

PLAT DEDICATION

The undersigned, Roy L. Prock, President of Cedar Run Limited, Inc., Owner of the real estate shown and described herein, has hereby laid off, platted and subdivided and does hereby lay off and subdivide said real estate in accordance with the herein plat.

DR400  
339  
Plat ①

This subdivision shall be known and designated as THE SANCTUARY AT HEARTLAND CROSSING, SECTION I.

All areas shown and designated as streets, if not heretofore dedicated, are hereby dedicated as public rights-of-way.

All areas shown and designated as Drainage and/or Utility easements (Easement Areas) on the plat herein are hereby dedicated by the Owner (Grantor) to the Tri-County Conservancy District (Grantee) with the right to construct, operate, patrol, maintain, reconstruct, repair, inspect, relocate, add to and remove underground line or lines, including necessary and convenient appurtenances and fixtures attached thereto, (the Facilities) for transmission, conveyance, storage and/or distribution thereof over, upon, along, under and across said Easement Areas.

NW C  
(NE C  
(CALC

Grantee's rights herein include the right of ingress and egress to and from Easement Areas across the land of Grantor, using established lanes or driveways when practicable.

Grantor reserves the right to use the Easement Areas for any purpose which shall be consistent with Grantee's right-  
of-way. Any house, building or permanent structure, or portion thereof, located within an Easement Area shall be deemed as inconsistent use by Grantor and shall be removed from the Easement Area by the Grantor.

Grantor shall comply with all applicable codes when making use of land located adjacent to Grantee's Facilities and shall maintain the ground surface of Easement Areas and/or rights-of-way.

Grantee's rights herein include cutting down, clearing and trimming trees, shrubs and other vegetation, or portions thereof, located upon Easement Areas or which interfere with Grantee's use thereof.

CONSENT OF OWNER

OWNER: Cedar Run Limited, Inc.

I, the undersigned, Roy L. Prock, president of Cedar Run Limited, Inc., owner of the real estate hereon, do hereby declare the real estate as described to be platted into this subdivision to be known as THE SANCTUARY AT HEARTLAND CROSSING, SECTION I. The "public improvements" (consisting of sanitary sewers, storm drainage/sewers, and the water distribution system) shall be dedicated to and maintained by the TRI-COUNTY CONSERVANCY DISTRICT.

1" IN  
PER  
SW C  
(SE C

Roy L. Prock  
Roy L. Prock  
President - Cedar Run Limited, Inc.

STATE OF INDIANA }  
COUNTY OF MARION } SS:

Before me, a Notary Public in and for said County, and State, personally appeared Roy L. Prock acknowledged execution of this instrument as his voluntary act and deed for the uses and purposes therein expressed.

Witness my signature and Notarial Seal this 7<sup>TH</sup> day of AUGUST, 1997.

SEPT. 20, 2000  
My Commission Expires:

BOONE  
County Residence:



Bill M. Ottinger  
Signature Notary Public:

BILL M OTTINGER  
Printed Name:

Book 402 Page 467

**TABLE OF CONTENTS**

	Page
ARTICLE I - DEFINITIONS .....	2
Section 1.1. Additional Land .....	2
Section 1.2. Appropriate County Planning Agency .....	2

128<sup>70</sup> 9714187

Book 402 Page 466

**MASTER DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENTS AND RESTRICTIONS OF  
HEARTLAND CROSSING**

Dated: October 10, 1997

	Page
B. Use of Common Areas and Community Facilities .....	9
C. Signs .....	10
D. Storage and Parking of Vehicles .....	10
E. Pets .....	10
F. Nuisances .....	11
G. Garbage, Trash and Other Refuse .....	11
H. Model Homes .....	11
I. Temporary Structures .....	11
J. Utility Services .....	11
K. Wells and Septic Tanks .....	11
L. Antennas and Solar Heat Panels .....	12
M. Mailboxes .....	12
N. Accessory Outbuildings Prohibited .....	12
O. Occupancy or Residential Use of Partially Completed Dwelling Houses Prohibited .....	12
P. Other Restrictions .....	12
Q. Fences, Light Fixtures, Etc .....	12
R. Damaged Structures .....	13
S. Prohibition of Used Structures .....	13
T. Maintenance of Lots and Improvements .....	13
U. Modular or Mobile Homes .....	14
ARTICLE III - MEMBERSHIP AND VOTING RIGHTS .....	14
Section 3.1. Membership .....	14
Section 3.2. Classes of Membership .....	14
Section 3.3. Board of Directors .....	15
Section 3.4. Professional Management .....	15
Section 3.5. Responsibilities of the Association .....	15
Section 3.6. Control and Transfer of Control of Association .....	15
ARTICLE IV - MAINTENANCE .....	15
Section 4.1. Maintenance .....	15
ARTICLE V - INSURANCE .....	17
Section 5.1. Insurance .....	17
Section 5.2. Individual Insurance .....	18
Section 5.3. Disbursement of Proceeds .....	19
Section 5.4. Damage and Destruction .....	19
Section 5.5. Repair and Reconstruction .....	20
ARTICLE VI - NO PARTITION .....	20
Section 6.1. No Partition .....	20

5

	Page
ARTICLE VII - CONDEMNATION .....	20
Section 7.1. Condemnation .....	20
ARTICLE VIII - ANNEXATION OF ADDITIONAL PROPERTY .....	21
Section 8.1. Annexation without Approval of Owners .....	21
Section 8.2. Acquisition of Additional Common Area .....	21
Section 8.3. Amendment .....	22
ARTICLE IX - RIGHTS AND OBLIGATIONS OF THE ASSOCIATION .....	22
Section 9.1. Common Area .....	22
Section 9.2. Services .....	22
Section 9.3. Personal Property and Real Property for Common Use .....	22
Section 9.4. Implied Rights .....	22
Section 9.5. Self-Help .....	22
Section 9.6. Right of Entry .....	23
ARTICLE X - ASSESSMENTS .....	23
Section 10.1. Purpose of Assessment .....	23
Section 10.2. Creation of Assessments .....	23
Section 10.3. Computation of Assessment .....	24
Section 10.4. Special Assessments .....	25
Section 10.5. Lien for Assessments .....	25
Section 10.6. Effect of Nonpayment of Assessments: Remedies of the Association .....	26
Section 10.7. Capital Budget and Contribution .....	26
Section 10.8. Subordination of the Lien to First Deeds of Trust and First Mortgages .....	26
Section 10.9. Date of Commencement of Annual Assessments .....	27
Section 10.10. Assessments Due From Declarant .....	27
ARTICLE XI - ARCHITECTURAL STANDARDS .....	28
Section 11.1. Architectural Standards Jurisdiction .....	28
Section 11.2. New Construction .....	28
Section 11.3. Modifications .....	28
Section 11.4. Procedures for Approval .....	29
Section 11.5. Power of Disapproval .....	29
Section 11.6. Liability of Committee .....	29
Section 11.7. Inspection .....	30
Section 11.8. Declarant Improvements .....	30
Section 11.9. Remedies for Failure to Obtain Approval .....	30
ARTICLE XII - MORTGAGEE RIGHTS .....	30
Section 12.1. Notices of Action .....	30



	Page
ARTICLE XIII - GENERAL PROVISIONS .....	31
Section 13.1. Duration .....	31
Section 13.2. Amendment .....	31
Section 13.3. Indemnification .....	32
Section 13.4. Easements for Utilities .....	33
Section 13.5. Construction and Sale .....	33
Section 13.6. Gender and Grammar .....	33
Section 13.7. Severability .....	33
Section 13.8. Captions .....	33
Section 13.9. Perpetuities .....	34
ARTICLE XIV - ENFORCEMENT .....	34
Section 14.1. In General .....	34
Section 14.2. Government Enforcement .....	34
Section 14.3. Delay or Failure to Enforce .....	34
ARTICLE XV - PRIVATE AMENITIES AND SERVICES .....	34
Section 15.1. Private Amenities and Services .....	34
ARTICLE XVI - LIMITATION ON DECLARANT'S LIABILITY .....	35
Section 16.1. Limitation on Declarant's Liability .....	35
ARTICLE XVII - ADDITIONAL EASEMENTS AND RESTRICTIONS .....	35
Section 17.1. Easements .....	35
Section 17.2. Floodway Restrictions .....	36
Section 17.3. Common Areas .....	36
Section 17.4. Lot Access .....	37
Section 17.5. Construction Procedure .....	37
Section 17.6. Streets .....	37
Section 17.7. Easement for Golf Use .....	37
ARTICLE XVIII - REAL ESTATE TAXES; UTILITIES .....	38
Section 18.1. Real Estate Taxes .....	38
Section 18.2. Utilities .....	38
EXHIBITS:	
"A" - Description of Real Estate	
"B" - Description of Additional Real Estate	
"C" - Development Control Committee Guidelines	

**MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS  
AND RESTRICTIONS  
OF HEARTLAND CROSSING**

THIS MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF HEARTLAND CROSSING (the "Declaration"), is this 30th day of October, 1997, by CEDAR RUN LIMITED, INC., an Indiana corporation, and

**WITNESSES:**

WHEREAS, Declarant (as defined herein) is the owner or contract purchaser of the Development (as defined herein);

WHEREAS, Declarant intends by this Declaration (as defined herein) to impose upon the Development mutually beneficial restrictions under a general plan of improvement for the benefit of all owners of residential property within the Development by the recording of this Declaration;

WHEREAS, Declarant desires to provide a flexible and reasonable procedure for the overall development of the Development and to establish a method for the administration, maintenance, preservation, use, and enjoyment of such properties as are now or may hereafter be subject to this Declaration;

WHEREAS, Declarant anticipates that a number of residential communities will be developed in the Development and that certain aspects of the overall Development will be of benefit to such different communities, including, but not limited to, the Community Facilities, the Streets, the Drainage System (all as defined herein), central landscaping features, central signage for the Development including street signage and stop and speed limit signs and common elements related to services to be provided to the residents of all such communities;

WHEREAS, Declarant contemplates that in addition to the covenants, conditions, easements and restrictions imposed hereby and the amenities, improvements and services of common benefit to all residents, such communities within the Development may be subject to further covenants, conditions, easements and restrictions and provided with further amenities, improvements and services of benefit only to the residents of a particular community or communities, and in furtherance thereof, Declarant intends that a Supplemental Declaration (as defined herein) will be recorded making reference to this Declaration and setting forth the various terms and provisions relating to such communities' specific amenities, improvements, services and other matters and Declarant contemplates that each Community (as defined herein) will form a separate Community Association (as defined herein) to carry out the powers and duties delegated to it by the Association and as set forth in the Supplemental Declaration for that Community; and

WHEREAS, the Declarant has formed (or intends to form) the Association (as defined herein) for the purposes of carrying out the powers and duties aforesaid.

NOW, THEREFORE, Declarant hereby declares that all of the real estate described in Exhibit "A", and any additional property as may by subsequent amendment be added to and subjected to this Declaration, shall be held, sold and conveyed subject to the following covenants, conditions, easements and restrictions which shall "run with the land" and are for the purpose of protecting the value and desirability of and which shall run with, the real property subjected to this Declaration and which shall be binding on all parties having any right, title or interest in the described Development or any part thereof, their heirs, successors, successors-in-title, and assigns and shall inure to the benefit of each owner thereof. Declarant, for itself and its successors and assigns, specifically reserves unto itself the right and privilege to include Additional Land (as defined herein) within and subject to, the terms and provisions of this Declaration by recording a document with the Recorder of the Appropriate Indiana County, making reference to the terms and provisions hereof and purporting to accomplish such addition of real estate with respect to the provisions hereof.

**ARTICLE I**

**DEFINITIONS**

**Section 1.1. Additional Land.** Additional Land shall mean and refer to additional real property now owned or which may in the future be owned by Declarant subject to Declarant's reserved unilateral right to annex the same within and subject to this Declaration as provided elsewhere herein.

**Section 1.2. Appropriate County Planning Agency.** Appropriate County Planning Agency shall mean and refer to the following three (3) agencies responsible for planning and zoning matters in each agency's respective county: (1) Hendricks County Plan Commission; (2) Metropolitan Development Commission of Marion County, Indiana; and (3) Morgan County Building Commission, their respective successors and assigns.

**Section 1.3. Appropriate Indiana County.** The Development is located in three Indiana Counties: Marion, Morgan and Hendricks.

**Section 1.4. Articles of Incorporation.** Articles of Incorporation means and refers to the Articles of Incorporation of the Association or Community Association as the context may indicate, as filed with the Secretary of State of the State of Indiana.

**Section 1.5. Association.** Association shall mean and refer to the Heartland Crossing Foundation, Inc., or an organization of similar name, formed, or to be formed, as an Indiana not-for-profit corporation, its successors and assigns. The Board of Directors or Board shall mean the elected body of the Association having its normal meaning under Indiana not-for-profit corporation law.

**Section 1.6. Bylaws.** Bylaws shall refer to the Bylaws of the Association or Community Association as the context may indicate, as the same may exist and be in effect from time to time.

**Section 1.7. Common Area.** Common Area shall mean all real and personal property now or hereafter owned by or subject to an easement for the common use and enjoyment of all Owners in

the Development. The Common Area to be owned by the Association or TCCD shall be conveyed to the Association or TCCD at any time prior to the last conveyance of a subdivision interest to any Owner by Declarant. By way of example and not by way of limitation, Common Area shall include the Drainage System in the Development including all lakes, retention/detention ponds, spillways, creeks and culverts, all landscaping other than landscaping on any Lot, accent or special effect lighting systems for the development (excluding exterior light fixtures to be installed and maintained by Owners), all Private Streets within the Development, community recreational facilities and such other or further items as shall be shown as Common Area or subject to an easement for stated purposes on the various Plats and Plans filed with the Recorder of the Appropriate Indiana County from time to time with respect to portions of the Development, whether in conjunction with the recordation of a Supplemental Declaration or otherwise.

**Section 1.8. Common Expenses.** Common Expenses shall mean and include the actual and estimated expenses of operating the Association or payable to TCCD, including any reasonable reserves, all as may be found to be necessary and appropriate by the Board pursuant to this Declaration, the Bylaws, and the Articles of Incorporation of the Association. Common Expenses shall include, without limitation, the actual and estimated cost to the Association for the maintenance, management, operation, repair, improvement and replacement of Common Area, real estate taxes or personal property taxes assessed against any Common Area, as well as any other costs or expense incurred by the Association or TCCD for the benefit of the Common Area and the Owners.

**Section 1.9. Community.** Community shall mean and refer to separately designated and developed residential areas. In the absence of specific designation of separate Community status, all real estate made subject to this Declaration shall be considered a part of the same Community; provided, however, the Declarant may designate in any Supplemental Declaration adding property to the terms and conditions of this Declaration that such property shall constitute a separate Community or Communities; provided further that, upon approval of two-thirds (2/3) of the Board of Directors, the Board of Directors may also designate Community status to any area of the Development so requesting.

**Section 1.10. Community Assessments.** Community Assessments shall mean assessments for such expenses as may be provided for herein or in any Supplemental Declaration which shall be used for the purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of the Lots in a given Community against which the specific Community Assessment is levied and for the purpose of maintaining the properties or providing services for the Owners within a given Community, as will be more particularly described in the Supplemental Declaration creating the same. The Community Assessments shall be levied equally against Owners of Lots in a Community, provided that in the event assessments are levied for exterior maintenance of dwellings, or insurance on dwellings, or replacement reserves which pertain to particular dwellings within a given Community (pursuant to a Supplemental Declaration), such assessments (that are for the use and benefit of particular Lots) shall be levied upon a pro rata basis among the benefited Owners.

**Section 1.11. Community Association.** Community Association shall mean and refer to the homeowner's association formed as an Indiana nonprofit corporation, its successors and assigns, for each Community.

**Section 1.12. Community Facilities.** Community Facilities shall refer to facilities such as a clubhouse, swimming pool, tennis court(s) and related facilities and equipment, if any, to be located within and to be a part of a particular Community or communities and be subject to an easement for the common use and enjoyment of only Owners in such Community or communities, as determined and provided by Declarant.

**Section 1.13. Control Transfer Date.** Control Transfer Date shall be the date on which the Declarant is no longer a Class B member of the Association.

**Section 1.14. Declarant.** Declarant means Cedar Run Limited, Inc., an Indiana corporation, or any other person, firm, corporation or partnership which succeeds to the interest of Cedar Run Limited, Inc., as developer of the Development, as a matter of law or as evidenced by a written instrument of transfer to such effect.

**Section 1.15. Development.** Development shall mean and refer to the real property described in Exhibit "A", attached hereto and incorporated herein by reference and such additional real property as may be added in accordance with Article VIII.

**Section 1.16. DCC.** DCC shall mean and refer to the Development Control Committee established pursuant to the provisions of Article XI hereof.

**Section 1.17. Drainage System.** Drainage System shall mean and include the retention/detention ponds, storm sewers, subsurface drainage tiles, swales, ditches, pipes, and other structures, fixtures, properties, equipment, and facilities located in, upon, or under the Common Area, Streets, or easements affecting one or more Lots or property located outside the Development, and designed for the purpose of expediting the drainage of surface and subsurface waters from, over, across and under the Development, other than such as may have been dedicated to the public and accepted for maintenance by the appropriate public agency.

**Section 1.18. Eligible Mortgage Holder.** Eligible Mortgage Holder shall mean a holder, insurer, or guarantor of a first mortgage on a Lot who has requested notice of certain matters from the Association as herein and in the Association's Bylaws provided.

**Section 1.19. Eligible Votes.** Eligible Votes shall mean those votes available to be cast on the issue at hand. A vote which is for any reason suspended is not available to be cast.

**Section 1.20. Lot.** Lot shall mean a portion of the Development other than the Common Area intended for any type of independent ownership and use as may be set out in this Declaration and as shall be shown on the Plats and Plans filed with or subsequent to this Declaration, amendments thereto

and any Supplemental Declaration. Where the context indicates or requires, the term Lot includes any structure on the Lot.

**Section 1.21. Majority.** Majority means more than fifty percent (50%) of the total number of eligible groups, Eligible Votes, eligible Owners, or other, as the context may indicate.

**Section 1.22. Member.** Member shall mean and refer to a person or entity entitled to membership in the Association, as provided herein.

**Section 1.23. Mortgage.** Mortgage means any mortgage, deed to secure debt, and any and all other similar instruments used for the purpose of conveying or encumbering real property as security for the payment or satisfaction of an obligation.

**Section 1.24. Owner.** Owner shall mean and refer to the record owner, whether one or more persons or entities, of any Lot which is part of the Development, but excluding any party holding the fee simple title merely as security for the performance of an obligation. Owner shall include the Declarant (but pursuant to Section 10.10 no assessments are payable by Declarant as an Owner except as specifically described therein).

**Section 1.25. Person.** Person means a natural person, a corporation, a partnership, trustee, or other legal entity.

**Section 1.26. Plats and Plans.** Plats and Plans shall collectively mean those plats or plans of all or any portion of the Development making reference hereto which have been or hereafter may be recorded in the office of the Recorder of the Appropriate Indiana County, as the same may be amended or supplemented by replats or otherwise.

**Section 1.27. Quorum.** Quorum shall mean the percent of Eligible Votes entitled to be cast on a matter at any meeting of Members as specified in the Bylaws.

**Section 1.28. Special Assessments.** Special Assessments shall mean those certain assessments authorized and made pursuant to the terms of Section 10.4 hereof.

**Section 1.29. Streets.** Streets shall mean all driveways, walkways, roadways, streets and similar areas, designated as such on the Plats and Plans, which have been or hereafter are constructed for the purpose of providing common access for Owners, occupants and their guests and invitees, to any or all Lots, other than those that have been dedicated to the public and accepted for maintenance by the appropriate public agency.

**Section 1.30. Supplemental Declaration.** Supplemental Declaration shall mean any amendment to this Declaration which adds additional property to that covered by this Declaration or otherwise imposes additional covenants, conditions, easements or restrictions on all or any portion of the Development. Such Supplemental Declaration may, but is not required to impose, expressly or by reference, additional restrictions and obligations on the land subject to that Supplemental Declaration

to the provisions of this Declaration and shall set forth the specific development standards, services to be provided by the Community Association to Owners in the Community being created thereby, the initial level of assessments for Community Assessments associated therewith and such other matters as the Declarant may determine to include therein.

Section 1.31. Tri-County Conservancy District ("TCCD"). TCCD shall provide and construct the sanitary sewers, storm drainage, recreational areas, community pool and common area parkways in the Community. TCCD may bill the Owners a monthly service charge for providing the services associated with the above improvements. This monthly charge shall be in addition to any Assessment discussed in this Declaration.

## ARTICLE II

### PROPERTY RIGHTS

Section 2.1. Owner's Easement of Enjoyment. Every Owner shall have a right and easement of ingress and egress in and to, and, use and enjoyment of the Common Area and the Community Facilities of the Community within which the Owner's Lot is located, which shall be appurtenant to and shall pass with the title to every Lot, subject to:

(i) the right of the Association, TCCD or appropriate Community Association to charge reasonable admission and other fees for the use of any Common Area or Community Facilities and to impose reasonable limits on the number of guests who may use such facilities;

(ii) the right of the Association, TCCD or appropriate Community Association to suspend or terminate a Member's voting rights in accordance with law and the Articles of Incorporation and Bylaws;

(iii) the right to suspend use of any such facilities for any period during which any assessment for Common Expenses or Community Assessments against that Owner's Lot remains unpaid, and for any violation by an Owner of the Association's, TCCD's or appropriate Community Association's rules and regulations, for the duration of the violation and for an additional period thereafter not to exceed (30) days;

(iv) the Declarant's reserved easements as described herein and the right of the Declarant to grant easements in and to the Common Area and Community Facilities to any public agency, authority, or utility for such purposes as benefit only the Development or portions thereof and Owners or Lots contained therein;

(v) the right of the Association, TCCD and of Community Association to borrow money for the purpose of improving the Common Area and Community Facilities, or any portion thereof, for acquiring additional Common Area or Community Facilities, or for constructing, repairing, or improving any facilities located or to be located thereon, and to give as security for the payment of any such loan a mortgage conveying all or any portion of the

Common Area or Community Facilities, provided two-thirds (2/3) of Eligible Votes shall approve; provided, however, the lien and encumbrance of any such mortgage given by the Association, TCCD or Community Association shall be subject and subordinate to any and all rights, interests, options, easements, and privileges reserved or established in this Declaration for the benefit of Declarant or any Owner, or the holder of any Mortgage, irrespective of when executed, given by Declarant or any Owner encumbering any Lot or other property located within the Development; and

(v) the right of the Association, TCCD and Community Association to dedicate or transfer all or any portion of the Common Area or Community Facilities to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members of the Association or Community Association and TCCD. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer has been approved by the Declarant during any time that the Declarant controls the Association or the Community Association and otherwise by at least two-thirds (2/3) of all Eligible Votes.

This Section 2.1 may not be amended without the written consent of Declarant during the time that Declarant owns any property subject to this Declaration. Unless otherwise specified herein, the Associations or TCCD's rights in this Section and all other Sections hereof pertain only to the Common Area and the rights of any Community Association pertain only to the Community Facilities for the Community governed by said Community Association.

**Section 2.2. Delegation of Use.** No Owner may delegate his or her right of enjoyment to the Common Area or Community Facilities to any other individual without the prior written consent of the Association, TCCD or Community Association.

**Section 2.3. Owner's Right to Ingress, Egress and Support.** Each Owner shall have the right to ingress and egress over, upon, and across the Common Area necessary for access to his or her Lot and shall have the right to lateral support for his or her Lot, and such rights shall be appurtenant to and pass with the title to each Lot.

**Section 2.4. Rules and Regulations.** The Board of Directors of the Association or TCCD may establish reasonable rules and regulations concerning the use of the Common Area, facilities located thereon, and individual Lots in the Development, as appropriate. Copies of such regulations and amendments thereto shall be furnished by the Association or TCCD to all Owners prior to the rule's effective date. Such regulations shall be binding upon the Owners, their families, tenants, guests, invitees, and agents until and unless such regulation, rule, or requirement shall be specifically overruled, canceled, or modified by the Board of Directors of the Association or the Members by two-thirds (2/3) of all Eligible Votes and with the written approval of the Class B Member prior to the Control Transfer Date or TCCD. The Board shall have the authority to impose reasonable monetary fines and other sanctions, and monetary fines may be collected by lien and foreclosure, as provided in Article X. In addition, the Association, through its Board, or TCCD, may, by contract or other agreement, enforce county ordinances or permit the Appropriate Indiana County to enforce ordinances affecting the Development for the benefit of the Association and its Members or TCCD.



Any playground or other play area or equipment furnished by Declarant, the Association, TCCD or the Community Association, or others with the consent of Declarant, upon the Common Area or otherwise within the Development, shall be used at the risk of the user, and Declarant, the Association, TCCD and the Community Association shall not be held liable to any person or entity for any claim, damage, liability or injury occurring thereon or related to use thereof.

**Section 2.5. Declarant's Reserved Easement.** Notwithstanding any provisions contained in the Declaration to the contrary, Declarant hereby expressly reserves unto itself and its successors and assigns a nonexclusive, perpetual right, privilege, and easement with respect to any property in the Development, for the benefit of Declarant and its successors and assigns over, under, in, and on the Development, without obligation and without charge to Declarant, for the purposes of construction, installation, relocation, development, sale, maintenance, repair, replacement, use and enjoyment and otherwise dealing with the Development and any other property now owned or which may in the future be owned by Declarant. The reserved easement shall constitute a burden on the title to all or any portion of the Development and specifically includes, but is not limited to:

(i) the right of access, ingress, and egress for vehicular and pedestrian traffic over, under, on, and in all or any portion of the Development; and the right to tie into any portion of the Development with driveways, parking areas, Streets, the Drainage System and walkways; and the right to tie into and/or otherwise connect and use (without a tap-on or any other fee for so doing), replace, relocate, maintain, and repair any device which provides utility or similar services, including, without limitation, electrical, telephone, natural gas, water, sewer, and drainage lines and facilities constructed or installed in, on, under, and/or over all or any portion of the Development;

(ii) the right to construct, install, replace, relocate, maintain, repair, use and enjoy signs, model residences, sales offices, construction offices and business offices as, in the sole opinion of Declarant, may be required, convenient or incidental to the construction and sale by Declarant of residences in all or any portion of the Development or in any portion of the Additional Land; and

(iii) the right to maintain a sales and marketing office for the Development within the Common Area and/or Community Facilities without cost to Declarant until Declarant no longer owns any Lots in the Development.

