence also, specifications or other unstarials submitted to its nor to according to the control of the submittee does not make any semiliant her decrease in other of approval or disappearal taken as the association of the design, the engineering, the method of encarrantial submittee or of the design, the engineering, the method of encarrantial involved, or the design is an effect of any place of the design as reflected on any place material submittee or other material submittee of

The familities shall be the story of a confinencian at great submitted to it and in giriginary approximate the confinencial and the giriginary approximate the confinencial and the confinencial and the committee's discreptions of the confinencial and variable of the confinencial and the confinencial and

5. Paragraph 22 of fleeth on the section. But he pletting is delete in its contrary and replaced with the following:

Windows and doors for new construction of a primary residence usess be consistent with and compatible with other originally installed windows and doors in the atheinstant. Windows and doors no antifficient product of the construction installed on construction of a builder concurrently with the original construction, must be approved by the Committee and shall be painted, and no unfinished aluminant storm doors of the construction of the const

na villa de la companya de la compa

2等的基準的第三

PORTE BY THE PARTY.

- Paragraph 28 of . A Piver Glen Section 3 Plat Restrictions is deleted in its entirety and replaced with the following:
 - 28. No exposed television, radio or other antennas (including, without limitation, satellite receiving diches) shall be allowed or permitted on the exterior of any building or on any lot except with the written approval of the Architectural Committee. Approvals for the same shall be by the same process as stated in Paragraph 17 of these Plat Restrictions.

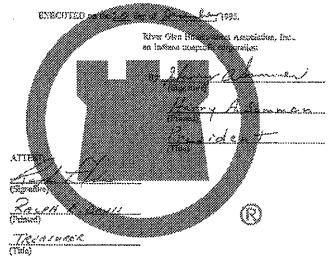
No highethell goals there goes squared will be permanently actocked so any balldings or no are subthin this suindistance of some basicinal goals and any after sports analysis from higher and subject to Common appropriat and to any additional conditions are transferous which may be contained in the Architectural Standards.

- Paragraph 20 of the strandblack to the strandblack of the
 - 33. To which to promote impressing and sected on area to me with the land and that its shifting on all puress on a section and the right to store the within providing, conferring and control of the store the within providing, conferring and control of the store the within providing, conferring and control of the store the within providing, conferring and control of the store that the store the removal by the process of the store that the store the removal by the freezes of the store that the store that the store the store that the store that the store that the store the store that the store control to the store that the store control that the store control to the store that the
- 8. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of occupancy of any Lot shall constitute a ratification of these amendments, together with the Declaration, the Association's By-Lnws, the Articles of Incorporation, any rules or regulations adopted pursuant thereto, the Section 3 Plat Restrictions, and the Architectural Standards, together with all amendments to the foregoing, and all such provisions shall be covenants running with the

6

latid and shall hind any person having at any time any interest or estate in a Lot or the Real Estate as if such provisions were recited and supulated at length in each an every deed, conveyance, mortgage or least.

Certification. The undersigned persons hereby represent and certify that all
requirements for and conditions precedent to the amendments of the River Glen Section 3 Plat
Restrictions as contained herein have been fulfilled and satisfied.



EHICAGO TITLE

and the selection of the second

STATE OF INDIANA

GOUNTY OF <u>Hameting</u>

Before tile, a notary pab

Hitery A. Somotes

Technical respecti

Before tite, a notary public, in and for said County and State, personally appeared

HIRTY A. Sement and Rach E. Days the President and

TEXALGE respectively, of River Glen Homeowners Association, Inc., an Indiana notifically corporation, who acknowledged execution of the within and foregoing Amendinging to the Plat Restrictions for the Samuel Book River Glen Section 3 for any on below of their ordinary investor of the within Rayer Great Samuel S



This common property of the months of the control o

01 t24 ps.

2 IICAGOIILE.

13.00 Ø

AMENDMENTS TO DECLARATION OF EASEMENTS, COVERANTS AND RESTRICTIONS FOR RIVER GLEN

Those Amendments to the Declaration of Easements, Covenants and Restrictions for River Glen were executed the 9th day of January, 1995.

ridians consulty known the four of Fighers, ridians consolly known the four illen (consisting their inches) and the four illentical reference to the resident as the four increases as the first the MIRRES. Marcilton Long of the plate Ridge and increaler as for af the seal ions for Kiver Offic An August 24, . "pa gration"), as rious colone thereof; *Decksing Glan 2969. and

as the & folios of the Rich Gles.
"Company Jun's, referred to the Rich Gles." **EMOUNTS** HOSINGWA go the

eproary 8, 1993; A SIC

amend certain signs of the Declaration and

WHIREAS Artis to percent (785; in the apprepare of the votes of all Genera; and

notice being only given, the Board of or a specifical meeting the service of the service of

twenty-eight (228) of the two number of Lots within River Glen were present, either in person or by proxy; and