No rights, privileges, and easements granted or reserved herein shall be merged into the title of any property within the Development, but shall be held independent of such title, and no such right, privilege, or easement shall be surrendered, conveyed, or released unless and until and except by delivery of a quitclaim deed from Declarant releasing such right, privilege, or easement by express reference thereto with respect to all or any portion of the Development. Declarant may grant to a builder of Lots within the Development similar rights as granted to Declarant under (ii) and (iii) above.

This Section 2.5 may not be amended without the advance written consent of Declarant as long as Declarant owns one or more Lots.

Section 2.6 Character of the Development

A. Use of Lots

(i) Except as may be otherwise expressly provided in this Declaration, each Lot shall be used for residential purposes only as a residence for a single family related by blood, adoption, or marriage. No business buildings shall be erected on said Lots, and no business may be conducted on any part thereof, other than the home occupations permitted in the Dwelling District Zoning Ordinance of the Appropriate Indiana County, as amended from time to time. Lease or rental of a Lot or any building thereon for residential purposes for a minimum of twelve (12) months shall not be considered to be a violation of this covenant, so long as the lease is in compliance with reasonable rules and regulations as the Board of Directors may promulgate, or in the absence of such rules and regulations, with the prior written approval of the Board. Any lessee or tenant shall in all respects be subject to the terms and conditions of this Declaration, the Bylaws, and the rules and regulations adopted hereunder.

(ii) Without the prior written consent of the Association's Board of Directors, nothing shall be done or kept on any Lot or on the Common Area or any Community Facilities or any part thereof to increase the rate of insurance on the Development or any part thereof over what the Association, but for such activity, would pay. Noxious, destructive, or offensive activity, or any activity constituting an unreasonable source of annoyance, shall not be conducted on any Lot or on the Common Area or any Community Facilities or any part thereof, and the Association shall have standing to initiate legal proceedings to abate such activity. Each Owner shall refrain from any act or use of his or her Lot which could reasonably cause embarrassment, discomfort, or annoyance to other Owners, and the Board of Directors shall have the power to make and to enforce reasonable rules and regulations in furtherance of this provision.

B. Use of Common Areas and Community Facilities. No planting or gardening shall be done, and no fences, hedges, walls or any other structure or planting shall be erected or maintained upon the Common Area or Community Facilities, except in accordance with the initial construction of the improvements located thereon by the Declarant or as approved by the Association's Board of Directors or their designated representatives or TCCD. No antennas may be erected upon the Common Area or Community Facilities, except the Association may erect a master antenna serving the Members. Except for the right of ingress and egress, the Owners of Lots may use the property outside their respective Lots only in accordance with reasonable regulations as may be adopted by the Association's Board of Directors or TCCD or as is expressly provided herein. Specifically, restrictions on use of lakes and ponds, if any, on the Development shall be set forth in Supplemental Declarations with respect to the Community in which such lakes and ponds are located or to which they are contiguous, and otherwise as may be implemented by the Board. It is expressly acknowledged and agreed by all parties concerned that this Section 2.6 is for the mutual benefit of all Owners and is necessary for the protection of all Owners.

C. **Signs.** Except as herein provided for Declarant, no signs of any type whatsoever, billboards, unsightly objects, or nuisances shall be erected, placed, or permitted to remain on the Development, other than signage provided by Declarant (before the Control Transfer Date) or by the Association or FCCD (after the Control Transfer Date) and approved by the DCC, and signs that are approved by the DCC and are erected by a builder of multiple lots in the Development (a "Builder").

D. **Storage and Parking of Vehicles.** There shall be no outside storage or parking upon any Lot, the Common Area or Community Facilities of any automobile, commercial vehicle, truck, tractor, mobile home or trailer (either with or without wheels), camper, camper trailer, boat or other watercraft, boat trailer, or any other transportation device of any kind, except within the parking spaces in the Owner's garage or the driveway on a Lot and for visitors temporarily parking in spaces and in accordance with rules and regulations designated and promulgated by the Board. No boats shall be stored in driveways or side yards. No Owners or tenants shall repair or restore any vehicle of any kind upon any Lot, Common Area or Community Facilities, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility. No garage may be altered in such a manner that the number of automobiles which may reasonably be parked therein after the alteration is less than the number of automobiles that could have been reasonably parked in the garage as originally constructed.

No Street Parking; No Semi-Tractor Trailers. No motor vehicle shall be continuously or habitually parked on any street or public right-of-way in the Development, it being the intent of Declarant and this Declaration that vehicles be kept in driveways and garages. No semi-tractor trailers, or other large trucks, vans or other vehicles as determined by Declarant in its sole discretion, shall be permitted in any Community or otherwise within the Development, except for limited periods as determined by Declarant in its sole discretion for moving vans being utilized by residents for moving in or out of a residence, and except for such construction, delivery or other vehicles as Declarant may permit from time-to-time in its sole discretion.

E. **Pets.** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on the Development, except that normal household pets in reasonable numbers may be kept in residences subject to rules and regulations adopted by the Association through its Board of Directors, provided that such pets are not kept, bred, or maintained for any commercial purpose. The Board shall have the absolute power to prohibit a pet from being kept on any Lot in the Development, including inside residences constructed thereon. No doghouses, dog runs or other pet enclosures shall be constructed or located on any Lot without the prior written approval of the DCC.

The Lot Owner keeping any pets shall keep the Lot free of pet waste and feces, and any person in charge of a dog, cat or other pet in the Common Area shall keep the pet on a leash and dispose of any feces dropped by the pet, in a prompt and sanitary manner; provided, that the foregoing shall not be construed to permit any person in charge of a pet or other animal to take the pet or animal on private property, without the consent of the property owner. In addition to such other remedies as may be available, violation of this Section by any Lot Owner or resident of the Development may result in the suspension of voting rights of a Lot Owner in the Community Association and suspension of the rights to use the recreational facilities and other common amenities of the Development.

F. Nuisances. No outside toilets shall be permitted on any Lot in the Development (except during a period of construction and then only with the consent of the DCC), and no sanitary waste or other wastes shall be permitted to enter the storm drainage system. No discharge from any floor drain shall be permitted to enter into the storm drainage system. No noxious or offensive activities shall be carried on any Lot in the Development, nor shall anything be done on any of said Lots that shall become or be an unreasonable annoyance or nuisance to any Owner of another Lot in the Development. By purchase of a Lot, each Owner agrees that any violation of this paragraph constitutes a nuisance which may be abated by Declarant, the Association, or any Owner in the Development in any manner provided at law or in equity. The cost or expense of abatement, including court costs and attorneys' fees, shall become a charge or lien upon the offending Owner's Lot, and may be collected (i) in any manner provided by law or in equity for collection of a liquidated debt, or (ii) by foreclosure of said lien in the manner provided for in Section 10.6 for the lien of assessments. Neither the Declarant, nor any officer, agent, employee or contractor thereof, the Association, or any Owner enforcing the provisions of this paragraph shall be liable for any damage which may result from enforcement hereof.

G. Garbage, Trash and Other Refuse. No Owner of a Lot in the Development shall burn or permit the burning out-of-doors of garbage or other refuse, nor shall any such Owner accumulate or permit the accumulation out-of-doors of such refuse on his Lot except as may be permitted below. All dwellings built in the Development shall be equipped with a garbage disposal unit. Every outdoor receptacle for ashes, trash, rubbish or garbage shall be installed underground or shall be so placed and kept as not to be visible from any street within the Development at any time, except at the time when refuse collections are being made.

H. Model Homes. No Owner of any Lot in the Development other than Declarant or persons having the written permission of Declarant shall build or use, or permit the building or use upon any such Lot of any dwelling that is to be used as a model home or exhibit house.

I. Temporary Structures. No temporary house, trailer, tent, garage, mini-barn or other out building shall be placed or erected on any Lot, nor shall any regular overnight camping be permitted on any Lot.

J. Utility Services. No utility services will be installed under any paved areas in the Development, except by jacking, drilling, or boring, unless specifically approved by the Declarant (or, after Declarant turns over control of the Association, by the DCC). All utility facilities in the Development will be underground, except where required to be placed above ground by the individual utility supplier.

K. Wells and Septic Tanks. No water wells shall be drilled on any of the Lots in the Development without the approval of the DCC. No septic tanks shall be installed on any of the Lots, in any of the Common Areas or the Community Facilities.

(9)

L. Antennas and Solar Heat Panels. Except as approved by the DCC, no exposed antennas, satellite dishes (larger than twenty-four (24) inches) or solar heat panels shall be allowed on any Lot or on any residence on any Lot which is visible from outside such residence.

M. Mailboxes. The DCC shall select and designate a standard mailbox and post to be used on the Lots. All repairs and replacements to such standard mailboxes shall be consistent in color, quality and appearance with the original mailbox and post.

N. Accessory Outbuildings Prohibited. No accessory outbuildings, including mini-barns, shall be erected on any of the residential Lots without prior written approval of the DCC.

O. Occupancy or Residential Use of Partially Completed Dwelling Houses Prohibited. No dwelling house constructed on any of the residential Lots shall be occupied or used for residential purposes or human habitation until it shall have been substantially completed for occupancy in accordance with the approved building plan. The determination of whether the house shall have been substantially completed for occupancy shall be made by the building inspector of the governmental entity having jurisdiction over the Development and such decision shall be binding on all parties.

P. Other Restrictions. All tracts of ground in the Development shall be subject to all covenants, conditions, easements, restrictions and limitations of record, and to all governmental zoning authority and regulations affecting the Development, all of which are incorporated herein by reference.

Q. Fences, Light Fixtures, Etc. In order to preserve the natural quality and aesthetic appearance of the existing geographic areas within the Development, any fence, basketball goal, swimming pool, hot tub, play structure (such as swing set) or other exterior structure must be approved by the DCC as to size, location, height and composition before it may be installed. Any fencing in the Development will be designed and installed to be as harmonious as possible with the architectural character of the Community. No fence or screen will be approved if its installation will obstruct necessary site lines for vehicular traffic. Undue obstruction of view or other amenities from adjoining properties will be taken into consideration by the DCC when reviewing for approval. Fences in general shall not be located any closer to the front of the home than the rear foundation line of the home. The DCC will discourage fencing of the entire back yard due to the effect that this fencing may have on the feeling of spaciousness desired by other property owners. Fences may be privately installed but must be constructed to professional levels of quality. Non-professionally installed fences will be inspected by the DCC after completion in order to insure that the final product is of a professional quality and final approval of the fence shall be deemed withheld until successful completion of this final review.

No outside clothes lines shall be erected or placed on any Lot or attached to any residence on any Lot within the Development.

(a) Height Restriction. DCC will approve fences up to four (4) feet in height which otherwise meet these guidelines. The DCC will give consideration, however, to a variance in this height limit where clearly unique circumstances exist. The use of six (6) foot fences around small patio

areas of a backyard or sideyard of a home in order to secure privacy for the immediate patio area will be permitted. The specific fence height restrictions are as follows:

(i) Property fencing and walls above grade shall not exceed four (4) feet above grade unless otherwise approved by the DCC.

(ii) The DCC will not approve any proposed fence which exceeds four (4) feet in height unless the rear line of that Lot offers some circumstance clearly unique to that Lot.

(iii) Patio screens/privacy fences shall not exceed six (6) feet in height.

(b) Materials and Finish.

(i) Wood fencing or screening will be approved if the design is in conformity with the architectural design of the Community, and either (i) painted or stained to match the exterior colors of the home, or (ii) have a natural wood finish.

(ii) The DCC will not approve an application for the installation of a chain link or other galvanized metal fencing unless it is vinyl coated or covered with similar coating material and black in color.

R. Damaged Structures. No improvement which has partially or totally been destroyed by fire or otherwise shall be allowed to remain in such state for more than three (3) months from the time of such destruction or damage.

S. Prohibition of Used Structures. All structures constructed or placed on any Lot in the Development, including play structures, shall be constructed with substantially all new materials, and no used structures shall be relocated or placed on any such Lot without the prior written approval of the DCC.

T. Maintenance of Lots and Improvements. Unless the Association is obligated to perform the same, the Owner of any Lot in the Development shall at all times maintain the Lot (and to the extent required by the restrictions contained elsewhere herein or in the Plats and Plans, Common Area adjacent to such Lot) and any improvements situated thereon in such a manner as to prevent the same from becoming unsightly and, specifically, such Owner shall:

(i) Mow and care for the lawn at such times as may reasonably be required in order to prevent the unsightly growth of vegetation and weeds;

(ii) Remove all debris or rubbish;

(iii) Prevent the existence of any other condition that reasonably tends to detract from or diminish the aesthetic appearance of the Development. Gardens shall be allowed, but no plants may exceed 24 inches in height;

- (iv) Cut down and remove dead trees; and
- (v) Keep the exterior of all improvements in such a state of repair or maintenance as to avoid their becoming unsightly.

U. Modular or Mobile Homes. No Modular or Mobile Homes shall be permitted in the Development.

### ARTICLE III

#### MEMBERSHIP AND VOTING RIGHTS

Section 3.1. Membership. Every Owner of a Lot shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 3.2. Classes of Membership. The Association shall have two (2) classes of Members consisting of Class A Members and the Class B Member.

(a) Class A. Class A Members shall be all Owners of Lots with the exception of the Declarant. Except as otherwise provided herein or in the Articles of Incorporation, each Owner shall be entitled to one vote for each Lot owned. When more than one person is an Owner of a Lot, all such persons shall be Members. The vote for such Lot shall be exercised by the person whom the collective Members with respect to such Lot may designate. If a Membership stands of record in the names of at least two (2) persons or entities, if one person or entity votes, the vote binds all persons. In no event shall such vote be split into fractional votes and in no event shall more than one vote be cast with respect to any Lot. Each vote cast with respect to a Lot shall presumptively be valid, but if such vote is questioned by any Member holding any interest in such Lot and if all such Members holding an interest in the Lot are not in agreement as to the validity of the vote for such Lot which is questioned, then such vote shall not be counted. In addition, the Association may reject a vote, consent, waiver or proxy appointment if there is a reasonable basis to doubt the validity of a signature or the signatory's authority.

(b) Class B. The Declarant shall be the sole Class B Member. The Class B Member shall be entitled to 1,000 votes for so long as it shall own any Lot or other real estate in the Development or until the Declarant's Class B membership is converted to a Class A membership if that occurs earlier. The Class B membership shall cease and be converted to a Class A membership on the happening of the first to occur of the following events:

- (i) When the Class B Member owns less than ten percent (10%) of the Lots in the Development,
- (ii) When the Class B Member voluntarily surrenders its Class B membership, or

(iii) Twelve (12) years after the first Lot is conveyed to an Owner in any portion of the Development.

**Section 3.3. Board of Directors.** Subsequent to the Control Transfer Date, the Board of Directors of the Association shall consist of one member of the Board of Directors of each Community Association as prescribed by the Association's Bylaws. The Board of Directors shall manage the affairs of the Association. The initial Board of Directors shall be appointed by Declarant and shall manage the affairs of the Association until the Control Transfer Date.

**Section 3.4. Professional Management.** No contract or agreement for professional management of the Association by Declarant nor any other contract between the Association and Declarant shall be for a term in excess of three (3) years. Any such agreement or contract shall provide for termination by either party with or without cause without any termination fee by written notice of ninety (90) days or less.

**Section 3.5. Responsibilities of the Association.** The Association is hereby authorized to act and shall act on behalf of, and in the name, place, and stead of, the individual Owners in all matters pertaining to the maintenance, repair, and replacement of the Common Areas, the determination of Common Expenses, the collection of annual assessments and Special Assessments, and the granting of any approvals whenever and to the extent called for by this Declaration for the common benefit of all such Owners. The Association shall also have the right, but not the obligation, to act on behalf of any Owner or Owners in seeking enforcement of the terms, covenants, conditions and restrictions contained in this Declaration. Neither the Association nor its officers or authorized agents shall have any liability whatsoever to any Owner for any action taken under color of authority of this Declaration or for any failure to take any action called for by this Declaration, unless such act or failure to act is in the nature of a willful or reckless disregard of the rights of the Owners or in the nature of willful, intentional, fraudulent, or reckless misconduct. The Association shall procure and maintain insurance in accordance with the provisions of Article V hereof. The Association may contract for such services as management, snow removal, security control, trash removal, and such other services as the Association deems necessary or advisable.

**Section 3.6. Control and Transfer of Control of Association.** Until the Control Transfer Date, the Board of Directors of the Association shall consist of persons appointed by Declarant.

**ARTICLE IV**

**MAINTENANCE**

**Section 4.1. Maintenance.**

(a) The Association or TCCD shall maintain and keep in good repair the Common Area. The maintenance of the Common Area shall be deemed to include, but not be limited to, maintenance, repair, and replacement, subject to the insurance and casualty loss provisions contained herein, at the Association's or TCCD's sole cost and expense as Common Expense, of all trees, fences, shrubs, grass,



Streets, Common Area parking spaces, bike paths, walks, Drainage System improvements, the accent or special effect lighting system, central signage for the Development including street signage and other improvements situated upon the Common Area, but shall specifically exclude Community Facilities. The Association shall repair or replace any street sign that has incurred substantial damage or has been destroyed or removed within ten (10) business days of notice of such damage, destruction or removal.

(b) The assessment for Common Expenses shall be separate and distinct from the assessment for the Community Assessments with the intention being that all Owners in the Development shall be assessed on a pro-rata basis for the Common Expenses associated with the Common Area while Owners in the different Communities will be assessed in addition thereto the Community Assessments which relate to the services and amenities associated with such Community as set forth in the Supplemental Declaration associated therewith. Each Lot shall be subject to a lien for Community Assessments to the same extent and in the same manner as such Lot is subject to a lien for assessments for Common Expenses as set forth herein.

(c) In the event that the Board of Directors of the Association determines that (i) any Owner has failed or refused to discharge properly his or her obligations with regard to the maintenance, repair, or replacement of items for which he or she is responsible hereunder or otherwise; or (ii) that the need for maintenance, repair, or replacement, which is the responsibility of the Association hereunder, is caused through the willful or negligent act of an Owner, his or her family, guests, lessees, or invitees, and is not covered or paid for by insurance, in whole or in part, then, in that event, the Association, except in the event of an emergency situation, shall give the Owner written notice of the Association's intent to provide such necessary maintenance, repair, or replacement, at the Owner's sole cost and expense; the notice shall set forth with reasonable particularity the maintenance, repairs, or replacement required and shall advise the Owner to complete the same within three (3) days from the date of such notice; provided, however, that if the same is not capable of completion within the three (3) day period, such notice shall advise the Owner to immediately commence such work which shall be completed within a reasonable time. If any Owner does not comply with the provisions hereof, the Association may provide any such maintenance, repair, or replacement at Owner's sole cost and expense, and the cost shall be added to and become a part of the assessment to which such Owner is subject and shall become a lien against the Lot.

(d) The cost of snow removal and landscaping maintenance in excess of amounts budgeted therefor shall be paid by the Owners (on the same basis as assessments for Common Expenses are allocated to the Owners in accordance with Section 10.3 hereof) by a Special Assessment. In the event the Association enters into contracts for snow removal and landscaping maintenance while Declarant controls the Association, the Association shall indemnify and hold Declarant harmless from all liability and obligations with respect thereto. This Section 4.1(d) is included herein in recognition of the fact that the costs of snow removal and landscaping maintenance for the Development may substantially exceed amounts budgeted therefor by the Association due to inordinate snow fall, an inordinate number of snow falls during any season, general weather conditions, agricultural conditions and amount of use. Nothing contained herein shall be construed to require that the Association provide snow removal service for the Development. In the event snow removal service is to be provided for the Development an amount therefor shall be included in the annual budget and collected as a Common Expense with

the understanding that a Special Assessment may be necessary in the event the amount budgeted therefor is insufficient to defray the actual snow removal costs.

ARTICLE V

INSURANCE

Section 5.1 Insurance

(a) The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain insurance for all insurable improvements on the Common Area against loss or damage by fire or other hazards, including extended coverage, vandalism, and malicious mischief. This insurance shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard.

(b) The Board shall also obtain a public liability policy covering the Common Area, the Association, and its Members for all damage or injury caused by the negligence of the Association or any of its Members or agents. The public liability policy shall have at least a Five Hundred Thousand Dollar (\$500,000) single person limit as respects bodily injury and property damage, a One Million Dollar (\$1,000,000) limit per occurrence, and a Two Hundred Fifty Thousand Dollar (\$250,000) minimum property damage limit. Premiums for all insurance on the Common Area shall be Common Expenses of the Association. The policy may contain a reasonable deductible, and the amount thereof shall be added to the amount of the policy in determining whether the insurance at least equals the full replacement cost.

(c) All such insurance coverage obtained by the Board of Directors shall be written in the name of the Association as Trustee for the respective benefited parties, as further identified below. Such insurance shall be governed by the provisions hereinafter set forth:

(i) All policies shall be written with a company licensed to do business in Indiana and holding a rating of XI or better in the Financial Category as established by A.M. Best Company, Inc., if reasonably available, or, if not available, the most nearly equivalent rating.

(ii) All policies on the Common Area shall be for the benefit of the Lot Owners and their mortgagees as their interests may appear.

(iii) Exclusive authority to adjust losses under policies in force on the Development obtained by the Association shall be vested in the Association's Board of Directors; provided, however, no mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto.

(iv) In no event shall the insurance coverage obtained and maintained by the Association's Board of Directors hereunder be brought into contribution with insurance purchased by individual Owners, occupants, or their mortgagees.

(v) All casualty insurance policies shall have an inflation guard endorsement, if reasonably available, and an agreed amount endorsement with an annual review by one or more qualified persons, at least one of whom must be in the real estate industry and familiar with construction in the Appropriate Indiana County.

(vi) The Association's Board of Directors shall be required to make every reasonable effort to secure insurance policies that will provide for the following:

(1) a waiver of subrogation by the insurer as to any claims against the Association's Board of Directors, its manager, the Owners, and their respective tenants, servants, agents, and guests;

(2) a waiver by the insurer of its rights to repair, and reconstruct, instead of paying cash;

(3) that no policy may be canceled, invalidated, or suspended on account of any one or more individual Owners;

(4) that no policy may be canceled, invalidated, or suspended on account of the conduct of any director, officer, or employee of the Association or its duly authorized manager without prior demand in writing delivered to the Association to cure the defect and the allowance of a reasonable time thereafter within which the defect may be cured by the Association, its manager, any Owner, or mortgagee;

(5) that any "other insurance" clause in any policy excludes individual Owners' policies from consideration; and

(6) that no policy may be canceled or substantially modified without at least (30) days' prior written notice to the Association.

(d) In addition to the other insurance by this Section, the Board shall obtain, as a Common Expense, worker's compensation insurance, if and to the extent necessary, and a fidelity bond or bonds on directors, officers, employees, and other persons handling or responsible for the Association's funds. The amount of fidelity coverage shall be determined in the Board's best business judgment, but may not be less than three (3) months' assessments plus reserves on hand. Bonds shall contain a waiver of all defenses based upon the exclusion of persons serving without compensation and may not be canceled or substantially modified without at least thirty (30) days' prior written notice to the Association.

**Section 5.2. Individual Insurance.** By virtue of taking title to a Lot subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Association that such Owner shall carry blanket all-risk casualty insurance on such Owner's Lot and structures constructed thereon unless covered by the Community Association. Each individual Owner further covenants and agrees that in the event of a partial loss or damage and destruction resulting in less than

total destruction, the individual Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction. In the event that the structure is totally destroyed and the individual Owner determines not to rebuild or to reconstruct the individual Owner shall clear the Lot of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction. The Association may impose more stringent requirements regarding the standards for rebuilding or reconstructing structures on the Lot and the standard for returning the Lot to its natural state in the event the Owner decides not to rebuild or reconstruct.

**Section 5.3. Disbursement of Proceeds.** Proceeds of insurance policies written in the name of the Association shall be disbursed as follows:

(a) If the damage or destruction for which the proceeds are paid is to be repaired or reconstructed, the proceeds, or such portion thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction as hereinafter provided. Any proceeds remaining after defraying such costs of repairs or reconstruction to the Common Area or, in the event no repair or reconstruction is made, after making such settlement as is necessary and appropriate with the affected Owner or Owners and their mortgagee(s) as their interests may appear, shall be retained by and for the benefit of the Association and placed in a capital improvements account. This is a covenant for the benefit of any mortgagee of a Lot and may be enforced by such mortgagee.

(b) If it is determined that the damage or destruction to the Common Area for which the proceeds are paid shall not be repaired or reconstructed, such proceeds shall be disbursed in the manner as provided for excess proceeds in Section 5.3(a).

**Section 5.4. Damage and Destruction.**

(a) Immediately after the damage or destruction by fire or other casualty to all or any part of the Development covered by insurance written in the name of the Association, the Board of Directors, or its duly authorized agent, shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed portions of the Development. Repair or reconstruction, as used in this paragraph means repairing or restoring the Development to substantially the same condition in which it existed prior to the fire or other casualty.

(b) Any damage or destruction to the Common Area shall be repaired or reconstructed unless the Class B Member and at least seventy-five percent (75%) of the Eligible Votes shall decide within sixty (60) days after the casualty not to repair or reconstruct. If for any reason the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Association within said period, then the period shall be extended until such information shall be made available; provided, however, such extension shall not exceed sixty (60) days. No mortgagee shall have the right to participate in the determination of whether the Common Area damage or destruction shall be repaired or reconstructed.

(c) In the event that it should be determined by the Association in the manner described above that the damage or destruction of the Common Area shall not be repaired or reconstructed and no alternative improvements are authorized, then and in that event the damaged portion of the Development shall be restored to its natural state and maintained as an undeveloped portion of the Common Area by the Association in a neat and attractive condition.

**Section 5.5. Repair and Reconstruction.** If the damage or destruction for which the insurance proceeds are paid is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall use general funds or seek a special assessment as permitted in Section 10.4.

#### ARTICLE VI

##### NO PARTITION

**Section 6.1. No Partition.** Except as is permitted in this Declaration or any Supplemental Declaration, there shall be no physical partition of the Common Area or Community Facilities or any part thereof, nor shall any person acquiring any interest in the Development or any part thereof seek any such judicial partition until the happening of the conditions set forth in Section 5.3 in the case of damage or destruction, or unless the applicable portions of the Development have been removed from the provisions of this Declaration. This Article shall not be construed to prohibit the Board of Directors from acquiring and disposing of tangible personal property nor from acquiring title to real property which may or may not be subject to this Declaration.