NHEREAS, at said Special Meeting, the Owners of two bundred twenty-four (224) Lots voted to approve the amendments to the Declaration as set torth below; and

WHEREAS, said Owners voting to approve the amendments set forth below constitute more than seventy-five percent (754 in the aggregate of the votes of all Owners; and

WHEREAS, said Owners, under the authority of the Declaration, wish to make certain changes and amendments to the Declaration as described below.

NOW, THEREFORE, the Declaration is amended in the manner set forth below.

1. Since the Applicable Date has already occurred such that there is only one class of tembership, Article IV, Section 2 (including performance) (h) and (c) thereoff of the performance of the first entirety and replaced with the Lorentz and the first entirety and replaced with

Secrific 1. Volting disease. The Corporation has one (1) class of membership, of white all choose are a part. Each make a six of the for each both of health is been all to be a six of the for each maker of the six of the members are another to the members are another to the members of the six of the members of the six of the six

Date" a Already communed such congress to congress to

delicte V. Section the replaced with the following:

Section and reported of the samers of the Board of Directors shall be in the measure as provided in the Comparation's Articles of Incorporation and Come of Sy-Laws.

delater Thick endings of the Dockman is sensity

delater Thick endings and replaced but he bilowell of a

Section 3. Removal of Directors. The removal of a

Section 5. Removal of Directors. The removal of a Director or Directors shall be in the manner as provided in the Corporation's Articles of Incorporation and Code of By-Laws, as amended.

2

·中心知识の大学的なない。「在学校ではないないか、 col. 1 * 197

get elektron b

5. Article V, Sections 9 and 10 of the Declaration are bereby deleted in their entirety and shall be replaced with the following:

Section y. Standards of Conduct. Liability and Indemnification of Officers and Directors. The standards of conduct, liability and indemnification of Officers and Directors of the Corporation shall be in the manner as provided in the Corporation's Ar. Loles of Incorporation and Code of By-Laws, as amended. <u>Liability and</u> orse The standards of

Section 10 of the left intentionally blank.

6. Properties 12 of an Amplematics is hereby deleted in Associately.

efficiency. The definitions of erms defined in the co-these section of the expressly sefficed to the expressly sefficed to SERVICE CONTRACTOR

The appearance of a deed of any schall constitute the characters Rocade To Carlos Office of Carlos Car shall constitute the retion. and say section with all a ra Declar ು: ುಡದ imerata in pro los shall be il kin kny person having Los he Real Estate de at length in each

represent and thiry that all requirements for and conditions procedure to the service of the first service for the contained herein have been a service of the first service of t

EXECUTED on the Sch day of January, 1884.

River Gian Homeospens Festivition, for., an inditare magnific terroristics

CONSTRUCTION OF THE PROPERTY O

105trus 201

32.00 D NOTICE OF AMENDED FENCE POLICY FOR Filed for Record in River Glen Sections 1, 2 3 and 4, Park Clark Priver Ridge and Barrington Ridge On 0.1-06-1998 At 12:49 pm. Mendment 32:00

The Board of Directors of the River Gion Homeowners Association, Inc. ("Association") hereby gives notice that it has adopted an Amended Fence Policy pertaining to the homes in River Gien, Sections 1, 2, 3, and 4, River Ridge, and Barrington Ridge.

WITNESSETH:

WHEREAS, the residential community in the Town of Fishers, Hamilton County, Indianu commonly known as River Glen (consisting of the platted subdivisions known as River Ridge, Barrington Ridge, and River Glen Sections 1, 2, 3 and 4), collectively referred to hereafter as "River Glen", was established upon the recording of the "Declaration of East...cnls, Covenants and Restrictions for River Glen" with the Hamilton County Recorder's Office on August 24, 1989 as Instrument Number 8918275 (hereafter, "Declaration"), as well as the recording of plats for the various sections thereof; and

WHEREAS, the original Declaration was amended by the "Amendments to Declaration of Easements, Covenants and Rentaborious for Easements, Covenants and Rentaborious for Easements being a rentable of Patenty 23, 1995, as (assurance)

WHEREAS, the Secondary Plat for River Section 1 was recorded of experience; 36, 1989 with the Hamilton County Recorder's Office Section 1 was recorded of experience; and

WHEREAS, the Socios I Planeasachs on light Cass to lich assess in residents in initiations and coverents which run versible rest clear team to make the province of the configuration I Plan Restrictions'() and

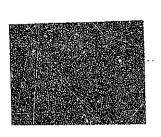
WHEREAS, the Section 1 Part & strictions were sended by the Camerons is to Plat Restrictions for the Secondary Plat of Sect Client, Section Restrictions for the Secondary Plat of Sect Client, Section Restrictions on December 22, 2000 on Ensurance Statement Statement Section 1.

WHEREAS, the Secondary Place to Teaching Teaching

WHEREAS, the Section 2 Plat contains which sin Sim Restrictions which constitute restrictions and covenants which run with the restriction and covenants which run with the restriction and section 2 Plat Restrictions"; and

WHEREAS, the Section 2 First Restrictions were american by the "Amendments to Plat Restrictions for the Section First of River Clea, Section 2" being recorded with the Remitten County Recorder's Office on December 22, 1995, as furstrament Number 9509566034; and

WHEREAS, tile Secondus Por for River (46), Section 1 Was recorded on Maskin (1907/97) with Hamilton County Recorder Corner Construment (1907/97) (inches the Construment of Construment (1907)) (inches the Const



WHEREAS, the Section 3 Piat contains certain Plat Restrictions which constitute restrictions. limitations and covenants which run with the real estate described in the Section 3 Plat (hereafter, "Section 3 Plat Restrictions"); and

WHEREAS, the Section 3 Plat Restrictions were amended by the "Amendments to Plat Restrictions for the Secondary Plat of River Glon, Section 3" being recorded with the Hamilton County Recorder's Office on December 22, 1995, as Instrument Number 9589566038; and

WHEREAS, the secondary plat for River Glen, Section 4 was recorded on December 10, 1990 with the Hamilton County Recorder's Office as Instrument Number 9030352 (hereafter, "Section 4 Plat"); and

WHEREAS, the Section 4 Plat contains certain Plat Restrictions which constitute restrictions, limitations and covenants which run with the real estate described in the Section 4 Plat (hereafter, "Section 4 Plat Restrictions"); and

WHEREAS, the Section 4 Plat Restrictions were amended by the "Amendments to Plat Restrictions for the Secondary Plat of River Glen, Section 4" being recorded with the Hamilton County Recorder's Office on December 22, 1995, as Instrument Number 9509566037: and

WHIREAS, the Secondary Page 1980 with the Hamilton County Pacurier's Office a sentrument Humilton County Pacurier's Office a sentrument Humilton County Pacurier's Office a sentrument Humilton County Pacurier's Office as

WHEREAS, the Accepting Plat contains certain Plat Restrictions which consided restrictions, in the state and coverages and characterists the realization described in the state and coverages and characters, "Plant Ridge Plat Representations"), and

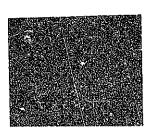
WHEREAS and River Rage of Seem close the amount of Plat
Restrictions for the scholary Plate River and the seem of the Headen County Recorder's Office on Decombs 3, 1995, at the name of the seem of t

WHEREAS as Secondary and the English of County Secondary of County

WHEREAS, the Stringson are that a with the real estate defined in the Surfugion Ridge residentions, invitations are present which may with the real estate defined in the Surfugion Ridge Flat (hereafter, "Eartington May Plat Restrictions"); and

WHEREAS, the Plan Restriction and the Secretary of the Secretary of the River Ridge wash state that the River Glor Architectural Standards, which said fence policy is to be recentled with the Hamilton County Recorder; and

CHICAGO TITLE



WHEREAS, the River Glon Architectural Committee developed an Amended Pence Policy which was subsequently adopted by the Board of Directors of River Glen Homeowners Association, Inc. NOW, THEREFORE, the undersigned officer of the Association's Board of Directors gives notice of the following:

1. At a Board of Director's meeting held on July 25 1997, the Board of Directors of the River Glen Homcowners Association Inc., voted unanimously, by resolution, to approve and adopt the Amended Fence Policy for River Glen Sections 1, 2, 3 and 4. River Ridge and Berrington Ridge which is attached hereto as Exhibit "A" and incorporated herein

2. The effective date of such amended fence pulsey is July 25, 1997

Dated this 2.5 day of July, 1997

River Glen Homeowners Association, Inc., by:

Harry A. Sommer, President

STATE OF INDIANA

COUNTY OF MASSELL

Before me a Notary Parish and for said County and Stationary Ally appeared Harry A.