#### ARTICLE VII

##### CONDEMNATION

##### Section 7.1. Condemnation.

(a) Whenever all or any part of the Common Area or Community Facilities shall be taken (or conveyed in lieu of and under threat of condemnation by the Board acting on the written direction of all Owners) by any authority having the power of condemnation or eminent domain, each Owner shall be entitled to notice thereof. The award made for such taking shall be payable to the Association or appropriate Community Association (in case of Community Facilities) as Trustee for all Owners (or Owners in the appropriate Community in case of Community Facilities), to be disbursed as set forth in Section 7.1(b) hereof.

(b) If the taking involves a portion of the Common Area or Community Facilities on which improvements have been constructed, then, unless within sixty (60) days after such taking the Class B Member and seventy-five (75%) percent of the Eligible Votes shall otherwise agree, the Association or appropriate Community Association shall restore or replace such improvements so taken on the remaining land included in the Common Area or Community Facilities to the extent lands are available therefor, in accordance with plans approved by the Board of Directors of the Association or

appropriate Community Association. If such improvements are to be repaired or restored, the above provisions in Article V hereof regarding the disbursement of funds in respect to casualty damage or destruction which is to be repaired shall apply. If the taking does not involve any improvements on the Common Area or Community Facilities, or if there is a decision made not to repair or restore, or if there are net funds remaining after any such restoration or replacement is completed, then such award or net funds shall be disbursed to the Association or appropriate Community Association and used for such purposes as the Board of Directors of the Association or appropriate Community Association shall determine.

**ARTICLE VIII**

**ANNEXATION OF ADDITIONAL PROPERTY**

**Section 8.1. Annexation without Approval of Owners**

(a) As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege, and option, from time to time at any time to subject to the provisions of this Declaration and the jurisdiction of the Association all or any portion of the real property described in Exhibit "B", attached hereto and by reference made a part hereof, and any other real estate adjacent thereto or to the Development as the same exists from time to time whether in fee simple or leasehold, by filing in the Recorder's Office of the Appropriate Indiana County, an amendment or Supplemental Declaration annexing such property. Such Supplemental Declaration or amendment to this Declaration shall not require the vote or approval of any Owners. Any such annexation shall be effective upon the filing for record of such Supplemental Declaration unless otherwise provided therein.

(b) Declarant shall have the unilateral right to transfer to any other person the said right, privilege, and option to annex additional property which is herein reserved to Declarant, provided that such transferee or assignee shall be the developer of at least a portion of said real property to be so annexed and that such transfer is memorialized in a written, recorded instrument.

(c) The rights reserved unto Declarant to subject Additional Land to the Declaration shall not be implied or construed so as to impose any obligation upon Declarant to subject any of such Additional Land to this Declaration or to the jurisdiction of the Association nor any obligation, if subjected, to build housing of the same type, design, or materials. If such Additional Land is not subjected to this Declaration, Declarant's reserved rights shall not impose any obligation on Declarant to impose covenants and restrictions similar to those contained herein upon such Additional Land, nor shall such rights in any manner limit or restrict the use to which such Additional land may be put by Declarant or any subsequent owner thereof, whether such uses are consistent with the covenants and restrictions imposed hereby or not.

**Section 8.2. Acquisition of Additional Common Area.** Declarant may convey to the Association or TCCD additional real estate, improved or unimproved, which upon conveyance or

dedication shall be accepted by the Association or TCCD and thereafter shall be maintained by the Association or TCCD as a Common Expense for the benefit of all Owners.

**Section 2.3. Amendment.** This Article shall not be amended without the written consent of Declarant, so long as the Declarant owns any property described Exhibit "A" or Exhibit "B" attached hereto.

**ARTICLE IX**

**RIGHTS AND OBLIGATIONS OF THE ASSOCIATION**

**Section 2.1. Common Area.** The Association, subject to the rights of the Owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Area and all improvements thereon (including furnishings and equipment related thereto, if any), and shall keep it in good, clean, attractive, and sanitary condition, order, and repair, pursuant to the terms and conditions of this Declaration and the Bylaws.

**Section 2.2. Services.** The Association may obtain and pay for the services of any person or entity to manage its affairs or any part thereof, to the extent it deems advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper operation of the Development, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom or with which it contracts. The Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the Development or the enforcement of this Declaration. The Association may, but shall not be required to, arrange as an Association expense with third parties to furnish water, sewer service, snow removal, security, lawn and landscaping service and other common services to each Lot.

**Section 2.3. Personal Property and Real Property for Common Use.** The Association, through action of its Board of Directors, may acquire, hold and dispose of tangible and intangible personal property and real property. The Board, acting on behalf of the Association, shall accept any real or personal property, leasehold, or other property interests located within the properties described in Exhibit "A" or Exhibit "B" attached hereto or hereafter annexed into the Development and conveyed to it by the Declarant.

**Section 2.4. Implied Rights.** The Association may exercise any other right or privilege given to it expressly by this Declaration, the Articles of Incorporation or the Bylaws, and every other right or privilege reasonably to be implied for the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

**Section 2.5. Self-Help.** In addition to any other remedies provided for herein, the Association or its duly authorized agent shall have the power to enter upon a Lot or any portion of the Common Area or Community Facilities to abate or remove, using such force as may be reasonably necessary, any erection, thing or condition which violates this Declaration, the Bylaws, the rules and regulations, or the use restrictions. Unless an emergency situation exists, the Board shall give the

violating Lot Owner five (5) days' written notice of its intent to exercise self-help. All costs of self-help, including reasonable attorney's fees and paraprofessional fees actually incurred shall be assessed against the violating Owner and shall be collected as provided for herein for the collection of assessments.

**Section 9.6. Right of Entry.** The Association shall have the right, in addition to and not in limitation of all the rights it may have, to enter into structures and upon Lots for emergency, security, or safety purposes, which right may be exercised by the Association's Board of Directors, officers, agents, employees, managers, and all police officers, firefighters, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall only be during reasonable hours and after reasonable notice to the Owner or occupant of the Lot.

#### ARTICLE X

#### ASSESSMENTS

**Section 10.1. Purpose of Assessment.** The assessments for Common Expenses provided for herein shall be used for the general purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of Lots, including the maintenance of real and personal property, all as may be more specifically authorized from time to time by the Board of Directors. Community Assessments shall be used for the general purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of Lots within a given Community, as will be more specifically described in the Supplemental Declaration dealing with such Community. The word "assessments" as used herein shall mean all assessments referred to herein for Common Expenses including Special Assessments.

#### Section 10.2. Creation of Assessments.

(a) There are hereby created assessments for Common Expenses as may be from time to time specifically authorized by the Board of Directors. Assessments for Common Expenses shall be allocated among all Owners within the Association as described in Section 10.3 hereof and shall be for expenses determined by the Board to be for the benefit of the Association as a whole. Community Assessments shall be levied against Lots in a particular Community in those circumstances where services are provided pursuant to a Supplemental Declaration which benefit less than the Association as a whole. Community Assessments shall be in such amounts and for such purposes permitted as set forth in the Supplemental Declaration relating to the applicable Community. Each Owner, by acceptance of his or her deed, is deemed to covenant and agree to pay all assessments and Community Assessments created or referenced herein. All such assessments and Community Assessments, together with interest, not to exceed the maximum legal rate, and all late charges from the date first due and payable, all costs of collection, reasonable attorney's fees and paraprofessional fees actually incurred, and any other amounts provided or permitted by law shall be a charge on the land and shall be a continuing lien upon the Lot against which each assessment and Community Assessment is made.



(b) Each such assessment, together with interest, costs, and reasonable attorney's fees and paraprofessional fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time the assessment arose, and his or her grantees shall be jointly and severally liable for such portion thereof as may be due and payable at the time of conveyance, except no first mortgagee who obtains title to a Lot pursuant to the remedies provided in the Mortgage shall be liable for unpaid assessments which accrued prior to such acquisition of title. Assessments shall be paid in such manner and on such dates as may be fixed by the Board of Directors which may include, without limitation, monthly, quarterly, semi-annually or annually and acceleration of the annual assessment for delinquents. Unless the Board otherwise provides, all assessments shall be paid annually.

**Section 10.3. Computation of Assessment.**

(a) It shall be the duty of the Board, at least sixty (60) days before the beginning of the fiscal year and thirty (30) days prior to the meeting at which the budget shall be presented to the Membership, to prepare a budget covering the estimated costs of operating the Association during the coming year. The budget shall include a capital contribution establishing a reserve fund in accordance with a capital budget separately prepared and shall list Common Expenses. Each Owner of any Lot in the Development hereby covenants and agrees to pay to the Association its allocated share (the "Allocated Share") of the annual assessments for Common Expenses for the Development, as fixed, established and determined from time to time as herein provided. The Allocated Share of each Owner in the Development shall be determined by the Declarant and shall be based upon a combination of the following factors: (i) the projected number of Lots in the Development; (ii) the actual or projected purchase price and/or value of each Lot and any residence thereon; (iii) the square footage of each Lot; (iv) the percentage of the Common Area located within and utilized by a particular Community; (v) the number of Lots owned by Owners other than the Declarant; and (vi) any other factor which the Declarant may determine, from time to time, is in the best interest of Declarant and the Development. The method by which the Declarant allocates the Common Expenses among Owners may be changed from time to time prior to the Control Transfer Date as changes occur in the six (6) factors set forth above. The method of computing each Owner's Allocated Share that is used by the Declarant on the Control Transfer Date shall be the method used by the Board subsequent to the Control Transfer Date unless a change in method is approved by two-thirds (2/3) of all Eligible Votes. In addition, each Owner covenants and agrees to pay to the Association his or her share of Community Assessments as more specifically set forth in the Supplemental Declarations dealing with the various Communities in the Development. The Board shall cause a copy of the budget, the amount of the assessments to be levied against each Lot for the following year and a description of the method used in determining the assessments to be delivered to each Owner at least fifteen (15) days prior to the meeting. Each segment of the budget including, without limitation, the assessments for Common Expenses shall become effective unless disapproved at the meeting by a vote of at least two-thirds (2/3) of a Quorum of the Members.

(b) Notwithstanding the foregoing, however, in the event that the proposed budget or the assessments for Common Expenses are disapproved in accordance with 10.3(a), or the Board fails for any reason so to determine the budget for the succeeding year, then and until such time as a budget (or such portion thereof or assessments as shall have been disapproved in accordance with the foregoing)

shall have been determined as provided herein, the budget (or applicable portion thereof or assessments) in effect for the then current year shall continue for the succeeding year.

(c) In the event that the amounts actually expended by the Association for Common Expenses in any fiscal year exceed the amounts budgeted and assessed for Common Expenses for that fiscal year, the amount of such deficit shall be carried over and become an additional basis for assessments for the following fiscal year, except that so long as the Declarant controls the Association, and subject to Declarant's rights to impose Special Assessments as described in Section 4.1(d) hereof, Declarant may, but shall be under no obligation, to fund such deficit; provided, however, that Declarant shall be reimbursed by the Association for any deficits so funded, together with interest at ten percent (10%) per annum until so reimbursed, from available surpluses in later years or through Special Assessments. Thereafter, such deficit may be recouped either by inclusion in the budget for annual assessments or by the making of one or more Special Assessments for such purpose, at the option of the Association. In the event that the amounts budgeted and assessed for Common Expenses in any fiscal year exceed the amount actually expended by the Association for Common Expenses for that fiscal year, an allocable share of such excess (based on the amounts originally levied as assessments) shall be a credit against the assessments due from each Owner for the next fiscal year(s); provided, that Declarant shall first be reimbursed for deficits previously paid, with interest, as required above before such excess shall be so credited to Owners.

**Section 10.3. Special Assessments.** In addition to the other assessments authorized herein, the Association may levy Special Assessments in any year. So long as the total amount of Special Assessments allocable to each Lot does not exceed \$100 in any one fiscal year, the Board may impose the Special Assessment. Any Special Assessment which would cause the amount of Special Assessments allocable to any Lot to exceed this limitation shall be effective only if approved by two-thirds (2/3) of a Quorum of the Members. Special Assessments shall be paid as determined by the Board, and the Board may permit Special Assessments to be paid in installments extending beyond the fiscal year in which the Special Assessment is imposed. The dollar and percentage limitations contained in this Section 10.3 shall not apply to assessments levied pursuant to Section 4.1(d) hereof, and the total of Special Assessments hereunder shall be calculated without inclusion of any assessments levied pursuant to Section 4.1(d) hereof.

**Section 10.5. Lien for Assessments.**

(a) All sums assessed against any Lot pursuant to this Declaration (excluding Community Assessments), together with late charges, interest, costs, and reasonable attorney's fees and paraprofessional fees actually incurred, as provided herein, shall be secured by a lien on such Lot in favor of the Association. Such lien shall be superior to all other liens and encumbrances on such Lot, except for (i) liens of ad valorem taxes; or (ii) liens for all sums unpaid on a first Mortgage or on any Mortgage to Declarant duly recorded in the land records of the Appropriate Indiana County and all amounts advanced pursuant to such Mortgage and secured thereby in accordance with the terms of such instrument.

shall have been determined as provided herein, the budget (or applicable portion thereof or assessments) in effect for the then current year shall continue for the succeeding year.

(c) In the event that the amounts actually expended by the Association for Common Expenses in any fiscal year exceed the amounts budgeted and assessed for Common Expenses for that fiscal year, the amount of such deficit shall be carried over and become an additional basis for assessments for the following fiscal year, except that so long as the Declarant controls the Association, and subject to Declarant's rights to impose Special Assessments as described in Section 4.1(d) hereof, Declarant may, but shall be under no obligation, to fund such deficit; provided, however, that Declarant shall be reimbursed by the Association for any deficits so funded, together with interest at ten percent (10%) per annum until so reimbursed, from available surpluses in later years or through Special Assessments. Thereafter, such deficit may be recouped either by inclusion in the budget for annual assessments or by the making of one or more Special Assessments for such purpose, at the option of the Association. In the event that the amounts budgeted and assessed for Common Expenses in any fiscal year exceed the amount actually expended by the Association for Common Expenses for that fiscal year, an allocable share of such excess (based on the amounts originally levied as assessments) shall be a credit against the assessments due from each Owner for the next fiscal year(s); provided, that Declarant shall first be reimbursed for deficits previously paid, with interest, as required above before such excess shall be so credited to Owners.

Section 10.4. Special Assessments. In addition to the other assessments authorized herein, the Association may levy Special Assessments in any year. So long as the total amount of Special Assessments allocable to each Lot does not exceed \$100 in any one fiscal year, the Board may impose the Special Assessment. Any Special Assessment which would cause the amount of Special Assessments allocable to any Lot to exceed this limitation shall be effective only if approved by two-thirds (2/3) of a Quorum of the Members. Special Assessments shall be paid as determined by the Board, and the Board may permit Special Assessments to be paid in installments extending beyond the fiscal year in which the Special Assessment is imposed. The dollar and percentage limitations contained in this Section 10.4 shall not apply to assessments levied pursuant to Section 4.1(d) hereof, and the total of Special Assessments hereunder shall be calculated without inclusion of any assessments levied pursuant to Section 4.1(d) hereof.

Section 10.5. Lien for Assessments.

(a) All sums assessed against any Lot pursuant to this Declaration (excluding Community Assessments), together with late charges, interest, costs, and reasonable attorney's fees and paraprofessional fees actually incurred, as provided herein, shall be secured by a lien on such Lot in favor of the Association. Such lien shall be superior to all other liens and encumbrances on such Lot, except for (i) liens of ad valorem taxes; or (ii) liens for all sums unpaid on a first Mortgage or on any Mortgage to Declarant duly recorded in the land records of the Appropriate Indiana County and all amounts advanced pursuant to such Mortgage and secured thereby in accordance with the terms of such instrument.

(b) All other persons acquiring liens or encumbrances on any Lot after this Declaration shall have been recorded in such records shall be deemed to consent that such liens or encumbrances shall be inferior to future liens for assessments, as provided herein, whether or not prior consent is specifically set forth in the instruments creating such liens or encumbrances.

**Section 10.6. Effect of Nonpayment of Assessments: Remedies of the Association.**

(a) Any assessments which are not paid when due shall be delinquent. Any assessment delinquent for a period of more than ten (10) days shall incur a late charge in an amount as the Board may from time to time determine. The Association shall cause a notice of delinquency to be given to any Member who has not paid within ten (10) days following the due date. If the assessment is not paid within thirty (30) days, a lien, as herein provided, shall attach and, in addition, the lien shall include the late charge, interest, not to exceed the maximum legal rate, on the principal amount due, and all late charges from the date first due and payable, all costs of collection, reasonable attorney's fees and paraprofessional fees actually incurred, and any other amounts provided or permitted by law. In the event that the assessment remains unpaid after sixty (60) days, the Association may, as the Board shall determine, institute suit to collect such amounts and to foreclose its lien. Each Owner, by acceptance of a deed or as a party to any other type of conveyance, vests in the Association or its agents the right and power to bring all actions against him or her, personally, for the collection of such charges as a debt or to foreclose the aforesaid lien in the same manner as other liens for the improvement of real property. The lien provided for in this Article shall be in favor of the Association and shall be for the benefit of all other Owners. The Association, acting on behalf of the Owners, shall have the power to bid on the Lot at any foreclosure sale or to acquire, hold, lease, mortgage, or convey the Lot. No Owner may waive or otherwise except liability for the assessments provided for herein, including, by way of illustration, but not limitation, abandonment of the Lot.

(b) All payments shall be applied first to costs and attorney's and paraprofessional fees, then to late charges, then to interest, then to delinquent assessments, then to any unpaid installments of the annual assessment or special assessments which are not the subject matter of suit in the order of their coming due, and then to any unpaid installments of the annual assessment or special assessments which are the subject matter of suit in the order of their coming due.

**Section 10.7. Capital Budget and Contribution.** The Board of Directors shall annually prepare a capital budget which shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost for all the Common Areas. The Board shall set the required capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Association as shown on the capital budget, with respect to both amount and timing by annual assessments over the period of the budget. The capital contribution required shall be fixed by the Board and included within the budget and assessment for Common Expenses as provided in Section 10.3. A copy of the capital budget shall be distributed to each Member in the same manner as the operating budget.

**Section 10.8. Subordination of the Lien to First Deeds of Trust and First Mortgages.** The lien of the assessments, including interest, late charges, costs (including attorney's fees and paraprofessional

fees) provided for herein, shall be subordinate to the lien of any first Mortgage upon any Lot. The sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to judicial or nonjudicial foreclosure of a first Mortgage shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer (subject to the right of the Association to payment out of available foreclosure sale proceeds). No sale or transfer shall relieve such Lot from lien rights for any assessments thereafter becoming due. Where the mortgagee of a first Mortgage of record or other purchaser of a Lot obtains title, his or her successors and assigns shall not be liable for the share of the Common Expenses by the Association chargeable to such Lot which became due prior to the acquisition of title to such Lot by such acquirer. Such unpaid share of Common Expenses shall be deemed to be Common Expenses collectible from all the Lots, including such acquirer, his or her successors and assigns.

**Section 10.9. Date of Commencement of Annual Assessments.** The annual assessments provided for herein shall commence as to Lots generally in January, 1998, and as to a particular Lot on the first day of the month following the conveyance of such Lot by the Declarant to a Builder and/or Owner and shall be due and payable in a manner and on a schedule as the Board of Directors may provide. The first annual assessment shall be adjusted according to the number of months then remaining in that fiscal year and billed to the Builder in the Closing Statement between the Builder and the Developer. The Developer shall pay the assessment collected from the Builder to the Association. The date any Lot becomes subject to assessment hereunder shall be the date on which such Lot is transferred by Declarant to a Builder and/or Owner; provided, however, that Declarant may, in its sole and absolute discretion delay the starting date for assessments for as long as Declarant shall deem appropriate in its sole and absolute discretion but assessments shall in all events be payable commencing on the first day of the first month following the date the Lot is occupied for the residential purposes or is suitable for such occupancy as evidenced, for example, by the appropriate official of the Appropriate Indiana County or an architect issuing a certificate of occupancy or its equivalent stating that the residential structure on such Lot is substantially complete and available for occupancy.

**Section 10.10. Assessments Due From Declarant.**

(a) Declarant covenants and agrees to pay the full amount of the annual assessment for each Lot occupied for residential purposes that it owns; notwithstanding anything contained herein to the contrary, the Declarant shall not be required to pay any assessments for any Lots not occupied for residential purposes (other than completed vacant apartment units held for rental in the ordinary course of business) that it owns, including but not limited to model homes.

(b) Notwithstanding anything to the contrary herein, the Declarant may contribute assessments due from it in services or materials or a combination of services and materials, rather than in money, (herein collectively called in-kind contribution). The amount by which monetary assessments shall be decreased as a result of any in-kind contribution shall be the fair market value of the contribution. If the Declarant and the Association agree as to the value of any contribution, the value shall be as agreed. If the Association and the Declarant cannot agree as to the value of any contribution, the Declarant shall supply the Association with a detailed explanation of the services performed and material furnished, and the Association shall acquire bids for performing like services

LAND DESCRIPTION

Part of the Northeast, Northwest and Southwest Quarter of Section 27, Township 14 North, Range 2 East and part of the Northeast and Southeast Quarter of Section 28, Township 14 North, Range 2 East, all in Madison Township, Morgan County, Indiana, being described as follows:

Beginning at a 1 inch iron pipe found marking the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 27; thence North 88 degrees 59 minutes 08 seconds East along the south line of the West Half of the Southwest Quarter of Section 27 a distance of 124.06 feet; thence North 01 degrees 00 minutes 51 seconds West a distance of 379.29 feet; thence North 16 degrees 35 minutes 37 seconds East a distance of 125.23 feet; thence North 01 degrees 16 minutes 09 seconds West a distance of 174.15 feet; thence North 52 degrees 34 minutes 46 seconds West a distance of 160.79 feet; thence North 34 degrees 30 minutes 00 seconds West a distance of 614.08 feet; thence North 10 degrees 29 minutes 48 seconds West a distance of 115.56 feet; thence North 28 degrees 12 minutes 39 seconds West a distance of 168.44 feet; thence North 00 degrees 10 minutes 24 seconds East a distance of 485.07 feet; thence North 36 degrees 20 minutes 36 seconds West a distance of 94.02 feet; thence North 53 degrees 39 minutes 24 seconds East a distance of 212.39 feet; thence South 65 degrees 19 minutes 08 seconds East a distance of 644.33 feet; thence South 07 degrees 59 minutes 35 seconds East a distance of 56.63 feet; thence South 36 degrees 00 minutes 00 seconds East a distance of 114.85 feet; thence South 73 degrees 43 minutes 58 seconds East a distance of 118.15 feet; thence North 68 degrees 59 minutes 03 seconds East a distance of 116.59 feet; thence North 30 degrees 46 minutes 00 seconds East a distance of 116.10 feet; thence North 06 degrees 09 minutes 14 seconds West a distance of 102.30 feet; thence North 36 degrees 19 minutes 21 seconds West a distance of 55.48 feet; thence North 52 degrees 47 minutes 45 seconds East a distance of 147.71 feet; thence North 26 degrees 02 minutes 02 seconds East a distance of 117.35 feet; thence North 07 degrees 13 minutes 07 seconds West a distance of 147.76 feet; thence North 41 degrees 03 minutes 24 seconds East a distance of 189.13 feet; thence North 01 degrees 40 minutes 01 seconds East a distance of 60.71 feet; thence North 87 degrees 45 minutes 44 seconds West a distance of 121.25 feet to a point on a curve having a radius of 50.00 feet, the radius point of which bears North 87 degrees 45 minutes 44 seconds West; thence northwesterly along said curve an arc distance of 77.00 feet to a point of reverse curvature of a curve having a radius of 20.00 feet, the radius point of which bears North 04 degrees 00 minutes 19 seconds East; thence northwesterly along said curve an arc distance of 17.45 feet to a point which bears South 54 degrees 00 minutes 00 seconds West from said radius point; thence North 36 degrees 00 minutes 00 seconds West a distance of 138.45 feet to a point of curvature of a curve having a radius of 455.00 feet, the radius point of which bears South 54 degrees 00 minutes 00 seconds West; thence northwesterly along said curve an arc distance of 202.00 feet to a point which bears North 28 degrees 31 minutes 47 seconds East from said radius point; thence North 25 degrees 30 minutes 00 seconds East a distance of 207.89 feet to a point of curvature of a curve having a radius of 490.00 feet, the radius point of which bears North 64 degrees 30 minutes 00 seconds West; thence northeasterly along said curve an arc distance of 95.92 feet to a point which bears South 75 degrees 42 minutes 55 seconds East from said radius point; thence North 14 degrees 17 minutes 05 seconds East a distance of 558.45 feet to a point of curvature of a curve having a radius of 410.00 feet, the radius point of which bears South 75 degrees 42 minutes 55 seconds East; thence northeasterly along said curve an arc distance of 80.26

EXHIBIT "A"

- (C) Foundation Plan.
- (D) Floor Plan(s).
- (E) Elevations. Front, rear, sides.
- (F) Details. Exterior.
- (G) Specifications. For all exterior building colors, finishes and materials.

All site related plans shall be drawn at a scale of not less than 1" = 20'. All architectural related plans are to be drawn at a scale of not less than 1/4" = 1'. All plans shall be fully dimensioned and presented in duplicate (two sets) on a 24" x 36" sheet size format.

3. **METHOD OF APPROVAL**

The Committee shall review plans within five (5) days of complete submittal. A "Checklist of Compliance", attached to these Guidelines, shall be returned with one (1) set of plans stamped "Approved, Heartland Crossing Development Control Committee", By: \_\_\_\_\_ Date: \_\_\_\_\_. The Committee shall retain one (1) set of plans with the Checklist for its files. If the Committee disapproves the plans, written notice of such shall be given to the lot owner and shall specify the reason or reasons for such disapproval. Construction may not start until all plans have received "approval" from the Committee.

4. **RESUBMITTAL**

If the Committee has disapproved any of the submitted plans it is the responsibility of the owner to see that corrections or modifications are made in compliance with the Committee comments. One set of corrected plans shall then be resubmitted with changes "noted". The Committee will make every effort to review and approve the plans as quickly as possible.

**II. ARCHITECTURAL GUIDELINES**

As noted previously, any new building or improvement or any addition to an existing building or an exterior alteration or change to an existing building must have the prior written approval of the Committee before any work is undertaken. The Committee has established the following guidelines for specific types of construction and improvements on land subject to the Declaration. Any addition, exterior alteration or change to an existing building shall be compatible with the design character or the original building. Any new detached structure (if permitted) shall be compatible with the existing structure.

1. **FENCES, WALLS, AND SCREENING**

Fencing, walls and screening will be designed and installed to be as harmonious as possible with the architectural character of the community. No fence or screen will be approved if its installation will obstruct necessary site lines for vehicular traffic. Undue obstruction of view or other amenities from adjoining properties will be taken into consideration by the Committee when reviewing for approval. Except for decorative fences, the fences shall not be located any closer to the front of the home than the rear foundation line of the home. The Committee will not allow the fencing of the entire backyard. Dog run fencing will be allowed only if an electronic "invisible" fence is used.

The Committee discourages fencing of the entire back yard due to the effect that this fencing may have on the feeling of spaciousness desired by other property owners. The Committee shall have the right to require additional landscaping on the exterior side of all solid fencing on a lot (i.e. on the sides of such fencing facing away from the house on such lot). Fences may be privately installed but must be constructed to professional levels of quality. Non-professionally installed fences will be inspected by the Committee after completion in order to insure that the final product is of a professional quality and final approval of the fence shall be deemed withheld until successful completion of this final review.

(A) **Height Restriction.** The Committee is of the opinion that the environmental integrity of the community will be materially lessened if the open nature of the community is damaged by a proliferation of fences of excessive height. The Committee, therefore, will approve fences up to four (4) feet in height which otherwise meet these guidelines. The Committee will give consideration, however, to a variance in this height limit where clearly unique circumstances exist. The use of six (6) foot fences around small patio areas of a backyard of a home in order to secure privacy for the immediate patio area will be permitted. The specific fence height restrictions are as follows:

- (1) Property fencing and walls above grade shall not exceed four (4) feet above grade unless otherwise approved by the Committee.
- (2) The Committee will not approve any proposed fence which exceeds four (4) feet in height unless the rear line of that lot offers some circumstance clearly unique to that lot.
- (3) Patio screens/privacy fences shall not exceed six (6) feet in height.

(B) **Materials and Finish.**

- (1) Wood fencing or screening will be approved if the design is in conformity with the architectural design of the community, subject to the Committee's right to require landscaping on the exterior sides thereof.



- (2) The Committee will not approve an application for the installation of a chain link or other galvanized metal fencing unless it is black vinyl coated or covered with similar coating material.
- (3) All fencing or screening should preferably have finished material on both sides. If only one side has finished materials, that side must face the public side or adjoining property.
- (4) Walls above grade should be constructed of natural stone, masonry or attractive timber. (Railroad ties will not be allowed.)

(C) **Golf Course Lots**

No rear yard fencing shall be allowed on any golf course lot. Fencing around a pool or spa will be allowed with prior approval of design by the Committee.

2. **LANDSCAPE MATERIALS**

All plant material will conform to the current issue of the American Standard for Nursery Stock published by the American Association of Nurserymen. The "landscape plan" must be implemented and completed at the time of closing on the completed house. If poor soil conditions exist, the builder (owner) is responsible for providing topsoil for backfilling of all proposed trees, shrubs and grading of the lot to establish a quality lawn. Each home shall meet the minimum planting requirement of each Community.

3. **LAWNS**

All front and side yards will be required to be sodded. All established front lawns will be required, by the owner, to be fertilized and weeded as necessary to insure a quality lawn appearance at all times.

4. **IRRIGATION**

Irrigation equipment shall be the pop-up spray type and hooked up to each residential water supply.

5. **SWIMMING POOLS**

Swimming pools must have the approval of the Committee before any work is undertaken. No above ground pools shall be allowed. Permanent backyard pools will be approved by the Committee only after careful consideration of the potential effect of such a pool in neighboring properties. An application for the construction of a swimming pool will not be considered unless the application is accompanied by an application for acceptable fence and landscape design approval. The design of such fence shall conform to county or municipal

regulations for such fencing. Use of plantings in the vicinity of the proposed pool will be required to soften the effect of sound and required pool fencing on adjacent properties.

6. **TENNIS COURTS, RACQUETBALL COURTS, PADDLE BALL COURTS, BASKETBALL GOALS, ETC.**

Tennis courts, racquetball courts, paddle ball courts, squash courts, and other recreational or sporting facilities will be approved by the Committee only after thorough consideration of the potential effect of such a structure or use in neighboring properties. The Committee will not approve non-baffled lighted courts or facilities. An application for the construction of any such facility will not be considered unless the application is accompanied by an application for an acceptable fence and landscape design approval. It is recommended by the Committee that any such fencing be of an open composition in order to blend in with the surrounding properties and soften the effect on adjacent properties.

Basketball goals will not be allowed in the front driveways of any homes. Backboards of all basketball goals shall be translucent fiberglass with a black pole (or an approved equal). The Committee reserves the right to approve or disapprove the location of all basketball goals.

7. **PLAY EQUIPMENT**

Children's play equipment such as sandboxes, temporary swimming pools having a depth less than twenty-four (24) inches, swing and slide etc., playhouses and tents shall not require approval by the Committee provided such equipment is not more than six (6) feet high, maintained by the lot owner in good repair (including painting) and every reasonable effort has been made by the lot owner to screen or shield such equipment from view of adjacent lot owners and the equipment shall be located in the rear of the lot. Equipment higher than six (6) feet shall require approval of the design, location, color, material and use by the Committee.

8. **RETAINING WALLS**

Retaining walls must be architecturally compatible with the exterior of the home (i.e. stone or brick veneer). Railroad tie retaining walls will not be approved.

9. **LAKE EDGE WALLS**

The design, height, and location of any lake edge walls must be approved by the Committee. Any lake edge wall must be of concrete construction (smooth finish), designed to be 2' above normal pool and 8" in thickness.

10. **ROOFS**

See Building Standards and Covenants per each Heartland Crossing Community.

**11. GUTTERS AND DOWNSPOUTS**

All homes are required to collect runoff by the use of gutters and downspouts, that are architecturally compatible in color with the exterior of the home. The builder (homeowner) is responsible for tying all sump pumps into the underground storm drainage system unless otherwise approved by the Committee.

**12. GARAGES**

The location and orientation of all garages and garage doors will be planned in such a manner as to not infringe on the privacy of the adjoining property. The site and landscape plans of the home submitted for approval and the home on the adjoining property will be taken into consideration by the Committee. All garages must accommodate two normal size 4-passenger vehicles.

**13. DRIVEWAYS**

All driveways must be sixteen (16) feet wide, asphalt, concrete or an acceptable alternate approved by the Committee. Extensions, widening or re-routing of existing driveways must have the approval of the Committee prior to construction.

**14. SIDEWALKS**

The owner/builder is responsible for providing all sidewalks on subject lot as shown on construction plans per Community. Plans are available from the Committee upon request.

**15. EXTERIOR DUSK/DAWN LIGHT(S)**

A minimum of two garage lights operated by photo cell are required to be purchased and installed by the builder (owner). The exterior light standard is available upon request from the Committee. No other light standards will be acceptable.

**16. MAILBOXES**

In order to preserve the overall aesthetic appearance of the properties subject to the Declaration, all mailboxes will be pre-approved by the Committee.

**17. AIR COOLING UNITS**

Air cooling units or other like utilities that are outside of the residential structure must be located at the side or rear of the home and screened from view by the use of architectural or landscape materials. Architectural screens must be compatible with the exterior of the home and constructed at a minimum height equal to the height of the unit in place.

18. SOLAR HEATING SYSTEMS

The Committee acknowledges the increased use of residential solar heating systems which utilize solar heating panels and related equipment. The Committee will carefully review solar heating plans to insure that their use and location have a minimum detrimental effect on adjoining properties. (See Air Conditioning Units.)

19. EXTERIOR ANTENNAS

Unless specifically authorized by the Committee, no television, radio or other antennas (including, without limitation, satellite receiving dishes larger than twenty-four (24) inches) may be erected by any lot owner on the exterior of a house or on a lot.

20. EXTERIOR LIGHTING

High pressure sodium lighting will not be allowed. The Committee will review the submitted lighting plan to insure that a consistency in the quality of light is maintained throughout the community.

21. SIGNAGE

No signs of any type shall be erected, placed, or permitted to remain on the Development, other than signage approved by the Committee.

22. MISCELLANEOUS

(A) All construction trades performing work on any structure or other improvement on any lot on the property subject to the Declaration will be expected to do their work in a professional manner, and in accordance with all standards published by the recognized trade councils of their respective industries, and it shall be understood that all work performed in such property shall be of the highest quality known to the trade. It is not the duty or the responsibility of the Committee to supervise or inspect the quality of construction performed by the construction trades, but should the Committee discover what it considers "low quality work" or work being performed which is not in accordance with the plans approved by the Committee, the owner of the lot and the holder of the building permit for the work in question (if known) may be notified and the work shall be corrected to a professional standard and made to conform to the approved plans.

(B) Should the determination of the Committee in this regard be challenged by the owner of the lot or the holder of the building permit, such challenge shall be in writing and served upon the Committee accompanied by a certified letter from an architect registered to practice in the State of Indiana and bearing his signed seal stating that, in his professional opinion, the work in question is in accordance with the plans

EXHIBIT "C"

approved by the Committee and meets the quality standards herein required.

- (C) Should the Committee still disagree and feel the work is substandard or not in accordance with the approved plans, a panel of three architects will be chosen to review the work and their majority vote shall constitute the final determination as to what, if any, action is required. Should such panel of architects rule the work substandard or not in accordance with the approved plans, then the work shall be re-executed to professional standards and in accordance with the approved plans within thirty (30) days. In any case in which such a panel of architects is to make a determination hereunder, one such architect shall be selected by the Committee, one by the owner of the lot (or his builder), and the third by the two so selected. If either party fails to select its architect and advise the other of such selection within five (5) days after the date upon which the Committee notifies the owner of the lot or the holder of the building permit that the Committee still feels the work is substandard or not in accordance with the approved plans, then the single architect selected by one of the parties shall serve alone as the panel of architects to make such final determination. The costs and expenses of the architectural review panel selected to determine any such dispute shall be borne and paid in equal shares, one-half (1/2) by the Association and one-half (1/2) by the owner of the affected lot.
- (D) Neither the Developer of the property subject to the Declaration nor any member of the Committee shall at any time have any liability whatsoever to the owner of any lot in such property or to any holder of a building permit for any improvements to be located thereon nor to any other person for any determination or decision made by the Committee in the exercise of its duties and responsibilities or for any actions taken or attempts made by the Developer or the Committee to enforce quality construction practices in the subject property.

The manufacturer's printed instruction and directions for the application or installation of their products shall always constitute the minimum standard for the application or installation of that product.

(44)

**HEARTLAND CROSSING  
CHECKLIST OF COMPLIANCE**

**Instructions:**

The application for approval of any construction upon or improvement of a Lot (that is, the owner or owners of such Lot) must complete this Checklist by supplying all information required under Items 1, 2 and 3, and submit in duplicate, together with two (2) copies of all plans and drawings referred to herein, to the Committee for its action. (All information provided will be treated as confidential.)

**1. General Information**

- (A) Lot No.: \_\_\_\_\_
- (B) Complete name(s) of owner(s) of record: \_\_\_\_\_
- (C) Size of House to be constructed on Lot:
  - (1) Number of Stories: \_\_\_\_\_
  - (2) (a) 1st Floor square footage: \_\_\_\_\_
  - (b) 2nd Floor square footage: \_\_\_\_\_
  - (c) Other (specify): \_\_\_\_\_
  - (d) Total square footage: \_\_\_\_\_
- (D) Estimated Cost Breakdown
  - (1) estimated home completion/lot: \_\_\_\_\_
  - (2) estimated landscape completion: \_\_\_\_\_
- (E) Style of Architectural Design: \_\_\_\_\_

**2. Owner's Request for Approval**

The undersigned, owner or owners of the Lot in \_\_\_\_\_ Community identified above (collectively, "Owner"), as an inducement to the Heartland Crossing Development Control Committee ("Committee") to consider the approvals herein requested, hereby states and certifies (a) that he is the sole owner of said Lot, (b) that the information set forth herein is true and correct, and (c) that the plans and drawings identified above and submitted herewith to the Committee are the only plans and drawings being submitted for construction approval by the Committee. The undersigned represents, warrants and agrees that all construction upon and

EXHIBIT "C"

improvement of the subject Lot will be performed in accordance with such plans and drawings as finally approved by the Committee. The undersigned acknowledges and understands that any changes in plans and drawing, after the approval of those submitted to the Committee, must be resubmitted to the Committee for its consideration and ultimate approval. The undersigned further agrees to abide by all of the terms, provisions and requirements of the Master and Supplemental Declarations of Covenants and Restrictions of Heartland Crossing, the subdivision Plat, the Plat Restrictions, the Guidelines for Architectural Control and the requirements of Heartland Crossing Foundation, Inc., the Community's homeowners association, and the Committee. This undersigned hereby requests Approval by the Committee of the plans and drawings identified above and submitted herewith to the Committee:

Dated: \_\_\_\_\_, 19\_\_\_\_ Owner(s): \_\_\_\_\_

Note: All owner(s) of record must sign the Request for Approval.

3. Plans:	Submitted	Approved	Disapproved	Comments
Site Plan	_____	_____	_____	_____
Foundation Plan	_____	_____	_____	_____
Floor Plan(s)	_____	_____	_____	_____
Elevations	_____	_____	_____	_____
Details	_____	_____	_____	_____
Specifications	_____	_____	_____	_____

(1) Date this Checklist and all plans and drawings returned to herein were received by the Committee: \_\_\_\_\_, 19\_\_\_\_

(1) Plans and drawings are: \_\_\_\_\_ Approved as submitted and the Committee hereby authorizes the issuance by the Building Commissioner, in his discretion, of an improvement location permit and a building permit for the construction reflected on the plans and drawings approved by the Committee, each page of which bears the "Approved" stamp of the Committee, subject, however, to revocation of any such permits if the home is not being built according to the approved plans and drawings.

60

Disapproved since they are incomplete in the following respects: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Disapproved for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(C) Date of action by the Committee: \_\_\_\_\_, 19\_\_\_\_

(D) The foregoing action by the Committee is valid only when this Checklist is executed by the Committee and all plans and drawings listed herein have been stamped "Approved" by the Committee:

HEARTLAND CROSSING DEVELOPMENT  
CONTROL COMMITTEE

By: \_\_\_\_\_

RECORDS  
Oct. 30 87  
3:00 P.  
Vivian Kivett  
MICHIGAN COUNTY RECORDER

RECORDS

ARCHIVE 825.87

EXHIBIT "C"

iii



47

85

Book 403 Page 72

9714192

**SUPPLEMENTAL  
DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENTS AND RESTRICTIONS FOR**

**THE SANCTUARY AT HEARTLAND CROSSING,  
SECTION I & II**

Dated: October 30, 1997

(48)

TABLE OF CONTENTS

	Page
ARTICLE I - DEFINITIONS .....	2
Section 1.1. Additional Land .....	2
Section 1.2. Articles of Incorporation .....	2
Section 1.3. Bylaws .....	2
Section 1.4. Community Assessments .....	3
Section 1.5. Community Association .....	3
Section 1.6. Community Facilities .....	3
Section 1.7. Control Transfer Date .....	3
Section 1.8. Declarant .....	3
Section 1.9. Dwelling Unit .....	3
Section 1.10. Eligible Mortgage Holder .....	3
Section 1.11. Eligible Votes .....	3
Section 1.12. Lot .....	3
Section 1.13. Member .....	3
Section 1.14. Mortgage .....	4
Section 1.15. Owner .....	4
Section 1.16. Plans and Plans .....	4
Section 1.17. Quorum .....	4
ARTICLE II - PROPERTY RIGHTS, BUILDING STANDARDS AND COVENANTS .....	4
Section 2.1. Rules and Regulations .....	4
Section 2.2. Use .....	4
Section 2.3. Building Materials; Roof; Architectural Standards; and Design Guidelines .....	5
ARTICLE III - MEMBERSHIP AND VOTING RIGHTS .....	5
Section 3.1. Membership .....	5
Section 3.2. Classes of Membership .....	6
Section 3.3. Board of Directors .....	6
Section 3.4. Professional Management .....	6
Section 3.5. Responsibilities of the Community Association .....	6
Section 3.6. Control and Transfer of Control of Community Association .....	6
ARTICLE IV - MAINTENANCE .....	7
Section 4.1. By Owners .....	7
Section 4.2. Common Properties and Exteriors of Dwelling Units and Lawns .....	7
Section 4.3. Maintenance Responsibilities .....	8
ARTICLE V - INSURANCE .....	10
Section 5.1. Insurance .....	10

109

	PAGE
Section 5.2. Disbursement of Proceeds .....	12
Section 5.3. Casualty and Restoration .....	13
Section 5.4. Total or Partial Condemnation .....	13
Section 5.5. Insurance by Owners .....	14
<b>ARTICLE VI - ANNEXATION OF ADDITIONAL PROPERTY</b> .....	<b>14</b>
Section 6.1. Annexation without Approval of Owners .....	14
Section 6.2. Acquisition of Additional Community Facilities .....	15
Section 6.3. Amendment .....	15
<b>ARTICLE VII - RIGHTS AND OBLIGATIONS OF THE COMMUNITY ASSOCIATION</b> .....	<b>15</b>
Section 7.1. Community Facilities .....	15
Section 7.2. Services .....	15
Section 7.3. Personal Property and Real Property for Common Use .....	16
Section 7.4. Implied Rights .....	16
Section 7.5. Self-Help .....	16
Section 7.6. Right of Entry .....	16
<b>ARTICLE VIII - COMMUNITY ASSESSMENTS</b> .....	<b>16</b>
Section 8.1. Purpose of Community Assessment .....	16
Section 8.2. Creation of Community Assessments .....	16
Section 8.3. Computation of Assessments .....	17
Section 8.4. Special Assessments .....	18
Section 8.5. Lien for Assessments .....	18
Section 8.6. Effect of Nonpayment of Assessments: Remedies of the Community Association .....	19
Section 8.7. Capital Budget and Contribution .....	19
Section 8.8. Subordination of the Lien to First Deeds of Trust and First Mortgages .....	20
Section 8.9. Date of Commencement of Annual Assessments .....	20
Section 8.10. Assessments Due From Declarant .....	20
<b>ARTICLE IX - MORTGAGEE RIGHTS</b> .....	<b>21</b>
Section 9.1. Notices of Action .....	21
<b>ARTICLE X - GENERAL PROVISIONS</b> .....	<b>22</b>
Section 10.1. Duration .....	22
Section 10.2. Amendment .....	22
Section 10.3. Indemnification .....	23
Section 10.4. Gender and Grammar .....	24
Section 10.5. Severability .....	24
Section 10.6. Captions .....	24

	Page
Section 10.7. Perpetuities .....	24
ARTICLE XI - ENFORCEMENT .....	24
Section 11.1. In General .....	24
Section 11.2. Government Enforcement .....	25
Section 11.3. Delay or Failure to Enforce .....	25
ARTICLE XII - PRIVATE AMENITIES AND SERVICES .....	25
Section 12.1. Private Amenities and Services .....	25
ARTICLE XIII - LIMITATION ON DECLARANT'S LIABILITY .....	25
Section 13.1. Limitation on Declarant's Liability .....	25
ARTICLE XIV - OWNER NEGLIGENCE .....	26
Section 14.1. Owner Negligence .....	26

EXHIBITS:

- "A" - Description of Real Estate
- "B" - Description of Additional Real Estate
- "C" - Building Standards and Association Fees

(51)

Book 403 Page 76

**SUPPLEMENTAL  
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS  
AND RESTRICTIONS FOR  
THE SANCTUARY AT HEARTLAND CROSSING, SECTION I & II**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE SANCTUARY AT HEARTLAND CROSSING, SECTION I & II (the "Declaration"), is made this 30th day of October, 1997, by CEDAR RUN LIMITED, INC., an Indiana corporation, and

**WITNESSES:**

WHEREAS, Declarant is the owner of real property described in Exhibit "A" attached hereto and made a part hereof, which real property was subdivided and known as The Sanctuary at Heartland Crossing, Section I and II and is more particularly described on the plats recorded on August 22, 1997, Section I as Instrument No. 9710754 in Deed Book 400, Page 339 and Section II as Instrument No. 9710755 in Deed Book 400, Page 340 ("Plat") recorded in the Office of the Recorder of Morgan County, Indiana, together with any additions thereto as hereinafter provided are referred to herein collectively as the "Real Estate" or as the "Community";

WHEREAS, Declarant has heretofore caused to be recorded a Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing, recorded on October 30, 1997 as Instrument No. 9714157 in the office of the Recorder of Morgan County, Indiana (hereinafter referred to as the "Master Declaration"), pursuant to which mutual and beneficial covenants, conditions and charges were imposed upon the Community as more particularly described therein; D.R. 402, P. 466-526

WHEREAS, pursuant to the Master Declaration, Declarant contemplated that this Supplemental Declaration would be recorded to annex the Real Estate as provided for in the Master Declaration and to set forth specific and particular restrictions affecting the Community which would be in addition to those imposed by the Master Declaration, for the purposes, among other things, of specifying the services to be provided for Owners in the Community by the Community Association (as herein defined), Community Assessments for such services (which are in addition to the assessments levied and collected by the Association (as defined in the Master Declaration) pursuant to the Master Declaration for Common Expenses of the Association) and such other matters as may be peculiar to the Community in relation to the other properties now or hereafter subject to the Master Declaration;

WHEREAS, Declarant intends to sell and convey the Lots situated within the platted areas of the Community and before doing so desires to subject to and impose upon all real estate within the platted areas of the Community mutual and beneficial covenants, conditions, restrictions, and charges which shall be in addition to those imposed by the Master Declaration, under a general plan or scheme

of improvement for the benefit and complement of the Lots and lands in the Community and future owners thereof; and

WHEREAS, the Declarant has formed (or intends to form) the Community Association (as defined herein) for the purposes of carrying out the powers and duties aforesaid.

NOW, THEREFORE, Declarant, pursuant to the Master Declaration, hereby declares that all of the platted Lots and lands located within the Community as they become platted are held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, subject to the Master Declaration and this Declaration, all of which are declared and agreed to be in furtherance of a plan for the improvement and sale of said Lots and lands in the Community, and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of the Community as a whole and of each of said Lots situated therein. This Declaration shall run with the land and shall be binding upon Declarant and upon the parties having or acquiring any right, title or interest, legal or equitable, in and to the Real Estate or any part or parts thereof, and shall inure to the benefit of successors in title to the Real Estate.

#### ARTICLE I

##### DEFINITIONS

Section 1.1. Additional Land. Additional Land shall mean and refer to additional real property now owned and described in Exhibit "B" attached hereto or which may in the future be owned by Declarant subject to Declarant's reserved unilateral right to annex the same within and subject to this Declaration as provided elsewhere herein.

Section 1.2. Articles of Incorporation. Articles of Incorporation means and refers to the Articles of Incorporation of the Community Association, as filed with the Secretary of State of the State of Indiana.

Section 1.3. Bylaws. Bylaws shall refer to the Bylaws of the Community Association, as the same may exist and be in effect from time to time.

Section 1.4. Community Assessments. Community Assessments shall mean assessments for such expenses as may be provided for herein or in the Master Declaration which shall be used for the purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of the Lots in the Community and for the purpose of maintaining the properties or providing services for the Owners within the Community, all as may be specifically authorized from time to time by the Board of Directors. The Community Assessments shall be levied equally against Owners of Lots in a Community for such purposes that are authorized by this Declaration or by the Board of Directors from time to time, provided that in the event assessments are levied for exterior maintenance of dwellings, or insurance on dwellings, or replacement reserves which pertain to particular dwellings within a given Community such assessments (that are for the use and benefit of particular Lots) shall be levied upon a pro rata basis among the benefited Owners.

53

**Section 1.5. Community Association.** Community Association shall mean and refer to The Sanctuary at Heartland Crossing Community Association, Inc., or an organization of similar name, formed, or to be formed, as an Indiana nonprofit corporation, its successors and assigns.

**Section 1.6. Community Facilities.** Community Facilities shall refer to facilities such as a clubhouse, swimming pool, tennis court(s) and related facilities and equipment, if any, to be located within and to be part of the Community only for the use of Owners of Lots in the Community, as determined and provided by Declarant and all real and personal property now or hereafter owned by or subject to an easement in favor of the Community Association only for the use of Owners of Lots in the Community.

**Section 1.7. Control Transfer Date.** Control Transfer Date shall be the date on which the Declarant is no longer a Class B Member of the Community Association.

**Section 1.8. Declarant.** Declarant means Cedar Run Limited, Inc., an Indiana corporation, or any other person, firm, corporation or partnership which succeeds to the interest of Cedar Run Limited, Inc., as developer of the Community, as a matter of law or as evidenced by a written instrument of transfer to such effect.

**Section 1.9. Dwelling Unit.** Dwelling Unit shall mean and refer to any building, structure or portion thereof situated on the Real Estate designed and intended for use and occupancy as a residence by one (1) single family, whether such dwelling is detached or attached to another Dwelling Unit and shall include that portion of the Lot upon which it resides and shall be deeded to an Owner.

**Section 1.10. Eligible Mortgage Holder.** Eligible Mortgage Holder shall mean a holder, insurer, or guarantor of a first mortgage on a Lot who has requested notice of certain matters from the Community Association as herein and in the Bylaws provided.

**Section 1.11. Eligible Votes.** Eligible Votes shall mean those votes available to be cast on the issue at hand. A vote which is for any reason suspended is not available to be cast.

**Section 1.12. Lot.** Lot shall mean a portion of the Community other than the Community Facilities and Common Area (as defined in the Master Declaration) intended for any type of independent ownership and use as may be set out in this Declaration and as shall be shown on the Plats and Plans filed with this Declaration and amendments thereto. Where the context indicates or requires, the term Lot includes any structure on the Lot.

**Section 1.13. Member.** Member shall mean and refer to a person or entity entitled to membership in the Community Association, as provided herein.

**Section 1.14. Mortgage.** Mortgage means any mortgage, deed to secure debt, and any and all other similar instruments used for the purpose of conveying or encumbering real property as security for the payment or satisfaction of an obligation.

54

**Section 1.15. Owner.** Owner shall mean and refer to the record owner, whether one or more persons or entities, of any Lot which is part of the Community, but excluding any party holding the fee simple title merely as security for the performance of an obligation. Owner shall include the Declarant (but pursuant to Section 8.10 no assessments are payable by Declarant as an Owner except as specifically described therein).

**Section 1.16. Plats and Plans.** Plats and Plans shall collectively mean those plats or plans of all or any portion of the Community making reference hereto which have been or hereafter may be recorded in the office of the Recorder of Morgan County, Indiana, as the same may be amended or supplemented by replats or otherwise.