Summer, the Provident of Description Homeowness Association, Iron, in the province of the three prints of the province for and on before Ked assessment and train, invetor, from daily that the province of the county of the province of representations counting

Witness my harmed Hots

My Commission Expl

Tana AD - Oliver de la secolo dela secolo de la secolo dela secolo dela secolo dela secolo de la secolo dela secolo de la secolo dela se

CHICAGO TITLE



AMENDED FENCE POLICY FOR RIVER GLEN SECTIONS 1, 2, 3, & 4, RIVER RIDGE ANDBARRINGTON RIDGE ADOPTED BY THE BOARD OF DIRECTORS OF THE RIVER GLEN HOMEOWNERS ASSOCIATION, INC. AND THE RIVER GLEN ARCHITECTURAL COMMIT' TE

Ali cences must be approved by the River Glen Architectural Commutee effective the day of day of 1997. Contact the River Glen Architectural Committee for information on specific fence styles. The architectural Committee has the authority to grant exceptions on a case by çase basis.

igton Ridge Board of Barrington Ridge fences shall be approved by the Directors or its Architectural Committee Hold Ingren Ridge Board or its Architectural committee is dissipated and approved by the River Glass approved by the River Glass

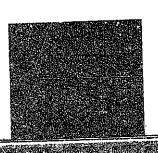
- 1. The specification was fence must be somewed by the areas separal
- cettin committee. 2. Subject to the sectional the Kloca Characterist and seems of the white set and seems of the set of the

 - Wrough four v. c
 D. Woods recht, ren
 C. Black v. catch et al. (1997)

 C. Black v. catch et al. (1997)
 - द्वाउदेश: d. if 🤛 a fe we arouse the pool shall be 77"



ECTO TILE



Amended Fence Policy River Glen Homeowners Association Page Two

- 3. For lots abutting River Glen Boulevard, all fences must be wrought iron sryle picket fences as described in the River Glen, River Ridge and Barrington Ridge Covenants and Plat Restrictions, including amendments. Specifically these lots are: Lots 1,3,4,5,7, and 8 of River Ridge; Lots 128, 144, 145 & 152 of River Glen-Section Three; Lots 80 through 89 of River Glen-Section Two; Lots 1, 2, 3 & 13 of Barrington Ridge; and Lots 4, 5, & 72 through 88 of River Glen-Sections One & Two.
- 4. For lots which abut the golf course and the tennis courts, all fences must be wrought iron style picket fences as described in the River Glen, River Ridge and Barrington Ridge Covenants and Plat Restrictions, including Amendments. Specifically, those Lots are: Lots 25, 35, 36, 37, 48, 49, 50, 51 & 52 of River Ridge; Lots 7 & 8 of Barrington Ridge; Lots 1, 6 through 23, and 52 through 60 of River Glen-Section One; and Lots 153 through 172 and 179 through 196 of River Glen-Section Four.
- 5 For Lots in River Ridge which shirt L16th Street, all fences must be wrought from style picket face through 17, and 20 through 28ct River Ridge.
- 6. No fance shall be presented on such loc or the front any the front has of the principal sendence erected on such loc or the front age of any adjacent reside.
- adjacent resides

 7. No fonce which controls sprained spr
- 8. Privacy feaces and see, and constructed centiguously where sites or decks which vary from approved, on a case-by the high process of this Feat approved, on a case-by the first part of the Feat approved.

CHCAGOTITE

Amended Fence Policy River Glen Homeowners Association Page Three

9. Any fence erected or maintained on any Utility Easement, Drainage Easement, Sanitary Sewer Easement, Landscape Easement, Road or Trail Easement, or Water Company Easement as reflected and shown on any Plat on file with the Hamilton County Recorder's Office shall be at the risk of the party erecting the same and shall be subject to the rights and easements set forth in such Plat.

10. In the event of a serious or unusual architectural issue, the Architectural Committee shall seek the advice and counsel of the Board of Directors.

11. If there is a difference of opinion between the Architectural Committee and the Board of Directors, the decision of the Board of Directors shall control.

The Board of Directors of the River Glen Homeowners Association approved a three member committee, consisting of Harry Sommer, President, Winston Lister. Treasurer and James E. Schroeder, Architectural Committee and termer Shard Member, to deaft the American Solitor

Dated the 2 day of 1997.

By:

Very M. Sommer Postident

Winston Lister, Tracks of Sales E. Schroeder, Architectural Company of Pormer Board Membre

CHICAGO TITLE