**Section 1.17. Quorum.** Quorum shall mean the percent of Eligible Votes entitled to be cast on a matter at any meeting of Members as specified in the Bylaws.

Capitalized terms used herein and not otherwise defined shall have the respective meanings assigned thereto in the Master Declaration unless the context otherwise requires.

**ARTICLE II**

**PROPERTY RIGHTS, BUILDING STANDARDS AND COVENANTS**

**Section 2.1. Rules and Regulations.** The Board of Directors of the Community Association may establish reasonable rules and regulations concerning the use of the Community Facilities and individual Lots in the Community, as appropriate. Copies of such regulations and amendments thereto shall be furnished by the Community Association to all Owners prior to the rule's effective date. Such regulations shall be binding upon the Owners, their families, tenants, guests, invitees, and agents until and unless such regulation, rule, or requirement shall be specifically overruled, canceled, or modified by the Board of Directors of the Community Association or the Community Association in a regular or special meeting by the vote of two-thirds (2/3) of all Eligible Votes and with the written approval of the Class B Member prior to the Control Transfer Date. The Board shall have the authority to impose reasonable monetary fines and other sanctions, and monetary fines may be collected by lien and foreclosure, as provided in Article VIII. In addition, the Community Association, through the Board, may, by contract or other agreement, enforce county ordinances or permit Morgan County to enforce ordinances affecting the Development for the benefit of the Community Association and its Members.

**Section 2.2. Use.** Without the prior written consent of the Board of Directors, nothing shall be done or kept on any Lot or any Community Facilities or any part thereof to increase the rate of insurance on the Community or any part thereof over what the Community Association, but for such activity, would pay. Noxious, destructive, or offensive activity, or any activity constituting an unreasonable source of annoyance, shall not be conducted on any Lot or any Community Facilities or any part thereof, and the Community Association shall have standing to initiate legal proceedings to abate such activity. Each Owner shall refrain from any act or use of his or her Lot which could reasonably cause embarrassment, discomfort, or annoyance to other Owners, and the Board of



55

Directors shall have the power to make and to enforce reasonable rules and regulations in furtherance of this provision.

Section 2.3. Building Materials, Roof, Architectural Standards, and Design Guidelines. The residence constructed on any Lot must meet the requirements of the Master Declaration and this Declaration and shall be subject to the standards as outlined in Exhibit "C" attached hereto and made a part hereof.

**ARTICLE III**

**MEMBERSHIP AND VOTING RIGHTS**

Section 3.1. Membership. Every Owner of a Lot shall be a Member of the Community Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 3.2. Classes of Membership. The Community Association shall have two (2) classes of Members consisting of Class A Members and the Class B Member.

- (a) **Class A.** Class A Members shall be all Owners with the exception of the Declarant. Except as otherwise provided herein or in the Articles of Incorporation, each Owner shall be entitled to one vote for each Lot owned. When more than one person is an Owner of a Lot, all such persons shall be Members. The vote for such Lot shall be exercised by the person whom the collective Members with respect to such Lot may designate. If a Membership stands of record in the names of at least two (2) persons or entities, if one person or entity votes, the vote binds all persons. In no event shall such vote be split into fractional votes and in no event shall more than one vote be cast with respect to any Lot. Each vote cast with respect to a Lot shall presumptively be valid, but if such vote is questioned by any Member holding any interest in such Lot and if all such Members holding an interest in the Lot are not in agreement as to the validity of the vote for such Lot which is questioned, then such vote shall not be counted. In addition, the Community Association may reject a vote, consent, waiver or proxy appointment if there is a reasonable basis to doubt the validity of a signature or the signatory's authority.
- (b) **Class B.** The Declarant shall be the sole Class B Member. The Class B Member shall be entitled to 1,000 votes for so long as it shall own any Lot or other real estate in the Community, or until the Declarant's Class B membership is converted to a Class A membership if that occurs earlier. The Class B membership shall cease and be converted to a Class A membership on the happening of the first to occur of the following events:
  - (i) When the Class B Member owns less than ten percent (10%) of the Lots in the Community.

56

- (ii) When the Class B Member voluntarily surrenders its Class B membership, or
- (iii) Twelve (12) years after the first Lot is conveyed to an Owner in any portion of the Community.

**Section 3.3. Board of Directors.** Subsequent to the Control Transfer Date, the Owners shall elect a Board of Directors (the "Board of Directors" or the "Board") of the Community Association as prescribed by the By-Laws. The Board of Directors shall manage the affairs of the Community Association. The initial Board of Directors shall be appointed by Declarant and shall manage the affairs of the Community Association until the Control Transfer Date.

**Section 3.4. Professional Management.** No contract or agreement for professional management of the Community Association by Declarant nor any other contract between the Community Association and Declarant shall be for a term in excess of three (3) years. Any such agreement or contract shall provide for termination by either party with or without cause without any termination fee by written notice of ninety (90) days or less.

**Section 3.5. Responsibilities of the Community Association.** The Community Association is hereby authorized to act and shall act on behalf of, and in the name, place, and stead of, the Individual Owners in all matters pertaining to the maintenance, repair, and replacement of the Community Facilities, the determination of Community Assessments, the collection of Community Assessments, and the granting of any approvals whenever and to the extent called for by this Declaration for the common benefit of all such Owners. The Community Association shall also bill for and collect the amount for Common Expenses and Special Assessments pursuant to the Master Declaration, and upon receipt, deliver said amount to the Association, as provided for in the Master Declaration. The Community Association shall also have the right, but not the obligation, to act on behalf of any Owner or Owners in seeking enforcement of the terms, covenants, conditions and restrictions contained in this Declaration. Neither the Community Association nor its officers or authorized agents shall have any liability whatsoever to any Owner for any action taken under color of authority of this Declaration or for any failure to take any action called for by this Declaration, unless such act or failure to act is in the nature of a willful or reckless disregard of the rights of the Owners or in the nature of willful, intentional, fraudulent, or reckless misconduct. The Community Association shall procure and maintain insurance in accordance with the provisions of Article V hereof. The Community Association may contract for such services as management, snow removal, security control, trash removal, and such other services as the Community Association deems necessary or advisable.

**Section 3.6. Control and Transfer of Control of Community Association.** Until the Control Transfer Date, the Board of Directors of the Community Association shall consist of persons appointed by Declarant.

**ARTICLE IV**  
**MAINTENANCE**

**Section 4.1. By Owners.** Except as provided in Section 4.2(b) of this Article, each Owner shall, at his expense, be responsible for, and shall promptly perform as the need therefor arises, all interior maintenance, repairs, decoration and replacement of his own Dwelling Unit. In addition, each Owner shall furnish and be responsible for the maintenance of all portions of his Dwelling Unit, except (1) for such portions thereof as may, in accordance with the terms of this Declaration, be designated as a part of the Common Properties for purposes for maintenance only and (2) lawn maintenance as provided in Section 4.2 below. All fixtures and equipment installed within or as part of a Dwelling Unit, commencing at the points where the utility lines, pipes, wires, conduits or systems enter the Lot upon which such Dwelling Unit is located, shall be maintained and kept in repair by the Owner thereof. Each Owner shall promptly perform all maintenance and repair of his Dwelling Unit which, if neglected, might adversely affect any other Lot or Dwelling Unit or any part of the Common Properties. Such maintenance and repairs include but are not limited to heating and air conditioning system, any partitions and interior walls, internal water lines, plumbing, electric lines, gas lines, appliances, and all other fixtures, equipment and accessories belonging to the Owner and a part of or appurtenant to his Dwelling Unit. The Owner shall be responsible for the maintenance, repair and replacement of all windows.

**Section 4.2. Common Properties and Exteriors of Dwelling Units and Lawns.**

- (a) Maintenance, repairs, replacements and upkeep of the Common Properties shall be furnished by the Community Association, as a part of its duties, and the cost thereof shall constitute a part of the Common Expenses.
- (b) In addition to maintenance of Common Properties, the Community Association, as part of its duties, and as part of the Common Expenses, shall provide for:
  - (i) maintenance, repairs, replacement and upkeep of the exteriors of each Dwelling Unit, including, but not limited to, roofs, gutters, doors, windows (excluding glass which shall be considered a part of interior maintenance) and exterior walls shall be considered part of the Common Properties for purposes of maintenance only;
  - (ii) maintenance of the lawns, which shall be considered part of the Common Properties for purposes of maintenance only. Maintenance of lawns shall include but shall not be limited to the fertilizing, mowing and re-planting when necessary of the grass; and the care, fertilizing, trimming, removal and replacement of trees planted by the Declarant. It shall not include the care and maintenance of shrubs, trees which were not planted by Declarant, flowers or other plants on any Lot. It is the responsibility of each Owner to water his own lawn. If the Owner fails to water his own lawn, the Community Association has

(59)

the right, but not the obligation, to water his lawn by using the water bibs of the noncomplying Owner and charge the Owner for the labor cost to perform the watering. Firewood may not be stored on the grass nor placed against siding. Also, the Owner shall keep his/her garage coach lites on from dusk to dawn as part of the security plan for the Community. The Association shall provide replacement bulbs.

The Board of Directors may adopt such other rules and regulations concerning maintenance, repair, use and enjoyment of the Common Properties (or items deemed Common Properties for purposes of maintenance only) as it deems necessary.

(c) Notwithstanding any obligation or duty of the Community Association to repair or maintain any of the Common Properties (or items deemed Common Properties for purposes of maintenance), if, due to the willful, intentional or negligent acts or omissions of invitees or other occupant or visitor of such Owner, damage shall be caused to the Common Properties (or items deemed as such for purposes of maintenance), or if maintenance, repairs or replacements shall be required thereby which would otherwise be at the Common Expense, then such Owner shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Community Association, unless such loss is covered by the Community Association's insurance and such policy has a waiver of subrogation clause. If not paid by such Owner upon demand by the Community Association, the cost of repairing such damage shall be added to and become a part of the assessment to which such Owner's Dwelling Unit is subject.

(d) The authorized representatives of the Community Association, the Board and the Managing Agent for the Corporation (if any) shall be entitled to reasonable access to any Dwelling Unit as may be required in connection with maintenance, repairs or replacements of or to the Common Properties and items deemed as Common Properties for purposes of maintenance, including, but not limited to, access to any easements reserved by any subdivision plat of any portion of the Real Estate for such purposes.

**Section 4.3. Maintenance Responsibilities.** The following is a list of maintenance responsibilities by Owner and the Community Association.

Owner	Comm.	Description
	X	1.a. Balconies, decks, exterior handrails, and steps - if installed at original construction
X		1.b. Balconies, decks, exterior handrails, and steps - if installed by Owner
	X	2. Chimney, siding, exposed flu, and flashing
X		3. Doors (entry, sliding, and garage) exterior hardware

Owner	Comm.	Description
X		4. Door frames (exterior) painting and caulking (when entire building is painted)
X		5. Window frames (exterior) painting and caulking (when entire building is painted)
X		6. Glass surfaces
X		7. Fences - dividers
X		8. Foundation walls, footings
X		9. Exterior - structure, siding, paint
X		10. Roof - shingles, flashing, gutters, downspouts
X		11. Painting - exterior
X		12. Gutter cleaning
X		13. Lights
	X	(a) Exterior - attached to unit
	X	(b) Exterior - entrance to subdivision
	X	(c) Exterior - free standing posts
X		14. Water pipes
X		(a) Within structure, including hose bibs
		(b) Outside structure, leading to Water Co.'s main
X		15. Wiring - electrical, telephone, etc.
X		(a) Interior
		(b) Exterior connected to Owner's meter
X		16. Garage door openers
X		17. Patio area - concrete
X		18. Driveway repairs
X		19. Steps and stoops
X		20. Mailboxes - cluster boxes (Post Office property)

3/8/81 H.C./COV

60

Owner	Comm.	Description
	X	21. Road signs
	X	22. Trees - pruning, fertilization, removal, replacing
	X	23. Lawn - cutting, trimming, fertilization, etc.
	X	24. Snow removal - drives, walks, and streets
	X	25. Shrubbery - pruning, mulching, spraying, replacement, etc.
X		26. Heating and air-conditioning equipment
X		27. Sealing of concrete, decks, balconies, and drives except extensions
X		28. Lawn watering

ARTICLE V  
INSURANCE

Section 5.1. Insurance.

(a) The Board of Directors, or its duly authorized agent, shall purchase a master casualty insurance policy with an "agreed amount and inflation guard endorsement" and a "blanket building endorsement" affording fire and extended coverage insurance insuring each Dwelling Unit in an amount consonant with the full replacement value of the improvements which, in whole or in part, comprise the Dwelling Units, excluding all floor, ceiling and wall coverings and fixtures, betterments and improvements installed by any Owner and excluding any personal property owned by any Owner whether located on or in any Dwelling Unit or elsewhere. If the Board of Directors can obtain such coverage for reasonable amounts, it shall also obtain "all risks" coverage.

The Board shall purchase a casualty insurance policy with an "agreed amount and inflation guard endorsement" affording fire and extended coverage insurance insuring all Community Facilities owned by the Community Association including, but not limited to utilities and recreational equipment in an amount consonant with the full replacement value of the improvements. If the Board of Directors can obtain such coverage for reasonable amounts, it shall also obtain "all risk" coverage for such improvements.

(b) The Board shall also obtain a public liability policy covering the Community Facilities, the Community Association and its Members for all damage or injury caused by the

61

negligence of the Community Association or any of its Members or agents. The public liability policy shall have at least a Five Hundred Thousand Dollar (\$500,000) single person limit as respects bodily injury and property damage, a One Million Dollar (\$1,000,000) limit per occurrence, and a Two Hundred Fifty Thousand Dollar (\$250,000) minimum property damage limit. Premiums for all insurance on the Community Facilities shall be a cost paid by Community Assessments. The policy may contain a reasonable deductible, and the amount thereof shall be added to the face amount of the policy in determining whether the insurance at least equals the full replacement cost.

- (c) All such insurance coverage obtained by the Board of Directors shall be written in the name of the Community Association as Trustee for the respective benefited parties, as further identified below. Such insurance shall be governed by the provisions hereinafter set forth:
- (i) All policies shall be written with a company licensed to do business in Indiana and holding a rating of XI or better in the Financial Category as established by A.M. Best Company, Inc., if reasonably available, or, if not available, the most nearly equivalent rating.
  - (ii) All policies on the Community Facilities shall be for the benefit of the Lot Owners and their mortgagees as their interests may appear.
  - (iii) Exclusive authority to adjust losses under policies in force on the Community Facilities obtained by the Community Association shall be vested in the Board of Directors; provided, however, no mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto.
  - (iv) In no event shall the insurance coverage obtained and maintained by the Board of Directors hereunder be brought into contribution with insurance purchased by individual Owners, occupants, or their mortgagees.
  - (v) All casualty insurance policies shall have an inflation guard endorsement, if reasonably available, and an agreed amount endorsement with an annual review by one or more qualified persons, at least one of whom must be in the real estate industry and familiar with construction in the Appropriate Indiana County area.
  - (vi) The Board of Directors shall be required to make every reasonable effort to secure insurance policies that will provide for the following:



- (1) a waiver of subrogation by the insurer as to any claims against the Community Association's Board of Directors, its manager, the Owners, and their respective tenants, servants, agents, and guests;
- (2) a waiver by the insurer of its rights to repair, and reconstruct, instead of paying cash;
- (3) that no policy may be canceled, invalidated, or suspended on account of any one or more individual Owners;
- (4) that no policy may be canceled, invalidated, or suspended on account of the conduct of any director, officer, or employee of the Community Association or its duly authorized manager without prior demand in writing delivered to the Community Association to cure the defect and the allowance of a reasonable time thereafter within which the defect may be cured by the Community Association, its manager, any Owner, or mortgagee;
- (5) that any "other insurance" clause in any policy exclude individual Owners' policies from consideration; and
- (6) that no policy may be canceled or substantially modified without at least thirty (30) days' prior written notice to the Community Association.
- (d) In addition to the other insurance required by this Section, the Board shall obtain, as a Community expense, worker's compensation insurance, if and to the extent necessary, and a fidelity bond or bonds on directors, officers, employees, and other persons handling or responsible for the Community Association's funds. The amount of fidelity coverage shall be determined in the Board's best business judgment, but may not be less than three (3) months' assessments plus reserves on hand. Bonds shall contain a waiver of all defenses based upon the exclusion of persons serving without compensation and may not be canceled or substantially modified without at least thirty (30) days' prior written notice to the Community Association.

**Section 5.2. Disbursement of Proceeds.** Proceeds of insurance policies written in the name of the Community Association shall be disbursed as follows:

- (a) If the damage or destruction for which the proceeds are paid is to be repaired or reconstructed, the proceeds, or such portion thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction as hereinafter provided. Any proceeds remaining after defraying such costs of repairs or reconstruction to the Community or, in the event no repair or reconstruction is made, after making such settlement as is necessary and appropriate with the affected Owner or Owners and their mortgagee(s) as their interests may appear, shall be retained by and



67

for the benefit of the Community Association and placed in a capital improvements account. This is a covenant for the benefit of any mortgagee of a Lot and may be enforced by such mortgagee.

- (b) If it is determined that the damage or destruction to the Community Facilities for which the proceeds are paid shall not be repaired or reconstructed, such proceeds shall be disbursed in the manner as provided for excess proceeds in Section 5.2(a).

**Section 5.3. Casualty and Restoration.** In the event of damage to or destruction of the structure or exterior of any Dwelling Unit or in the event of damage to or destruction of any of the Common Properties due to fire or any other casualty or disaster, the Community Association shall promptly cause the same to be repaired and reconstructed. The proceeds of insurance carried by the Community Association, if any, shall be applied to the cost of such repair and reconstruction.

If the insurance proceeds, if any, received by the Community Association as a result of any such fire or any other casualty or disaster are not adequate to cover the cost of repair and reconstruction, or in the event there are no insurance proceeds, (i) the cost of restoring the damage and repairing and reconstructing a Dwelling Unit so damaged or destroyed (or the costs thereof in excess of insurance proceeds received, if any) shall be assessed by the Community Association against all of the Owners in equal shares and (ii) the cost for restoring the damage and repairing and reconstructing any Common Properties (excluding items deemed Common Properties for maintenance only) so damaged or destroyed (or the cost thereof in excess of insurance proceeds received, if any) shall be assessed by the Community Association against all of the Owners in equal shares. Any such amounts assessed against the Owners shall be assessed as part of the Common Expenses and shall constitute a lien from the time of assessment as provided herein.

For purposes of this Article, repair, reconstruction and restoration shall mean construction or rebuilding the Dwelling Unit so damaged or destroyed to as near as possible the same conditions as it existed immediately prior to the damage or destruction and with the same type of architecture.

Immediately after a fire or other casualty or disaster causing damage to any property for which the Board of Directors or Community Association has the responsibility of maintenance and repair hereunder, the Board shall obtain reliable and detailed estimates of the cost to place the damaged property in a condition as good as that before the casualty. Such costs may include professional fees and premiums for such bonds as the Board of Directors desires or deems necessary.

Encroachments upon any Dwelling Unit which may be created as a result of such reconstruction or repair of any Dwelling Unit shall not constitute a claim or basis of a proceeding or action for the Owner upon whose Dwelling Unit such encroachment exists, provided that such reconstruction was either substantially in accordance with the original plans and specifications or as the Dwelling Unit was originally constructed.

**Section 5.4. Total or Partial Condemnation.**

- (a) In the event of the condemnation of all or any part of the Common Properties or all or any part of any Dwelling Unit or Lot, the Board is hereby authorized to negotiate with the condemning authority and/or to contest an award made for the appropriation of such Common Properties or Dwelling Units. For the purpose of such negotiation and/or of contest of such award to the Board as to Dwelling Units and Lots, the Board is hereby declared to be the agent and attorney-in-fact of any Owner affected by the condemnation. This appointment of the Board shall be deemed coupled with an interest and shall be irrevocable. Nothing contained herein, however, shall preclude any Owner from asserting any rights or claims to compensation which cannot be legally asserted by the Board.
- (b) Awards for the taking of all or part of a Dwelling Unit or Lot shall be collected by the Board and distributed to the affected Owners. To the extent possible, negotiated awards or awards resulting from a contest shall specify the allocation of the award among Owners affected. In the event that an Owner does not agree with the distribution of an award, such Owner shall be entitled to have the dispute settled by arbitration. The protesting Owner shall appoint one arbitrator, the Board acting as agent for all other affected Owners shall appoint one arbitrator and the two appointed arbitrators shall appoint a third arbitrator. A majority decision of the arbitrators shall be binding on all Owners and shall be enforceable.

**Section 5.5. Insurance by Owners.** Each Owner shall be solely responsible for any and may obtain such additional insurance as he deems necessary or desirable, at his own expense, affording coverages upon his personal property, his Dwelling Unit, the contents of his Dwelling Unit, his personal property stored anywhere on the Real Estate, and for his personal liability, but all such insurance shall contain the same provisions for waiver of subrogation as referred to in the foregoing provisions for the master casualty insurance policy to be obtained by the Community Association.

#### ARTICLE VI

#### ANNEXATION OF ADDITIONAL PROPERTY

##### Section 6.1. Annexation without Approval of Owners.

- (a) As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege, and option, from time to time at any time, to subject to the provisions of this Declaration and the jurisdiction of the Community Association all or any portion of the real property described in Exhibit "B", attached hereto and by reference made a part hereof, and any other real estate adjacent thereto or to the Community as the same exists from time to time whether in fee simple or leasehold, by filing in the Recorder's Office of Morgan County, Indiana, an amendment to this Declaration annexing such property. Such amendment to this Declaration shall not require the vote or approval of any Owners. Any such annexation

shall be effective upon the filing for record of such amendment unless otherwise provided therein.

- (b) Declarant shall have the unilateral right to transfer to any other person the said right, privilege, and option to annex additional property which is herein reserved to Declarant, provided that such transferee or assignee shall be the developer of at least a portion of said real property to be so annexed and that such transfer is memorialized in a written, recorded instrument.
- (c) The rights reserved unto Declarant to subject Additional Land to the Declaration shall not be implied or construed so as to impose any obligation upon Declarant to subject any of such Additional Land to this Declaration or to the jurisdiction of the Community Association nor any obligation, if subjected, to build housing of the same type, design, or materials. If such Additional Land is not subjected to this Declaration, Declarant's reserved rights shall not impose any obligation on Declarant to impose covenants and restrictions similar to those contained herein upon such Additional Land, nor shall such rights in any manner limit or restrict the use to which such Additional Land may be put by Declarant or any subsequent owner thereof, whether such uses are consistent with the covenants and restrictions imposed hereby or not.

**Section 6.2. Acquisition of Additional Community Facilities.** Declarant may convey to the Community Association additional real estate, improved or unimproved, which upon conveyance or dedication shall be accepted by the Community Association and thereafter shall be maintained by the Community Association as an expense for the benefit of all Owners.

**Section 6.3. Amendment.** This Article shall not be amended without the written consent of Declarant, so long as the Declarant owns any property described in Exhibit "A" or Exhibit "B" attached hereto.

#### ARTICLE VII

#### RIGHTS AND OBLIGATIONS OF THE COMMUNITY ASSOCIATION

**Section 7.1. Community Facilities.** The Community Association, subject to the rights of the Owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Community Facilities and all improvements thereon (including furnishings and equipment related thereto, if any), and shall keep it in good, clean, attractive, and sanitary condition, order, and repair, pursuant to the terms and conditions of this Declaration and the Bylaws.

**Section 7.2. Services.** The Community Association may obtain and pay for the services of any person or entity to manage its affairs or any part thereof, to the extent it deems advisable, as well as such other personnel as the Community Association shall determine to be necessary or desirable for the proper operation of the Community, whether such personnel are furnished or employed directly by the Community Association or by any person or entity with whom or with which it contracts. The

(66)

Community Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the Community or the enforcement of this Declaration.

**Section 7.3. Personal Property and Real Property for Common Use.** The Community Association, through action of its Board of Directors, may acquire, hold and dispose of tangible and intangible personal property and real property. The Board, acting on behalf of the Community Association, shall accept any real or personal property, leasehold, or other property interests located within the properties described in Exhibit "A" or Exhibit "B" attached hereto or hereafter annexed into the Community and conveyed to it by the Declarant.

**Section 7.4. Implied Rights.** The Community Association may exercise any other right or privilege given to it expressly by this Declaration, the Articles of Incorporation or the Bylaws, and every other right or privilege reasonably to be implied for the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

**Section 7.5. Self-Help.** In addition to any other remedies provided for herein, the Community Association or its duly authorized agent shall have the power to enter upon a Lot or any portion of the Community Facilities to abate or remove, using such force as may be reasonably necessary, any erection, thing or condition which violates this Declaration, the Bylaws, the rules and regulations, or the use restrictions. Unless an emergency situation exists, the Board shall give the violating Lot Owner five (5) days' written notice of its intent to exercise self-help. All costs of self-help, including reasonable attorney's fees and paraprofessional fees actually incurred shall be assessed against the violating Owner and shall be collected as provided for herein for the collection of assessments.

**Section 7.6. Right of Entry.** The Community Association shall have the right, in addition to and not in limitation of all the rights it may have, to enter into structures and upon Lots for emergency, security, or safety purposes, which right may be exercised by the Community Association's Board of Directors, officers, agents, employees, managers, and all police officers, firefighters, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall only be during reasonable hours and after reasonable notice to the Owner or occupant of the Lot.

**ARTICLE VIII**

**COMMUNITY ASSESSMENTS**

**Section 8.1. Purpose of Community Assessment.** The Community Assessments provided for herein shall be used for the general purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of Lots, including the maintenance of real and personal property, all as may be more specifically authorized from time to time by the Board of Directors.

**Section 8.2. Creation of Community Assessments.**

67

- (a) Community Assessments, together with interest, costs, and reasonable attorney's fees and paraprofessional fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time the assessments arose, and his or her grantee shall be jointly and severally liable for such portion thereof as may be due and payable at the time of conveyance, except no first mortgagee who obtains title to a Lot pursuant to the remedies provided in the Mortgage shall be liable for unpaid assessments which accrued prior to such acquisition of title. Community Assessments shall be paid in such manner and on such dates as may be fixed by the Board of Directors which may include, without limitation, monthly, quarterly, semi-annually or annually and acceleration of the annual assessment for delinquents. Unless the Board otherwise provides, all assessments shall be paid quarterly. In addition to collection of Community Assessments, the Board shall collect the assessments set forth in the Master Declaration in the amounts and at the times set forth by the Association's Board of Directors and the Association, and upon receipt shall immediately deliver such amounts to the Association. The Association may, at any time and from time to time, invoice the Owner directly for the assessments due under the Master Declaration, and, in such event, the Owners shall pay such amounts directly to the Association, and not to the Community Association.

Section 8.3. Computation of Assessments.

- (a) It shall be the duty of the Board, at least sixty (60) days before the beginning of the fiscal year and thirty (30) days prior to the meeting at which the budget shall be presented to the Membership, to prepare a budget covering the estimated costs of operating the Community Association during the coming year. The budget may include a capital contribution establishing a reserve fund in accordance with a capital budget separately prepared. Each Owner covenants and agrees to pay to the Community Association his or her share of Community Assessments. The Board shall cause a copy of the budget, the amount of the assessments to be levied against each Lot for the following year and a description of the method used in determining the assessments to be delivered to each Owner at least fifteen (15) days prior to the meeting. Each segment of the budget including, without limitation, the Community Assessments, shall become effective unless disapproved at a meeting by a vote of at least two-thirds (2/3) of a Quorum of the Members.
- (b) Notwithstanding the foregoing, however, in the event that (i) the proposed budget or Community Assessments are disapproved in accordance with 8.3 (a) or (ii) the Board fails for any reason to determine the budget for the succeeding year, then and until such time as a budget (or such portion thereof or assessments as shall have been disapproved in accordance with the foregoing) shall have been determined as provided herein, the budget (or applicable portion thereof or assessments) in effect for the then current year shall continue for the succeeding year.

- (c) In the event that the amounts actually expended by the Community Association for Community Assessments in any fiscal year exceed the amounts budgeted and assessed for Community Assessments for that fiscal year, the amount of such deficit shall be carried over and become an additional basis for assessments for the following fiscal year, except that so long as the Declarant controls the Community Association, Declarant may, but shall be under no obligation, to fund such deficit; provided, however, that Declarant shall be reimbursed by the Community Association for any deficits so funded, together with interest at ten percent (10%) per annum until so reimbursed, from available surpluses in later years or through Special Assessments. Thereafter, such deficit may be recouped either by inclusion in the budget for annual assessments or by the making of one or more Special Assessments for such purpose, at the option of the Community Association. In the event that the amounts budgeted and assessed for Community Assessments in any fiscal year exceed the amount actually expended by the Community Association for Community Assessments for that fiscal year, an allocable share of such excess (based on the amounts originally levied as assessments) shall be a credit against the assessment due from each Owner for the next fiscal year(s); provided, that Declarant shall first be reimbursed for deficits previously paid, with interest, as required above before such excess shall be so credited to Owners.
- (d) During the first year following the date of recordation of this Declaration, the monthly Community Association Fee shall be the amount listed on Exhibit "C" attached. This monthly fee shall be subject to annual review and adjustment.

**Section 8.4. Special Assessments.** In addition to the other assessments authorized herein, the Community Association may levy Special Assessments in any year. So long as the total amount of Special Assessments allocable to each Lot does not exceed Twenty Percent (20%) of the Monthly Community Assessment in any one fiscal year, the Board may impose the Special Assessment. Any Special Assessment which would cause the amount of Special Assessments allocable to any Lot to exceed this limitation shall be effective only if approved by two-thirds (2/3) of a Quorum of the Members. Special Assessments shall be paid as determined by the Board, and the Board may permit Special Assessments to be paid in installments extending beyond the fiscal year in which the Special Assessment is imposed.

**Section 8.5. Lien for Assessments.**

- (a) All sums assessed against any Lot pursuant to this Declaration, together with late charges, interest, costs, and reasonable attorney's fees and paraprofessional fees actually incurred, as provided herein, shall be secured by a lien on such Lot in favor of the Community Association. Such lien shall be superior to all other liens and encumbrances on such Lot, except for (i) liens of ad valorem taxes; or (ii) liens for all sums unpaid on a first Mortgage or on any Mortgage to Declarant duly recorded in the land records of the Appropriate Indiana County and all amounts advanced pursuant to such Mortgage and secured thereby in accordance with the terms of such instrument.

69

- (b) All other persons acquiring liens or encumbrances on any Lot after this Declaration shall have been recorded in such records shall be deemed to consent that such liens or encumbrances shall be inferior to future liens for assessments, as provided herein, whether or not prior consent is specifically set forth in the instruments creating such liens or encumbrances.

Section 8.6. Effect of Nonpayment of Assessments: Remedies of the Community Association.

- (a) Any assessments which are not paid when due shall be delinquent. Any assessment delinquent for a period of more than ten (10) days shall incur a late charge in an amount as the Board may from time to time determine. The Community Association shall cause a notice of delinquency to be given to any Member who has not paid within ten (10) days following the due date. If the assessment is not paid within thirty (30) days, a lien, as herein provided, shall attach and, in addition, the lien shall include the late charge, interest, not to exceed the maximum legal rate, on the principal amount due, and all late charges from the date first due and payable, all costs of collection, and all reasonable attorney's fees and paraprofessional fees actually incurred, and any other amounts provided or permitted by law. In the event that the assessment remains unpaid after sixty (60) days, the Community Association may, as the Board shall determine, institute suit to collect such amounts and to foreclose its lien. Each Owner, by acceptance of a deed or as a party to any other type of a conveyance, vests in the Community Association or its agents the right and power to bring all actions against him or her, personally, for the collection of such charges as a debt or to foreclose the aforesaid lien in the same manner as other liens for the improvement of real property. The lien provided for in this Article shall be in favor of the Community Association and shall be for the benefit of all other Owners. The Community Association, acting on behalf of the Owners, shall have the power to bid on the Lot at any foreclosure sale or to acquire, hold, lease, mortgage, or convey the Lot. No Owner may waive or otherwise except liability for the assessments provided for herein, including, by way of illustration, but not limitation, abandonment of the Lot.

- (b) All payments shall be applied first to costs and attorneys' and paraprofessional fees, then to late charges, then to interest, then to delinquent assessments, then to any unpaid installments of the annual assessment or special assessments which are not the subject matter of suit in the order of their coming due, and then to any unpaid installments of the annual assessment or special assessments which are the subject matter of suit in the order of their coming due.

Section 8.7. Capital Budget and Contribution. The Board of Directors shall annually prepare a capital budget which shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost for items of a capital nature within the Community. The Board shall set the required capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Community Association as shown on the capital



79

budget, with respect to both amount and timing by annual assessments over the period of the budget. The capital contribution required shall be fixed by the Board and included within the budget and Community Assessments, as provided in Section 8.3. A copy of the capital budget shall be distributed to each Member in the same manner as the operating budget.

**Section 8.8. Subordination of the Lien to First Deeds of Trust and First Mortgages.** The lien of the assessments, including interest, late charges, costs (including attorneys' fees and paraprofessional fees) provided for herein, shall be subordinate to the lien of any first Mortgage upon any Lot. The sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to judicial or nonjudicial foreclosure of a first Mortgage shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer (subject to the right of the Community Association to payment out of available foreclosure sale proceeds). No sale or transfer shall relieve such Lot from lien rights for any assessments thereafter becoming due. Where the mortgagee of a first Mortgage of record or other purchaser of a Lot obtains title, his or her successors and assigns shall not be liable for the share of the Community Assessments by the Community Association chargeable to such Lot which became due prior to the acquisition of title to such Lot by such acquirer. Such unpaid share of Community Assessments shall be deemed to be Community Assessments collectible from all the Lots, including such acquirer, his or her successors and assigns.

**Section 8.9. Date of Commencement of Annual Assessments.** The annual assessments provided for herein shall commence as to Lots generally in January, 1998, and as to a particular Lot on the first day of the month following the conveyance of such Lot by the Declarant to a Builder and/or Owner and shall be due and payable in a manner and on a schedule as the Board of Directors may provide. The first annual assessment shall be adjusted according to the number of months then remaining in that fiscal year and billed to the Builder in the Closing Statement between the Builder and the Developer. The Developer shall pay the assessment collected from the Builder to the Association. The date any Lot becomes subject to assessment hereunder shall be the date on which such Lot is transferred by Declarant to a Builder and/or Owner; provided, however, that Declarant may, in its sole and absolute discretion delay the starting date for assessments for as long as Declarant shall deem appropriate in its sole and absolute discretion but assessments shall in all events be payable commencing on the first day of the first month following the date the Lot is occupied for the residential purposes or is suitable for such occupancy as evidenced, for example, by the appropriate official of Morgan County, Indiana or an architect issuing a certificate of occupancy or its equivalent stating that the residential structure on such Lot is substantially complete and available for occupancy.

**Section 8.10. Assessments Due From Declarant**

- (a) Declarant covenants and agrees to pay the full amount of the annual assessment for each Lot occupied for residential purposes that it owns; notwithstanding anything contained herein to the contrary, the Declarant shall not be required to pay any assessments for any Lots not occupied for residential purposes (other than completed vacant apartment units held for rental in the ordinary course of business) that it owns, including but not limited to model homes.



- (b) Notwithstanding anything to the contrary herein, the Declarant may contribute assessments due from it in services or materials or a combination of services and materials, rather than in money, (herein collectively called in-kind contribution). The amount by which monetary assessments shall be decreased as a result of any in-kind contribution shall be the fair market value of the contribution. If the Declarant and the Community Association agree as to the value of any contribution, the value shall be as agreed. If the Community Association and the Declarant cannot agree as to the value of any contribution, the Declarant shall supply the Community Association with a detailed explanation of the service performed and material furnished, and the Community Association shall acquire bids for performing like services and furnishing like materials from three (3) independent contractors approved by the Declarant who are in the business of providing such services and materials. If the Community Association and the Declarant are still unable to agree on the value of the contribution, the value shall be deemed to be the average of the bids received from the independent contractors.

**ARTICLE IX**

**MORTGAGEE RIGHTS**

**Section 9.1. Notices of Action.** An institutional holder, insurer, or guarantor of a first Mortgage, who provides written request to the Community Association (such request to state the name and address of such holder, insurer, or guarantor and the Lot number), (therefore becoming an Eligible Mortgage Holder), will, upon payment of the reasonable expense of the Community Association associated therewith, be entitled to timely written notice of:

- (a) any proposed termination of the Community Association;
- (b) condemnation, damage or destruction to the Community or which affects any Lot on which there is a first Mortgage held, insured, or guaranteed by such Eligible Mortgage Holder;
- (c) any delinquency in the payment of assessments or charges owed by an Owner of a Lot subject to the Mortgage of such Eligible Mortgage Holder where such delinquency has continued for a period of sixty (60) days;
- (d) any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Community Association; or
- (e) any proposed action which would require the consent of Eligible Mortgage Holders.

ARTICLE X

GENERAL PROVISIONS

Section 10.1. Duration. The provisions of this Declaration shall run with and bind the land and shall be and remain in effect perpetually to the extent permitted by law; provided, however, so long as Indiana law limits the period during which covenants restricting lands to certain uses may run, any provisions of this Declaration affected thereby shall run with and bind the land so long as permitted by such law, and such provisions may be renewed or extended, in whole or in part, beyond the initial period permitted by such law, for successive periods not to exceed the period permitted by such law, provided such renewal or extension is approved by at least two thirds (2/3) of all Eligible Votes. Further, no such renewal or extension shall be effective unless there is filed for record in the Office of the Recorder of Morgan County, Indiana, on or before the effective date thereof an instrument executed by the President and Secretary of the Community Association which shall state the terms of such renewal or extension and which shall contain a certification by such Secretary that such extension and renewal was duly approved by the Owners. Every purchaser or grantee of any interest in any real property subject to this Declaration, by acceptance of a deed or other conveyance therefor, thereby agrees that such provisions of this Declaration may be extended and renewed as provided in this Section.

Section 10.2. Amendment.

- (a) This Declaration may be amended unilaterally at any time and from time to time by Declarant (i) if such amendment is necessary to bring any provision hereof into compliance with any applicable governmental statute, rule, or regulation or judicial determination which shall be in conflict therewith; (ii) if such amendment is reasonably necessary to enable any reputable title insurance company to issue title insurance coverage with respect to the Lots subject to this Declaration; (iii) if such amendment is required by an institutional or governmental lender or purchaser of mortgage loans, including, for example, the Federal Housing Administration, the Federal National Mortgage Community Association or Federal Home Loan Mortgage Corporation, to enable such lender or purchaser to make or purchase mortgage loans on the Lots subject to this Declaration; or (iv) if such amendment is necessary to enable any governmental agency or reputable private insurance company to insure mortgage loans on the Lots subject to this Declaration; provided, however, any such amendment shall not adversely affect the title to any Owner's Lot unless any such Lot Owner shall consent thereto in writing. Further, so long as Declarant owns any property in the Community or capable of being annexed thereto, Declarant may unilaterally amend this Declaration for any other purpose; provided, however, any such amendment shall not materially adversely affect, in the opinion of Declarant, the substantive rights of any Lot Owner or mortgagee hereunder.
- (b) In addition to the above, this Declaration may be amended upon the affirmative vote or written consent, or any combination thereof, of at least two-thirds (2/3) of the

73

Eligible Votes and the consent of the Declarant, so long as Declarant has an unexpired option to subject property to this Declaration. Amendments to this Declaration shall become effective upon recordation in the Morgan County, Indiana records, unless a later effective date is specified therein.

(c) Declarant hereby reserves the right to make such amendments to this Declaration as may be deemed necessary or appropriate by Declarant without the approval of any other person or entity, in order to bring this Declaration into compliance with the requirements of any public agency having jurisdiction thereof or of any agency guaranteeing, insuring, or approving Mortgages, so long as Declarant owns any Lots within the Development or to enable reasonable development of and construction on the Lots; provided that Declarant shall not be entitled to make any amendment which has a materially adverse effect on the rights of any mortgagee, nor which substantially impairs in the reasonable opinion of the Declarant, the benefits of this Declaration to any Owner or substantially increases the obligations imposed by this Declaration on any Owner. Declarant further reserves the right to make such amendments to this Declaration as may be deemed necessary or appropriate by Declarant without the approval of any other person or entity, which amendment shall be fully effective in accordance with its terms:

- (i) to cure any ambiguity, supply any omission, or cure or correct any defect or inconsistent provision in this Declaration; or
- (ii) to insert such provisions clarifying matters or questions arising under this Declaration as are necessary or desirable and are not contrary to or inconsistent with this Declaration as theretofore in effect; or
- (iii) to amend or modify this Declaration in any manner which in the reasonable opinion of the Declarant does not adversely affect in any material respect the rights of any Mortgagee or Owner, nor which substantially impairs the benefits of this Declaration to any Owner or substantially increases the obligations imposed by this Declaration on any Owner.

**Section 10.3. Indemnification.** The Community Association shall indemnify every officer and director against any and all expenses, including attorney's fees and paraprofessional fees, reasonably incurred by or imposed upon any officer or director in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer or director. The officers and directors shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Community Association (except to the extent that such officers or directors may also be Members of the Community Association), and the Community Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others

on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or director, or former officer or director, may be entitled. The Community Association may, as a common expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

Section 10.4. Gender and Grammar. The singular, wherever used herein, shall be construed to mean the plural, when applicable, and the use of the masculine pronoun shall include the neuter and feminine.

Section 10.5. Severability. Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if the application of any provision of this Declaration to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and, to this end, the provisions of this Declaration are declared to be severable. If any of the provisions hereof shall be held to be invalid or to be unenforceable or to lack the quality of running with the land, that holding shall be without effect upon the validity, enforceability or "running" quality of any other one of the provisions hereof.

Section 10.6. Captions. The captions of each Article and Section hereof, as to the contents of each Article and Section, are inserted only for convenience and in no way to be construed as defining, limiting, extending, or otherwise modifying or adding to the particular Article or Section to which they refer.

Section 10.7. Perpetuities. If any of the covenants, conditions, restrictions, or other provisions of this Declaration shall be unlawful, void, or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now-living descendants of Elizabeth, Queen of England.

#### ARTICLE XI

#### ENFORCEMENT

Section 11.1. In General. Any party to whose benefit the restrictions herein contained inure, including Declarant and the Community Association, may proceed at law or in equity to prevent the occurrence or continuation of any violation of this Declaration at the sole cost and expense of the party violating this Declaration (which cost and expense shall become a lien on the violating Owner's Lot subject to foreclosure in the manner provided in Article VIII), but neither Declarant nor Community Association shall be liable for damages of any kind to any person for failing either to abide by, enforce or carry out any provision of this Declaration.

Section 11.2. Government Enforcement. The County Planning Agency of Morgan County, Indiana, its successors and assigns, shall have no right, power, or authority, to enforce any covenants, commitments, restrictions, or other limitations contained herein other than those covenants,

commitments, restrictions, or limitations that expressly run in favor of the County Planning Agency of Morgan County, Indiana.

**Section 11.3. Delay or Failure to Enforce.** No delay or failure on the part of any aggrieved party to invoke any available remedy with respect to a violation of any one or more of the provisions of this Declaration shall be held to be a waiver by that party (or an estoppel of that party to assert) any right available to him upon the occurrence, recurrence or continuation of such violation or violations of this Declaration.

#### ARTICLE XII

##### PRIVATE AMENITIES AND SERVICES

**Section 12.1. Private Amenities and Services.** The Community Facilities shall be owned and maintained by the Community Association so long as this Declaration remains in force. In the event of any termination of this Declaration and/or liquidation, dissolution or winding up of the affairs of the Community Association, the Community Association shall, after paying or making provision for the payment of all the liabilities of the Community Association, distribute all the assets of the Community Association exclusively for the purposes of the Community Association in such manner, or to such organization or organizations as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed by the Judge of the Superior Court of Morgan County, Indiana, exclusively for such purposes or to such organization or organizations, as such Court shall determine, which are organized and operated exclusively for such purpose.

#### ARTICLE XIII

##### LIMITATION ON DECLARANT'S LIABILITY

**Section 13.1. Limitation on Declarant's Liability.** Notwithstanding anything to the contrary herein, it is expressly agreed, and each Owner, by accepting title to a Lot and becoming an Owner acknowledges and agrees that neither Declarant (including without limitation any assignee of the interest of Declarant hereunder) nor any director, officer or shareholder of Declarant (or any partner, officer, director or shareholder in any such assignee) shall have any personal liability to the Community Association, or any Owner, Member or other Person, arising under, in connection with, or resulting from (including without limitation resulting from action or failure to act with respect to) this Declaration or the Community Association. If any judgment is ever levied against Declarant (or its assignee), the same is hereby agreed to be limited to the extent of Declarant's (or such assignee's) interest in the Community; and, in the event of a judgment no execution or other action shall be sought or brought thereon against any other assets, nor be a lien upon any other assets of Declarant (or its assignee).

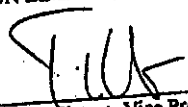
**ARTICLE XIV**

**OWNER NEGLIGENCE**

**Section 14.1. Owner Negligence.** Each Owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his negligence or by that of any members of his family or their guests, employees, agents, invitees or lessees, to the extent that such expense is not covered by the proceeds of insurance carried by the Community Association. An Owner shall pay the amount of any increase in insurance premiums occasioned by his use, misuse, occupancy or abandonment of his Lot or Dwelling Unit or its appurtenances or of the Common Properties.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration as of the date first above-written.

CEDAR RUN LIMITED, INC.

By:   
Timmy J. Shout, Vice President

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared Timmy J. Shroat, Vice President of Cedar Run Limited, Inc., and acknowledged the execution of the foregoing Supplemental Declaration of Covenants, Conditions, Easements, and Restrictions for The Sanctuary at Heartland Crossing, Section I & II as such officer acting for and on behalf of said corporation.

WITNESS my hand and Notarial Seal this 30 day of October, 1997.

Donna L. Whittles  
Signature

Printed Notary Public

My Commission Expires:

County of Residence:



DONNA L. WHITTLES, Notary Public  
My Commission Expires: 11-19-2001  
Residing in Marion County

This instrument was prepared by William T. Rees, Attorney at Law, 8355 Rockville Road, Indianapolis, IN 46234. (317) 271-8888.



Book 403 Page 103

**LOTS AND COMMUNITY FACILITIES**

Real Estate covered by the following Plats recorded in Morgan County

The Sanctuary at Heartland Crossing:

Section I - Instrument No. 9710754 in Deed Book 400, Page 339  
Section II - Instrument No. 9710755 in Deed Book 400, Page 340

**EXHIBIT "A"**

The Sanctuary at Heartland Crossing, Section I & II - Supplemental Declaration

JS@HLC.SUPEXHA



**ADDITIONAL LAND**

Real Estate now owned or purchased in the future by Declarant in Morgan County, Hendricks County or Marion County, Indiana and designated as The Sanctuary.

**EXHIBIT "B"**

The Sanctuary at Heartland Crossing, Section I & II - Supplemental Declaration  
33@HLC.SUPEXHB

(80)

Book 403 Page 105

**BUILDING STANDARDS AND ASSOCIATION FEES**

**EXHIBIT "C"**  
The Sanctuary at Heartland Crossing, Section I & II - Supplemental Declaration  
35@HLC/SUPEXHC

60

### BUILDING STANDARDS AND ASSOCIATION FEES

COMMUNITY: The Sanctuary at Heartland Crossing, Section I & II

BUILDING STANDARDS:

Type of Residence:	Single Family Detached
No. of Lots:	64
Lot Size:	Per the recorded Plat
Set Backs:	25' Front, zero feet (0') minimum Side with 10' aggregate, 15' Rear
Min. Square Feet (sft.):	1,100 sft. Single Story 1,200 sft. Two Story (600 sft. First Floor)

1. All signage and all sign locations, including any sign to advertise the source of mortgages, shall be in good taste and shall be approved by the Developer prior to installation.
2. Builder shall install Committee-approved and Post Office-approved curb side rural mailboxes during original construction of the Dwelling Units. Builder shall supply mail boxes.  
Street lights shall be leased as a part of the association fee.
3. All roofs will be Weatherwood by Owens-Corning or the same color manufactured by a different supplier.
4. The exterior is to be completely uniform in color and texture set by the Developer. ALL shingles, siding, brick, lights, doors, etc. are to match exactly.
5. All vinyl siding will be presented to Committee for approval of color and quality prior to construction.
6. No fences shall be allowed on any lots. Wood decks with a uniform railing shall be allowed. DDC shall select railing style.
7. Builder shall install Committee-approved two dusk to dawn coach lights (one on either side of the garage) during original construction of the Dwelling Units.
8. Builder shall install a Committee-approved brass address plate during original construction of the Dwelling Units.
9. Each Lot shall receive the following minimum landscaping which must be approved by the Committee for specs, size, and location.

**EXHIBIT "C"**

The Sanctuary at Heartland Crossing, Section I & II - Supplemental Declaration  
3S@HLC.SUPEXHC

(82)

- A. At least two (2) deciduous shade (overstory) trees, 2 1/4 inches caliper, (one in the front yard and one in the back yard) shall be planted. Builder may choose among red oak, hard maple, seedless ash, or pear for the required two deciduous shade trees.
  - B. At least one (1) deciduous ornamental (understory) tree, 1 and 3/4 inches caliper, shall be planted in the front yard.
  - C. At least twelve (12) shrubs shall be installed as foundation plantings. An eighteen (18) inch spread and 24 to 30 inches in height is required for each shrub. Builder must choose a mix of deciduous and evergreen shrubs.
  - D. All yards shall be entirely (100%) sodded.
- All landscaping shall be completed by the closing of the home by the Builder and the home buyer unless work is deferred pursuant to an escrow arrangement due to weather conditions.

10. All sides of golf course lot homes shall be one hundred percent (100%) masonry of the first floor exterior wall area, exclusive of doors, windows, gables, and garage doors.

All homes not abutting the golf course shall be 100% masonry front elevation with a minimum of 3 foot masonry wainscoat on all other side and back elevations.

Masonry work shall include a distinctive corbel effect.

A waiver of this requirement may be allowed at the sole discretion of the Committee on any dwelling.

11. Minimum Areas: The following restrictions shall apply: The minimum square footage of finished living space of each Dwelling Unit constructed, exclusive of garage, carports, open porches, or basements below ground level

- A. shall be 1,100 square feet of main floor area for a one-story dwelling unit; or
- B. Shall be 600 square feet of main floor area if higher than one-story, with any dwelling unit higher than one story having a minimum of 1,200 square feet of finished living space.

12. All driveways shall be of concrete and shall accommodate two (2) parking spaces.

Driveways shall be not more than twelve (12) inches wider than the outside walls of the garage door or doors it serves.

**EXHIBIT "C"**

The Sanctuary at Heartland Crossing, Section I & II - Supplemental Declaration  
 35@HLCASUPEXIC

183

The width of the driveway shall be a minimum of sixteen feet (16') and no less than the outer edge of the garage door or doors it serves.

- 13. Builder shall finish grade lots to conform with the grading plan approved by the Drainage Board of Morgan County. Of critical importance is the grading of side yard and rear swales. Builder shall have the right to enter upon adjacent undeveloped lots to grade side yard and rear swales to meet approved plan grade; however, Builder must return the Lots to their original condition. Builder shall maintain all rear swales to the line and grade as shown on the approved plans after acceptance of the Drainage System by the Drainage Board of Morgan County.
- 14. Subject to Act of God, casualty, weather and other causes beyond Builder's control, homes shall be completed within six (6) months of commencement of construction by Builder of footings; this includes landscaping.
- 15. Within 12 months after transfer of title to Builder, Builder agrees to install public concrete sidewalks and street approaches in front of such Lot to Morgan County standards to conform to the overall development plan and to meet all governmental agency requirements for acceptance for maintenance. Morgan County standards will require handicap access for sidewalks from public walk to curb on all corner lots.
- 16. The Owners and Lots in the Community are subject to the Master Declaration which is referred to on page one (1) of this Declaration. Both Declarations must be adhered to in order to be in compliance with covenants, conditions and restrictions of the Community. If there is a section addressing the same subject in both Declarations, the more restrictive section shall apply.

**DWELLING FEE:** \$57 per month covers exterior unit maintenance, insurance on unit (not personal property), yard care, and street lights. Each Lot Owner shall arrange for trash pick up.

**MASTER ASSOCIATION FEE:** \$18 per month covers common area and facilities maintenance costs in Heartland Crossing and access to all the TCCD facilities.

SECRET

\*The fees are estimated amounts and subject to annual adjustment.

RECEIVED FOR RECORD  
 OCT 30 1997  
 3:10 P.  
 Jackie Kivett  
 MORGAN COUNTY RECORDER

1500  
9714917

Book 403 Page 429

**FIRST AMENDMENT TO  
SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENTS AND RESTRICTIONS FOR  
THE SANCTUARY AT HEARTLAND CROSSING, SECTION I & II**

WHEREAS, Supplemental Declaration for The Sanctuary at Heartland Crossing, Section I & II, dated October 30, 1997, was recorded October 30, 1997 under Document No. 97-14192 in Book 403, Pages 72-108 in the Office of Recorder, Morgan County, Indiana (hereinafter the "Supplemental Declaration");

WHEREAS, a Final Plat (hereinafter the "Plat") of The Sanctuary at Heartland Crossing, Section I was recorded August 22, 1997 under Document No. 9710754, Deed Book 400, Page 339 and Section II under Document No. 9710755 in Deed Book 400, Page 340 in the Office of Recorder, Morgan County, Indiana;

WHEREAS, Article X Section 10.2 Amendment of the Supplemental Declaration, allows the Declarant to amend the Supplemental Declaration as it deems appropriate.

NOW THEREFORE, Declarant hereby amends Exhibit "C" of the Supplemental Declaration:

1. Building Standard #5:

The current building standard is deleted and the following added:

All hardboard siding will be presented to Committee for approval of color and quality prior to construction.

2. Building Standard #7:

33@HLCAMCOV1

The current building standard is deleted and the following added:

Builder shall install Committee-approved detached brass address numerals during original construction of the Dwelling Units.

3. Building Standard #12:

The current building standard is deleted and the following added:

The width of the driveway shall be a minimum of sixteen feet (16'), but not less than the outer edge of the garage door or doors it serves, and a maximum of not more than twelve (12) inches wider than the outside walls of the garage door or doors it serves.

All driveways shall be of concrete and shall accommodate two (2) parking spaces. Mooresville requires a parking shoulder for any house having a fourth bedroom. Site plans must be submitted to and approved by the Committee for each of these lots. Parking shoulders will not be permitted on homes with fewer than four (4) bedrooms. Dimensions of parking apron shall be:

1. Width - minimum 8 feet (8'); maximum 10 feet (10')
2. Length - minimum 20 feet (20'); maximum 25 feet (25')

IN WITNESS WHEREOF, the undersigned Officer of Declarant has hereunto caused his name to be subscribed this 12 day of November, 1997.

OWNER/DEVELOPER:  
Cedar Run Limited, Inc.

By: 

Timmy J. Shrout  
Vice President/Secretary

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared Timmy J. Shrout, a Vice President/Secretary of Cedar Run Limited, Inc. who acknowledged the execution of the foregoing First Amendment to Supplemental Declaration of Covenants and Restrictions acting for and on behalf of said Cedar Run Limited, Inc., and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 12 day of November, 1997.

Donna L. Wheeler  
Notary Public

Printed Name

My Commission Expires:

My County of Residence:



DONNA L. WHEELER, Notary Public  
My Commission Expires: 11-19-2001  
Residing in Marion County

This instrument prepared by: William T. Rees, Attorney at Law, 8355 Rockville Road,  
Indianapolis, IN 46234.

39@HLCVAMCOV1

REPRIVE

RECORDED FOR RECORD  
Nov 13 97  
8:10 A.  
Cherie Hivette  
MARION COUNTY RECORDER



1400

20000707

Book 429 Page 106

62

**SECOND AMENDMENT  
TO SUPPLEMENTAL DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS AND RESTRICTIONS  
FOR THE SANCTUARY AT HEARTLAND CROSSING, SECTIONS I & II**

WHEREAS, the Supplemental Declaration for The Sanctuary at Heartland Crossing, Sections I & II, was recorded under Instrument No. 97-14192 in Book 403, Pages 72-108 in the Office of the Recorder of Morgan County, Indiana (hereinafter the "Supplemental Declaration") and was amended by a First Amendment to Supplemental Declaration for The Sanctuary at Heartland Crossing, Sections I & II, under Instrument No. 97-14917 in Book 403, Pages 429-431 in the Office of the Recorder of Morgan County, Indiana; and

WHEREAS, Final Plats (hereinafter the "Plats") of The Sanctuary at Heartland Crossing, Sections I and II were recorded under Instrument No. 97-10754 in Deed Book 400, Page 339 and Instrument No. 97-10755 in Deed Book 400, Page 340, respectively, in the Office of the Recorder of Morgan County, Indiana; and

WHEREAS, Article X, Section 10.2 of the Supplemental Declaration allows Cedar Run Limited, Inc., an Indiana corporation, owner and developer of said Sections I and II (hereinafter the "Declarant"), the Declarant to amend the Supplemental Declaration as Declarant deems appropriate.

NOW THEREFORE, in consideration of the aforesaid premises, Declarant hereby amends the Supplemental Declaration as follows:

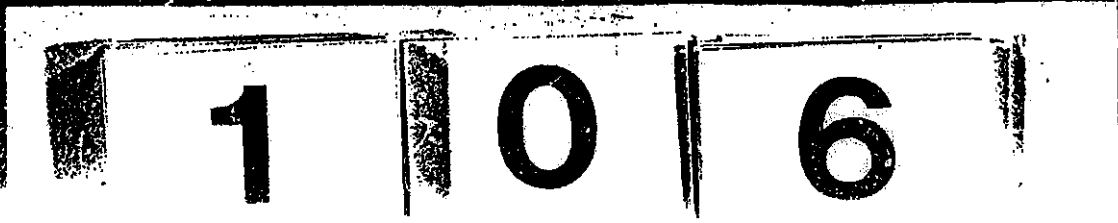
1. Article V, Section 5.1.(a). The first sentence is deleted and replaced with the following sentences:

(a) The Board of Directors or its duly authorized agent shall purchase a master casualty insurance policy with an "agreed amount and inflation guard

35@HLCAMCOV2

0112 011433


1



endorsement" and a "blanket building endorsement" affording fire and extended coverage insurance insuring each Dwelling Unit in an amount consistent with the full replacement value of the improvements which, in whole or in part, comprise the Dwelling Units, at the time of completion of original construction ("Original Construction") including all interior fixtures and improvements covered under the purchase price paid the Builder, but excluding all floor, ceiling and wall coverings and fixtures, betterments and improvements installed by any Owner after Original Construction and excluding any personal property owned by any Owner whether located on or in any Dwelling Unit or elsewhere. The first One Hundred and Thirty-five Thousand Dollars (\$135,000.00) of the above casualty insurance policy for each Dwelling Unit (Basic Coverage) shall be a Common Expense of the Owner and part of the Regular Assessment. Any coverage per Dwelling Unit over the Basic Coverage shall be billed to that Dwelling Unit as a separate charge (annually). If the Board of Directors can obtain such coverage for reasonable amounts, it shall also obtain "all risks" coverage.

IN WITNESS WHEREOF, the undersigned Officer of Declarant has hereunto caused his name to be subscribed this 1<sup>st</sup> day of January, 2000.

Declarant  
OWNER/DEVELOPER:  
Cedar Run Limited, Inc.  
an Indiana corporation

By:   
Timmy J. Shrodt  
President

35@HLCAMCOV2

0112 0115:18

2

1

0

7

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared Timmy J. Shrout, President of Cedar Run Limited, Inc., who, acting for and on behalf of said Cedar Run Limited, Inc., acknowledged the execution of the foregoing Second Amendment to Supplemental Declaration of Covenants and Restrictions, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 17<sup>th</sup> day of January, 2000.

Donna L. Wheeler  
Notary Public

Printed Name



DONNA L. WHEELER, Notary Public  
My Commission Expires: 11-18-2001  
Residing in Marion County

My Commission Expires:

My County of Residence:

This instrument prepared by: William T. Rees, Attorney at Law, 8355 ROCKY HILL ROAD,  
Indianapolis, IN 46234. FOR RECORD

00 JAN 18 PM 2:30

3S@HLCAMCOV2 0112011437

Karen Brummett  
MORGAN CO RECORDER

7070000

1 0 8

90

cc  
7/13  
7/9 Nov

20213900

33

**SUPPLEMENTAL  
SECOND DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENTS AND RESTRICTIONS FOR**

**THE SANCTUARY AT HEARTLAND CROSSING,  
SECTION I & II**

Dated: March 1, 2002

91

# TABLE OF CONTENTS

	Page
<b>ARTICLE I - DEFINITIONS</b> .....	2
Section 1.1. Additional Land .....	2
Section 1.2. Articles of Incorporation .....	2
Section 1.3. Bylaws .....	2
Section 1.4. Community Assessments .....	3
Section 1.5. Community Association .....	3
Section 1.6. Community Facilities .....	3
Section 1.7. Control Transfer Date .....	3
Section 1.8. Declarant .....	3
Section 1.9. Eligible Mortgage Holder .....	3
Section 1.10. Eligible Votes .....	3
Section 1.11. Lot .....	3
Section 1.12. Member .....	4
Section 1.13. Mortgage .....	4
Section 1.14. Owner .....	4
Section 1.15. Plats and Plans .....	4
Section 1.16. Quorum .....	4
<b>ARTICLE II - PROPERTY RIGHTS, BUILDING STANDARDS AND COVENANTS</b> .....	4
Section 2.1. Rules and Regulations .....	4
Section 2.2. Use .....	5
Section 2.3. Building Materials; Roof; Architectural Standards; Design Guidelines and Covenants .....	5
<b>ARTICLE III - MEMBERSHIP AND VOTING RIGHTS</b> .....	5
Section 3.1. Membership .....	5
Section 3.2. Classes of Membership .....	5
Section 3.3. Board of Directors .....	6
Section 3.4. Professional Management .....	6
Section 3.5. Responsibilities of the Community Association .....	6
Section 3.6. Control and Transfer of Control of Community Association .....	7
<b>ARTICLE IV - MAINTENANCE</b> .....	7
Section 4.1. Maintenance .....	7
<b>ARTICLE V - INSURANCE</b> .....	8
Section 5.1. Insurance .....	8
Section 5.2. Disbursement of Proceeds .....	10
Section 5.3. Damage and Destruction .....	10

2

92

	Page
Section 5.4. Repair and Reconstruction .....	11
<b>ARTICLE VI - ANNEXATION OF ADDITIONAL PROPERTY .....</b>	<b>11</b>
Section 6.1. Annexation without Approval of Owners .....	11
Section 6.2. Acquisition of Additional Community Facilities .....	12
Section 6.3. Amendment .....	12
<b>ARTICLE VII - RIGHTS AND OBLIGATIONS OF THE COMMUNITY ASSOCIATION .....</b>	<b>12</b>
Section 7.1. Community Facilities .....	12
Section 7.2. Services .....	12
Section 7.3. Personal Property and Real Property for Common Use .....	12
Section 7.4. Implied Rights .....	12
Section 7.5. Self-Help .....	12
Section 7.6. Right of Entry .....	13
<b>ARTICLE VIII - COMMUNITY ASSESSMENTS .....</b>	<b>13</b>
Section 8.1. Purpose of Community Assessment .....	13
Section 8.2. Creation of Community Assessments .....	13
Section 8.3. Computation of Assessments .....	14
Section 8.4. Special Assessments .....	15
Section 8.5. Lien for Assessments .....	15
Section 8.6. Effect of Nonpayment of Assessments: Remedies of the Community Association. ....	15
Section 8.7. Capital Budget and Contribution .....	16
Section 8.8. Subordination of the Lien to First Deeds of Trust and First Mortgages .....	16
Section 8.9. Date of Commencement of Annual Assessments .....	17
Section 8.10. Assessments Due From Declarant .....	17
<b>ARTICLE IX - MORTGAGEE RIGHTS .....</b>	<b>18</b>
Section 9.1. Notices of Action .....	18
<b>ARTICLE X - GENERAL PROVISIONS .....</b>	<b>18</b>
Section 10.1. Duration .....	18
Section 10.2. Amendment .....	19
Section 10.3. Indemnification .....	20
Section 10.4. Gender and Grammar .....	20
Section 10.5. Severability .....	20
Section 10.6. Captions .....	21
Section 10.7. Perpetuities .....	21

N

93

	Page
<b>ARTICLE XI - ENFORCEMENT</b> .....	21
Section 11.1. In General .....	21
Section 11.2. Government Enforcement .....	21
Section 11.3. Delay or Failure to Enforce .....	21
<b>ARTICLE XII - PRIVATE AMENITIES AND SERVICES</b> .....	21
Section 12.1. Private Amenities and Services .....	21
<b>ARTICLE XIII - LIMITATION ON DECLARANT'S LIABILITY</b> .....	22
Section 13.1. Limitation on Declarant's Liability .....	22

**EXHIBITS:**

"A" - Description of Real Estate

"B" - Description of Additional Real Estate

"C" - Building Standards and Association Fees

99

**SUPPLEMENTAL  
SECOND DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS  
AND RESTRICTIONS FOR**

**THE SANCTUARY AT HEARTLAND CROSSING, SECTION I & II**

THIS SECOND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE SANCTUARY AT HEARTLAND CROSSING, SECTION I & II (the "Declaration"), is made this 1st day of March, 2002, by CEDAR RUN LIMITED, INC., an Indiana corporation, and

**WITNESSES:**

WHEREAS, this Second Supplemental Declaration covers real estate/lots excluded from the Supplemental Declaration recorded October 30, 1997 as Instrument No. 97-14192 in Book 403, Pages 72-108 in the Office of the Recorder of Morgan County, Indiana and subsequently amended by the First Amendment under Instrument No. 97-14917 in Book 403, Pages 429-431 in the Office of the Recorder of Morgan County, Indiana; the Second Amendment under Instrument No. 20000707 in Book 429, Pages 106-108 in the office of the Recorder of Morgan County, Indiana; and the Third Amendment under Instrument No. 20213504 in the Office of the Recorder of Morgan County, Indiana ("First Supplemental Declaration").

WHEREAS, Declarant is the owner of the Lots listed on Exhibit "A" attached hereto and made a part hereof, which Lots are a portion of and known as The Sanctuary at Heartland Crossing, Section I and II and is more particularly described on the plats recorded on August 22, 1997, Section I as Instrument No. 9710754 in Deed Book 400, Page 339 and Section II as Instrument No. 9710755 in Deed Book 400, Page 340 ("Plat") recorded in the Office of the Recorder of Morgan County, Indiana, together with any additions thereto as hereinafter provided are referred to herein collectively as the "Real Estate" or as the "Community";

WHEREAS, Declarant has heretofore caused to be recorded a Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing, recorded on October 30, 1997 as Instrument No. 9714187 in O. R. Book 402, Pages 466-526 in the office of the Recorder of Morgan County, Indiana (hereinafter referred to as the "Master Declaration"), pursuant to which mutual and beneficial covenants, conditions and charges were imposed upon the Community as more particularly described therein;

WHEREAS, pursuant to the Master Declaration, Declarant contemplated that this Second Supplemental Declaration would be recorded to annex the Real Estate as provided for in the Master Declaration and to set forth specific and particular restrictions affecting the Community which would be in addition to those imposed by the Master Declaration, for the purposes, among other things, of specifying the services to be provided for Owners in the Community by the Community Association

5



95

(as herein defined), Community Assessments for such services (which are in addition to the assessments levied and collected by the Association (as defined in the Master Declaration) pursuant to the Master Declaration for Common Expenses of the Association) and such other matters as may be peculiar to the Community in relation to the other properties now or hereafter subject to the Master Declaration;

WHEREAS, Declarant intends to sell and convey the Lots situated within the platted areas of the Community and before doing so desires to subject to and impose upon all real estate within the platted areas of the Community mutual and beneficial covenants, conditions, restrictions, and charges which shall be in addition to those imposed by the Master Declaration, under a general plan or scheme of improvement for the benefit and complement of the Lots and lands in the Community and future owners thereof; and

WHEREAS, the Declarant has formed the Community Association (as defined herein) for the purposes of carrying out the powers and duties aforesaid.

NOW, THEREFORE, Declarant, pursuant to the Master Declaration, hereby declares that all of the platted Lots listed on Exhibit "A" are held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, subject to the Master Declaration and this Declaration, all of which are declared and agreed to be in furtherance of a plan for the improvement and sale of said Lots and lands in the Community, and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of the Community as a whole and of each of said Lots situated therein. This Declaration shall run with the land and shall be binding upon Declarant and upon the parties having or acquiring any right, title or interest, legal or equitable, in and to the Real Estate or any part or parts thereof, and shall inure to the benefit of successors in title to the Real Estate.

ARTICLE I

DEFINITIONS

Section 1.1. Additional Land. Additional Land shall mean and refer to additional real property now owned and described in Exhibit "B" attached hereto which is subject to the First Supplemental Declaration and subject to this Declaration as provided in the Third Amendment to the First Supplemental Declaration.

Section 1.2. Articles of Incorporation. Articles of Incorporation means and refers to the Articles of Incorporation of the Community Association, as filed with the Secretary of State of the State of Indiana.

Section 1.3. Bylaws. Bylaws shall refer to the Bylaws of the Community Association, as the same may exist and be in effect from time to time.

96

**Section 1.4. Community Assessments.** Community Assessments shall mean assessments for such expenses as may be provided for herein or in the Master Declaration which shall be used for the purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of the Lots in the Community and for the purpose of maintaining the properties or providing services for the Owners within the Community, all as may be specifically authorized from time to time by the Board of Directors. The Community Assessments shall be levied equally against Owners of Lots in a Community for such purposes that are authorized by this Declaration or by the Board of Directors from time to time, provided that in the event assessments are levied for exterior maintenance of dwellings, or insurance on dwellings, or replacement reserves which pertain to particular dwellings within a given Community such assessments (that are for the use and benefit of particular Lots) shall be levied upon a pro rata basis among the benefited Owners.

**Section 1.5. Community Association.** Community Association shall mean and refer to The Sanctuary at Heartland Crossing Community Association, Inc., or an organization of similar name, formed, or to be formed, as an Indiana nonprofit corporation, its successors and assigns.

**Section 1.6. Community Facilities.** Community Facilities shall refer to facilities such as a clubhouse, swimming pool, tennis court(s) and related facilities and equipment, if any, to be located within and to be part of the Community only for the use of Owners of Lots in the Community, as determined and provided by Declarant and all real and personal property now or hereafter owned by or subject to an easement in favor of the Community Association only for the use of Owners of Lots in the Community.

**Section 1.7. Control Transfer Date.** Control Transfer Date shall be the date on which the Declarant is no longer a Class B Member of the Community Association.

**Section 1.8. Declarant.** Declarant means Cedar Run Limited, Inc., an Indiana corporation, or any other person, firm, corporation or partnership which succeeds to the interest of Cedar Run Limited, Inc., as developer of the Community, as a matter of law or as evidenced by a written instrument of transfer to such effect.

**Section 1.9. Eligible Mortgage Holder.** Eligible Mortgage Holder shall mean a holder, insurer, or guarantor of a first mortgage on a Lot who has requested notice of certain matters from the Community Association as herein and in the Bylaws provided.

**Section 1.10. Eligible Votes.** Eligible Votes shall mean those votes available to be cast on the issue at hand. A vote which is for any reason suspended is not available to be cast.

**Section 1.11. Lot.** Lot shall mean a portion of the Community other than the Community Facilities and Common Area (as defined in the Master Declaration) intended for any type of independent ownership and use as may be set out in this Declaration and as shall be shown on the Plats and Plans filed with this Declaration and amendments thereto. Where the context indicates or requires, the term Lot includes any structure on the Lot.

7

97

**Section 1.12. Member.** Member shall mean and refer to a person or entity entitled to membership in the Community Association, as provided herein.

**Section 1.13. Mortgage.** Mortgage means any mortgage, deed to secure debt, and any and all other similar instruments used for the purpose of conveying or encumbering real property as security for the payment or satisfaction of an obligation.

**Section 1.14. Owner.** Owner shall mean and refer to the record owner, whether one or more persons or entities, of any Lot which is part of the Community, but excluding any party holding the fee simple title merely as security for the performance of an obligation. Owner shall include the Declarant (but pursuant to Section 8.10 no assessments are payable by Declarant as an Owner except as specifically described therein).

**Section 1.15. Plats and Plans.** Plats and Plans shall collectively mean those plats or plans of all or any portion of the Community making reference hereto which have been or hereafter may be recorded in the office of the Recorder of Morgan County, Indiana, as the same may be amended or supplemented by replats or otherwise.

**Section 1.16. Quorum.** Quorum shall mean the percent of Eligible Votes entitled to be cast on a matter at any meeting of Members as specified in the Bylaws.

Capitalized terms used herein and not otherwise defined shall have the respective meanings assigned thereto in the Master Declaration unless the context otherwise requires.

**ARTICLE II**

**PROPERTY RIGHTS, BUILDING STANDARDS AND COVENANTS**

**Section 2.1. Rules and Regulations.** The Board of Directors of the Community Association may establish reasonable rules and regulations concerning the use of the Community Facilities and individual Lots in the Community, as appropriate. Copies of such regulations and amendments thereto shall be furnished by the Community Association to all Owners prior to the rule's effective date. Such regulations shall be binding upon the Owners, their families, tenants, guests, invitees, and agents until and unless such regulation, rule, or requirement shall be specifically overruled, canceled, or modified by the Board of Directors of the Community Association or the Community Association in a regular or special meeting by the vote of two-thirds (2/3) of all Eligible Votes and with the written approval of the Class B Member prior to the Control Transfer Date. The Board shall have the authority to impose reasonable monetary fines and other sanctions, and monetary fines may be collected by lien and foreclosure, as provided in Article VIII. In addition, the Community Association, through the Board, may, by contract or other agreement, enforce county ordinances or permit Morgan County to enforce ordinances affecting the Development for the benefit of the Community Association and its Members.

98

**Section 2.2. Use.** Without the prior written consent of the Board of Directors, nothing shall be done or kept on any Lot or any Community Facilities or any part thereof to increase the rate of insurance on the Community or any part thereof or what the Community Association, but for such activity, would pay. Noxious, destructive, or offensive activity, or any activity constituting an unreasonable source of annoyance, shall not be conducted on any Lot or any Community Facilities or any part thereof, and the Community Association shall have standing to initiate legal proceedings to abate such activity. Each Owner shall refrain from any act or use of his or her Lot which could reasonably cause embarrassment, discomfort, or annoyance to other Owners, and the Board of Directors shall have the power to make and to enforce reasonable rules and regulations in furtherance of this provision.

**Section 2.3. Building Materials; Roof; Architectural Standards; and Design Guidelines.** The residence constructed on any Lot must meet the requirements of the Master Declaration and this Declaration and shall be subject to the standards as outlined in Exhibit "C" attached hereto and made a part hereof.

**ARTICLE III**

**MEMBERSHIP AND VOTING RIGHTS**

**Section 3.1. Membership.** Every Owner of a Lot shall be a Member of the Community Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

**Section 3.2. Classes of Membership.** The Community Association shall have two (2) classes of Members consisting of Class A Members and the Class B Member.

- (a) **Class A.** Class A Members shall be all Owners with the exception of the Declarant. Except as otherwise provided herein or in the Articles of Incorporation, each Owner shall be entitled to one vote for each Lot owned. When more than one person is an Owner of a Lot, all such persons shall be Members. The vote for such Lot shall be exercised by the person whom the collective Members with respect to such Lot may designate. If a Membership stands of record in the names of at least two (2) persons or entities, if one person or entity votes, the vote binds all persons. In no event shall such vote be split into fractional votes and in no event shall more than one vote be cast with respect to any Lot. Each vote cast with respect to a Lot shall presumptively be valid, but if such vote is questioned by any Member holding any interest in such Lot and if all such Members holding an interest in the Lot are not in agreement as to the validity of the vote for such Lot which is questioned, then such vote shall not be counted. In addition, the Community Association may reject a vote, consent, waiver or proxy appointment if there is a reasonable basis to doubt the validity of a signature or the signatory's authority.

99

(b) Class B. The Declarant shall be the sole Class B Member. The Class B Member shall be entitled to 1,000 votes for so long as it shall own any Lot or other real estate in the Community, or until the Declarant's Class B membership is converted to a Class A membership if that occurs earlier. The Class B membership shall cease and be converted to a Class A membership on the happening of the first to occur of the following events:

- (i) When the Class B Member owns less than ten percent (10%) of the Lots in the Community,
- (ii) When the Class B Member voluntarily surrenders its Class B membership, or
- (iii) Twelve (12) years after the first Lot is conveyed to an Owner in any portion of the Community.

Section 3.3. Board of Directors. Subsequent to the Control Transfer Date, the Owners shall elect a Board of Directors (the "Board of Directors" or the "Board") of the Community Association as prescribed by the By-Laws. The Board of Directors shall manage the affairs of the Community Association. The initial Board of Directors shall be appointed by Declarant and shall manage the affairs of the Community Association until the Control Transfer Date.

Section 3.4. Professional Management. No contract or agreement for professional management of the Community Association by Declarant nor any other contract between the Community Association and Declarant shall be for a term in excess of three (3) years. Any such agreement or contract shall provide for termination by either party with or without cause without any termination fee by written notice of ninety (90) days or less.

Section 3.5. Responsibilities of the Community Association. The Community Association is hereby authorized to act and shall act on behalf of, and in the name, place, and stead of, the individual Owners in all matters pertaining to the maintenance, repair, and replacement of the Community Facilities, the determination of Community Assessments, the collection of Community Assessments, and the granting of any approvals whenever and to the extent called for by this Declaration for the common benefit of all such Owners. The Community Association shall also bill for and collect the amount for Common Expenses and Special Assessments pursuant to the Master Declaration, and upon receipt, deliver said amount to the Association, as provided for in the Master Declaration. The Community Association shall also have the right, but not the obligation, to act on behalf of any Owner or Owners in seeking enforcement of the terms, covenants, conditions and restrictions contained in this Declaration. Neither the Community Association nor its officers or authorized agents shall have any liability whatsoever to any Owner for any action taken under color of authority of this Declaration or for any failure to take any action called for by this Declaration, unless such act or failure to act is in the nature of a willful or reckless disregard of the rights of the Owners or in the nature of willful, intentional, fraudulent, or reckless misconduct. The Community Association shall procure and maintain insurance in accordance with the provisions of Article V hereof. The Community Association may contract for such services as management, snow removal,

160

security control, trash removal, and such other services as the Community Association deems necessary or advisable.

**Section 3.6. Control and Transfer of Control of Community Association.** Until the Control Transfer Date, the Board of Directors of the Community Association shall consist of persons appointed by Declarant.

**ARTICLE IV**

**MAINTENANCE**

**Section 4.1. Maintenance.**

(a) The Community Association shall maintain and keep in good repair the Community Facilities. The maintenance of the Community Facilities shall be deemed to include, but not be limited to, maintenance, repair, and replacement, subject to the insurance and casualty loss provisions contained herein, at the Community Association's sole cost and expense as Community Assessments, of all trees, fences, shrubs, grass, Community Facilities, walks, the accent or special effect lighting system and other improvements situated upon the Community Facilities.

(b) In the event that the Board of Directors of the Community Association determines that (i) any Owner has failed or refused to discharge properly his or her obligations with regard to the maintenance, repair, or replacement of items for which he or she is responsible hereunder or otherwise; or (ii) that the need for maintenance, repair, or replacement, which is the responsibility of the Community Association hereunder, is caused through the willful or negligent act of an Owner, his or her family, guests, lessees, or invitees, and is not covered or paid for by insurance, in whole or in part, then, in that event, the Community Association, except in the event of an emergency situation, shall give the Owner written notice of the Community Association's intent to provide such necessary maintenance, repair, or replacement, at the Owner's sole cost and expense; the notice shall set forth with reasonable particularity the maintenance, repairs, or replacement required and shall advise the Owner to complete the same within three (3) days from the date of such notice; provided, however, that if the same is not capable of completion within the three (3) day period, such notice shall advise the Owner to immediately commence such work which shall be completed within a reasonable time. If any Owner does not comply with the provisions hereof, the Community Association may provide any such maintenance, repair, or replacement at Owner's sole cost and expense, and the cost shall be added to and become a part of the assessment to which such Owner is subject and shall become a lien against the Lot.

11

(6)

ARTICLE V

INSURANCE

Section 5.1. Insurance.

- (a) The Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain insurance for all insurable improvements on the Community Facilities against loss or damage by fire or other hazards, including extended coverage, vandalism, and malicious mischief. This insurance shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard.
  
- (b) The Board shall also obtain a public liability policy covering the Community Facilities, the Community Association and its Members for all damage or injury caused by the negligence of the Community Association or any of its Members or agents. The public liability policy shall have at least a Five Hundred Thousand Dollar (\$500,000) single person limit as respects bodily injury and property damage, a One Million Dollar (\$1,000,000) limit per occurrence, and a Two Hundred Fifty Thousand Dollar (\$250,000) minimum property damage limit. Premiums for all insurance on the Community Facilities shall be a cost paid by Community Assessments. The policy may contain a reasonable deductible, and the amount thereof shall be added to the face amount of the policy in determining whether the insurance at least equals the full replacement cost.
  
- (c) All such insurance coverage obtained by the Board of Directors shall be written in the name of the Community Association as Trustee for the respective benefited parties, as further identified below. Such insurance shall be governed by the provisions hereinafter set forth:
  - (i) All policies shall be written with a company licensed to do business in Indiana and holding a rating of XI or better in the Financial Category as established by A.M. Best Company, Inc., if reasonably available, or, if not available, the most nearly equivalent rating.
  
  - (ii) All policies on the Community Facilities shall be for the benefit of the Lot Owners and their mortgagees as their interests may appear.
  
  - (iii) Exclusive authority to adjust losses under policies in force on the Community Facilities obtained by the Community Association shall be vested in the Board of Directors; provided, however, no mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto.

- (iv) In no event shall the insurance coverage obtained and maintained by the Board of Directors hereunder be brought into contribution with insurance purchased by individual Owners, occupants, or their mortgagees.
- (v) All casualty insurance policies shall have an inflation guard endorsement, if reasonably available, and an agreed amount endorsement with an annual review by one or more qualified persons, at least one of whom must be in the real estate industry and familiar with construction in the Appropriate Indiana County area.
- (vi) The Board of Directors shall be required to make every reasonable effort to secure insurance policies that will provide for the following:
  - (1) a waiver of subrogation by the insurer as to any claims against the Community Association's Board of Directors, its manager, the Owners, and their respective tenants, servants, agents, and guests;
  - (2) a waiver by the insurer of its rights to repair, and reconstruct, instead of paying cash;
  - (3) that no policy may be canceled, invalidated, or suspended on account of any one or more individual Owners;
  - (4) that no policy may be canceled, invalidated, or suspended on account of the conduct of any director, officer, or employee of the Community Association or its duly authorized manager without prior demand in writing delivered to the Community Association to cure the defect and the allowance of a reasonable time thereafter within which the defect may be cured by the Community Association, its manager, any Owner, or mortgagee;
  - (5) that any "other insurance" clause in any policy exclude individual Owners' policies from consideration; and
  - (6) that no policy may be canceled or substantially modified without at least thirty (30) days' prior written notice to the Community Association.
- (d) In addition to the other insurance required by this Section, the Board shall obtain, as a Community expense, worker's compensation insurance, if and to the extent necessary, and a fidelity bond or bonds on directors, officers, employees, and other persons handling or responsible for the Community Association's funds. The amount of fidelity coverage shall be determined in the Board's best business judgment, but may not be less than three (3) months' assessments plus reserves on hand. Bonds shall



(63)

contain a waiver of all defenses based upon the exclusion of persons serving without compensation and may not be canceled or substantially modified without at least thirty (30) days' prior written notice to the Community Association.

**Section 5.2. Disbursement of Proceeds.** Proceeds of insurance policies written in the name of the Community Association shall be disbursed as follows:

- (a) If the damage or destruction for which the proceeds are paid is to be repaired or reconstructed, the proceeds, or such portion thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction as hereinafter provided. Any proceeds remaining after defraying such costs of repairs or reconstruction to the Community or, in the event no repair or reconstruction is made, after making such settlement as is necessary and appropriate with the affected Owner or Owners and their mortgagee(s) as their interests may appear, shall be retained by and for the benefit of the Community Association and placed in a capital improvements account. This is a covenant for the benefit of any mortgagee of a Lot and may be enforced by such mortgagee.
- (b) If it is determined that the damage or destruction to the Community Facilities for which the proceeds are paid shall not be repaired or reconstructed, such proceeds shall be disbursed in the manner as provided for excess proceeds in Section 5.2(a).

**Section 5.3. Damage and Destruction.**

- (a) Immediately after the damage or destruction by fire or other casualty to all or any part of the Community Facilities covered by insurance written in the name of the Community Association, the Board of Directors, or its duly authorized agent, shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed portions of the Community Facilities. Repair or reconstruction, as used in this paragraph means repairing or restoring the Community Facilities to substantially the same condition in which it existed prior to the fire or other casualty.
- (b) Any damage or destruction to the Community Facilities shall be repaired or reconstructed unless the Class B Member and at least seventy-five (75%) per cent of the Eligible Votes shall decide within sixty (60) days after the casualty not to repair or reconstruct. If for any reason the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Community Association within said period, then the Period shall be extended until such information shall be made available; provided, however, such extension shall not exceed sixty (60) days. No mortgagee shall have the right to participate in the determination of whether the Community Facilities damage or destruction shall be repaired or reconstructed.

101

109

- (c) In the event that it should be determined by the Community Association in the manner described above that the damage or destruction of the Community Facilities shall not be repaired or reconstructed and no alternative improvements are authorized, then and in that event the damaged portion of the Community Facilities shall be restored to its natural state and maintained as an undeveloped portion of the Community Facilities by the Community Association in a neat and attractive condition.

**Section 5.4. Repair and Reconstruction.** If the damage or destruction for which the insurance proceeds are paid is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall use general funds or seek a special assessment as permitted in Section 8.4.

**ARTICLE VI**

**ANNEXATION OF ADDITIONAL PROPERTY**

**Section 6.1. Annexation without Approval of Owners.**

- (a) The subsequent lot owners to the Owners listed on Exhibit "B" attached hereto shall be subject to this Declaration. Also, Declarant shall have the unilateral right, privilege, and option, from time to time at any time, to subject to the provisions of this Declaration and the jurisdiction of the Community Association all or any portion of additional real property described in Exhibit "B", attached hereto and by reference made a part hereof, and any other real estate adjacent thereto or to the Community as the same exists from time to time whether in fee simple or leasehold, by filing in the Recorder's Office of Morgan County, Indiana, an amendment to this Declaration annexing such property. Such amendment to this Declaration shall not require the vote or approval of any Owners. Any such annexation shall be effective upon the filing for record of such amendment unless otherwise provided therein.
- (b) Declarant shall have the unilateral right to transfer to any other person the said right, privilege, and option to annex additional property which is herein reserved to Declarant, provided that such transferee or assignee shall be the developer of at least a portion of said real property to be so annexed and that such transfer is memorialized in a written, recorded instrument.
- (c) The rights reserved unto Declarant to subject Additional Land to the Declaration shall not be implied or construed so as to impose any obligation upon Declarant to subject any of such Additional Land to this Declaration or to the jurisdiction of the Community Association nor any obligation, if subjected, to build housing of the same type, design, or materials. If such Additional Land is not subjected to this Declaration, Declarant's reserved rights shall not impose any obligation on Declarant to impose covenants and restrictions similar to those contained herein upon such Additional Land, nor shall such rights in any manner limit or restrict the use to which such

(5)

Additional Land may be put by Declarant or any subsequent owner thereof, whether such uses are consistent with the covenants and restrictions imposed hereby or not.

**Section 6.2. Acquisition of Additional Community Facilities.** Declarant may convey to the Community Association additional real estate, improved or unimproved, which upon conveyance or dedication shall be accepted by the Community Association and thereafter shall be maintained by the Community Association as an expense for the benefit of all Owners.

**Section 6.3. Amendment.** This Article shall not be amended without the written consent of Declarant, so long as the Declarant owns any property described in Exhibit "A" or Exhibit "B" attached hereto.

**ARTICLE VII**

**RIGHTS AND OBLIGATIONS OF THE COMMUNITY ASSOCIATION**

**Section 7.1. Community Facilities.** The Community Association, subject to the rights of the Owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Community Facilities and all improvements thereon (including furnishings and equipment related thereto, if any) and shall keep it in good, clean, attractive, and sanitary condition, order, and repair, pursuant to the terms and conditions of this Declaration and the Bylaws.

**Section 7.2. Services.** The Community Association may obtain and pay for the services of any person or entity to manage its affairs or any part thereof, to the extent it deems advisable, as well as such other personnel as the Community Association shall determine to be necessary or desirable for the proper operation of the Community, whether such personnel are furnished or employed directly by the Community Association or by any person or entity with whom or with which it contracts. The Community Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the Community or the enforcement of this Declaration.

**Section 7.3. Personal Property and Real Property for Common Use.** The Community Association, through action of its Board of Directors, may acquire, hold and dispose of tangible and intangible personal property and real property. The Board, acting on behalf of the Community Association, shall accept any real or personal property, leasehold, or other property interests located within the properties described in Exhibit "A" or Exhibit "B" attached hereto or hereafter annexed into the Community and conveyed to it by the Declarant.

**Section 7.4. Implied Rights.** The Community Association may exercise any other right or privilege given to it expressly by this Declaration, the Articles of Incorporation or the Bylaws, and every other right or privilege reasonably to be implied for the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

**Section 7.5. Self-Help.** In addition to any other remedies provided for herein, the Community Association or its only authorized agent shall have the power to enter upon a Lot or any

106

portion of the Community Facilities to abate or remove, using such force as may be reasonably necessary, any erection, thing or condition which violates this Declaration, the Bylaws, the rules and regulations, or the use restrictions. Unless an emergency situation exists, the Board shall give the violating Lot Owner five (5) days' written notice of its intent to exercise self-help. All costs of self-help, including reasonable attorney's fees and paraprofessional fees actually incurred shall be assessed against the violating Owner and shall be collected as provided for herein for the collection of assessments.

**Section 7.6. Right of Entry.** The Community Association shall have the right, in addition to and not in limitation of all the rights it may have, to enter into structures and upon Lots for emergency, security, or safety purposes, which right may be exercised by the Community Association's Board of Directors, officers, agents, employees, managers, and all police officers, firefighters, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall only be during reasonable hours and after reasonable notice to the Owner or occupant of the Lot.

**ARTICLE VIII**

**COMMUNITY ASSESSMENTS**

**Section 8.1. Purpose of Community Assessment.** The Community Assessments provided for herein shall be used for the general purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of Lots, including the maintenance of real and personal property, all as may be more specifically authorized from time to time by the Board of Directors.

**Section 8.2. Creation of Community Assessments.**

- (a) Community Assessments, together with interest, costs, and reasonable attorney's fees and paraprofessional fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time the assessments arose, and his or her grantee shall be jointly and severally liable for such portion thereof as may be due and payable at the time of conveyance, except no first mortgagee who obtains title to a Lot pursuant to the remedies provided in the Mortgage shall be liable for unpaid assessments which accrued prior to such acquisition of title. Community Assessments shall be paid in such manner and on such dates as may be fixed by the Board of Directors which may include, without limitation, monthly, quarterly, semi-annually or annually and acceleration of the annual assessment for delinquents. Unless the Board otherwise provides, all assessments shall be paid quarterly. In addition to collection of Community Assessments, the Board shall collect the assessments set forth in the Master Declaration in the amounts and at the times set forth by the Association's Board of Directors and the Association, and upon receipt shall immediately deliver such amounts to the Association. The Association may, at any time and from time to time, invoice the Owner directly for the assessments due under the Master Declaration, and,

17

(6)

in such event, the Owners shall pay such amounts directly to the Association, and not to the Community Association.

**Section 8.3. Computation of Assessments.**

- (a) It shall be the duty of the Board, at least sixty (60) days before the beginning of the fiscal year and thirty (30) days prior to the meeting at which the budget shall be presented to the Membership, to prepare a budget covering the estimated costs of operating the Community Association during the coming year. The budget may include a capital contribution establishing a reserve fund in accordance with a capital budget separately prepared. Each Owner covenants and agrees to pay to the Community Association his or her share of Community Assessments. The Board shall cause a copy of the budget, the amount of the assessments to be levied against each Lot for the following year and a description of the method used in determining the assessments to be delivered to each Owner at least fifteen (15) days prior to the meeting. Each segment of the budget including, without limitation, the Community Assessments, shall become effective unless disapproved at a meeting by a vote of at least two-thirds (2/3) of a Quorum of the Members.
- (b) Notwithstanding the foregoing, however, in the event that (i) the proposed budget or Community Assessments are disapproved in accordance with 8.3 (a) or (ii) the Board fails for any reason to determine the budget for the succeeding year, then and until such time as a budget (or such portion thereof or assessments as shall have been disapproved in accordance with the foregoing) shall have been determined as provided herein, the budget (or applicable portion thereof or assessments) in effect for the then current year shall continue for the succeeding year.
- (c) In the event that the amounts actually expended by the Community Association for Community Assessments in any fiscal year exceed the amounts budgeted and assessed for Community Assessments for that fiscal year, the amount of such deficit shall be carried over and become an additional basis for assessments for the following fiscal year, except that so long as the Declarant controls the Community Association, Declarant may, but shall be under no obligation, to fund such deficit; provided, however, that Declarant shall be reimbursed by the Community Association for any deficits so funded, together with interest at ten percent (10%) per annum until so reimbursed, from available surpluses in later years or through Special Assessments. Thereafter, such deficit may be recouped either by inclusion in the budget for annual assessments or by the making of one or more Special Assessments for such purpose, at the option of the Community Association. In the event that the amounts budgeted and assessed for Community Assessments in any fiscal year exceed the amount actually expended by the Community Association for Community Assessments for that fiscal year, an allocable share of such excess (based on the amounts originally levied as assessments) shall be a credit against the assessment due from each Owner for the next fiscal year(s); provided, that Declarant shall first be reimbursed for deficits

15

168

previously paid, with interest, as required above before such excess shall be so credited to Owners.

- (d) During the first year following the date of recordation of this Declaration, the monthly Community Association Fee shall be the amount listed on Exhibit "C" attached. This monthly fee shall be subject to annual review and adjustment.

**Section 8.4. Special Assessments.** In addition to the other assessments authorized herein, the Community Association may levy Special Assessments in any year. So long as the total amount of Special Assessments allocable to each Lot does not exceed Twenty Percent (20%) of the Monthly Community Assessment in any one fiscal year, the Board may impose the Special Assessment. Any Special Assessment which would cause the amount of Special Assessments allocable to any Lot to exceed this limitation shall be effective only if approved by two-thirds (2/3) of a Quorum of the Members. Special Assessments shall be paid as determined by the Board, and the Board may permit Special Assessments to be paid in installments extending beyond the fiscal year in which the Special Assessment is imposed.

**Section 8.5. Lien for Assessments.**

- (a) All sums assessed against any Lot pursuant to this Declaration, together with late charges, interest, costs, and reasonable attorney's fees and paraprofessional fees actually incurred, as provided herein, shall be secured by a lien on such Lot in favor of the Community Association. Such lien shall be superior to all other liens and encumbrances on such Lot, except for (i) liens of ad valorem taxes; or (ii) liens for all sums unpaid on a first Mortgage or on any Mortgage to Declarant duly recorded in the land records of the Appropriate Indiana County and all amounts advanced pursuant to such Mortgage and secured thereby in accordance with the terms of such instrument.
- (b) All other persons acquiring liens or encumbrances on any Lot after this Declaration shall have been recorded in such records shall be deemed to consent that such liens or encumbrances shall be inferior to future liens for assessments, as provided herein, whether or not prior consent is specifically set forth in the instruments creating such liens or encumbrances.

**Section 8.6. Effect of Nonpayment of Assessments: Remedies of the Community Association.**

- (a) Any assessments which are not paid when due shall be delinquent. Any assessment delinquent for a period of more than ten (10) days shall incur a late charge in an amount as the Board may from time to time determine. The Community Association shall cause a notice of delinquency to be given to any Member who has not paid within ten (10) days following the due date. If the assessment is not paid within thirty (30) days, a lien, as herein provided, shall attach and, in addition, the lien shall include the late charge, interest, not to exceed the maximum legal rate, on the principal amount

189

due, and all late charges from the date first due and payable, all costs of collection, reasonable attorney's fees and paraprofessional fees actually incurred, and any other amounts provided or permitted by law. In the event that the assessment remains unpaid after sixty (60) days, the Community Association may, as the Board shall determine, institute suit to collect such amounts and to foreclose its lien. Each Owner, by acceptance of a deed or as a party to any other type of a conveyance, vests in the Community Association or its agents the right and power to bring all actions against him or her, personally, for the collection of such charges as a debt or to foreclose the aforesaid lien in the same manner as other liens for the improvement of real property. The lien provided for in this Article shall be in favor of the Community Association and shall be for the benefit of all other Owners. The Community Association, acting on behalf of the Owners, shall have the power to bid on the Lot at any foreclosure sale or to acquire, hold, lease, mortgage, or convey the Lot. No Owner may waive or otherwise except liability for the assessments provided for herein, including, by way of illustration, but not limitation, abandonment of the Lot.

- (b) All payments shall be applied first to costs and attorneys' and paraprofessional fees, then to late charges, then to interest, then to delinquent assessments, then to any unpaid installments of the annual assessment or special assessments which are not the subject matter of suit in the order of their coming due, and then to any unpaid installments of the annual assessment or special assessments which are the subject matter of suit in the order of their coming due.

**Section 8.7. Capital Budget and Contribution.** The Board of Directors shall annually prepare a capital budget which shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost for items of a capital nature within the Community. The Board shall set the required capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Community Association as shown on the capital budget, with respect to both amount and timing by annual assessments over the period of the budget. The capital contribution required shall be fixed by the Board and included within the budget and Community Assessments, as provided in Section 8.3. A copy of the capital budget shall be distributed to each Member in the same manner as the operating budget.

**Section 8.8. Subordination of the Lien to First Deeds of Trust and First Mortgages.** The lien of the assessments, including interest, late charges, costs (including attorneys' fees and paraprofessional fees) provided for herein, shall be subordinate to the lien of any first Mortgage upon any Lot. The sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to judicial or nonjudicial foreclosure of a first Mortgage shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer (subject to the right of the Community Association to payment out of available foreclosure sale proceeds). No sale or transfer shall relieve such Lot from lien rights for any assessments thereafter becoming due. Where the mortgagee of a first Mortgage of record or other purchaser of a Lot obtains title, his or her successors and assigns shall not be liable for the share of the Community Assessments by the Community Association chargeable to such Lot which became due prior to the acquisition of title to

2

(10)

such Lot by such acquirer. Such unpaid share of Community Assessments shall be deemed to be Community Assessments collectible from all the Lots, including such acquirer, his or her successors and assigns.

**Section 8.9. Date of Commencement of Annual Assessments.** The annual assessments provided for herein shall commence as to Lots generally in January, 1998, and as to a particular Lot on the first day of the month following the conveyance of such Lot by the Declarant to a Builder and/or Owner and shall be due and payable in a manner and on a schedule as the Board of Directors may provide. The first annual assessment shall be adjusted according to the number of months then remaining in that fiscal year and billed to the Builder in the Closing Statement between the Builder and the Developer. The Developer shall pay the assessment collected from the Builder to the Association. The date any Lot becomes subject to assessment hereunder shall be the date on which such Lot is transferred by Declarant to a Builder and/or Owner; provided, however, that Declarant may, in its sole and absolute discretion delay the starting date for assessments for as long as Declarant shall deem appropriate in its sole and absolute discretion but assessments shall in all events be payable commencing on the first day of the first month following the date the Lot is occupied for the residential purposes or is suitable for such occupancy as evidenced, for example, by the appropriate official of Morgan County, Indiana or an architect issuing a certificate of occupancy or its equivalent stating that the residential structure on such Lot is substantially complete and available for occupancy.

**Section 8.10. Assessments Due From Declarant.**

- (a) Declarant covenants and agrees to pay the full amount of the annual assessment for each Lot occupied for residential purposes that it owns; notwithstanding anything contained herein to the contrary, the Declarant shall not be required to pay any assessments for any Lots not occupied for residential purposes (other than completed vacant apartment units held for rental in the ordinary course of business) that it owns, including but not limited to model homes.
- (b) Notwithstanding anything to the contrary herein, the Declarant may contribute assessments due from it in services or materials or a combination of services and materials, rather than in money, (herein collectively called in-kind contribution). The amount by which monetary assessments shall be decreased as a result of any in-kind contribution shall be the fair market value of the contribution. If the Declarant and the Community Association agree as to the value of any contribution, the value shall be as agreed. If the Community Association and the Declarant cannot agree as to the value of any contribution, the Declarant shall supply the Community Association with a detailed explanation of the service performed and material furnished, and the Community Association shall acquire bids for performing like services and furnishing like materials from three (3) independent contractors approved by the Declarant who are in the business of providing such services and materials. If the Community Association and the Declarant are still unable to agree on the value of the contribution, the value shall be deemed to be the average of the bids received from the independent contractors.



111

**ARTICLE IX**

**MORTGAGEE RIGHTS**

**Section 9.1. Notices of Action.** An institutional holder, insurer, or guarantor of a first Mortgage, who provides written request to the Community Association (such request to state the name and address of such holder, insurer, or guarantor and the Lot number), (therefore becoming an Eligible Mortgage Holder), will, upon payment of the reasonable expense of the Community Association associated therewith, be entitled to timely written notice of:

- (a) any proposed termination of the Community Association;
- (b) condemnation, damage or destruction to the Community or which affects any Lot on which there is a first Mortgage held, insured, or guaranteed by such Eligible Mortgage Holder;
- (c) any delinquency in the payment of assessments or charges owed by an Owner of a Lot subject to the Mortgage of such Eligible Mortgage Holder where such delinquency has continued for a period of sixty (60) days;
- (d) any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Community Association; or
- (e) any proposed action which would require the consent of Eligible Mortgage Holders.

**ARTICLE X**

**GENERAL PROVISIONS**

**Section 10.1. Duration.** The provisions of this Declaration shall run with and bind the land and shall be and remain in effect perpetually to the extent permitted by law; provided, however, so long as Indiana law limits the period during which covenants restricting lands to certain uses may run, any provisions of this Declaration affected thereby shall run with and bind the land so long as permitted by such law, and such provisions may be renewed or extended, in whole or in part, beyond the initial period permitted by such law, for successive periods not to exceed the period permitted by such law, provided such renewal or extension is approved by at least two thirds (2/3) of all Eligible Votes. Further, no such renewal or extension shall be effective unless there is filed for record in the Office of the Recorder of Morgan County, Indiana, on or before the effective date thereof an instrument executed by the President and Secretary of the Community Association which shall state the terms of such renewal or extension and which shall contain a certification by such Secretary that such extension and renewal was duly approved by the Owners. Every purchaser or grantee of any interest in any real property subject to this Declaration, by acceptance of a deed or other conveyance therefor, thereby agrees that such provisions of this Declaration may be extended and renewed as provided in this Section.

22

172

**Section 10.3. Amendment.**

- (a) This Declaration may be amended unilaterally at any time and from time to time by Declarant (i) if such amendment is necessary to bring any provision hereof into compliance with any applicable governmental statute, rule, or regulation or judicial determination which shall be in conflict therewith; (ii) if such amendment is reasonably necessary to enable any reputable title insurance company to issue title insurance coverage with respect to the Lots subject to this Declaration; (iii) if such amendment is required by an institutional or governmental lender or purchaser of mortgage loans, including, for example, the Federal Housing Administration, the Federal National Mortgage Community Association or Federal Home Loan Mortgage Corporation, to enable such lender or purchaser to make or purchase mortgage loans on the Lots subject to this Declaration; or (iv) if such amendment is necessary to enable any governmental agency or reputable private insurance company to insure mortgage loans on the Lots subject to this Declaration; provided, however, any such amendment shall not adversely affect the title to any Owner's Lot unless any such Lot Owner shall consent thereto in writing. Further, so long as Declarant owns any property in the Community or capable of being annexed thereto, Declarant may unilaterally amend this Declaration for any other purpose; provided, however, any such amendment shall not materially adversely affect, in the opinion of Declarant, the substantive rights of any Lot Owner or mortgagee hereunder.
  
- (b) In addition to the above, this Declaration may be amended upon the affirmative vote or written consent, or any combination thereof, of at least two-thirds (2/3) of the Eligible Votes and the consent of the Declarant, so long as Declarant has an unexpired option to subject property to this Declaration. Amendments to this Declaration shall become effective upon recordation in the Morgan County, Indiana records, unless a later effective date is specified therein.
  
- (c) Declarant hereby reserves the right to make such amendments to this Declaration as may be deemed necessary or appropriate by Declarant without the approval of any other person or entity, in order to bring this Declaration into compliance with the requirements of any public agency having jurisdiction thereof or of any agency guaranteeing, insuring, or approving Mortgages, so long as Declarant owns any Lots within the Development or to enable reasonable development of and construction on the Lots; provided that Declarant shall not be entitled to make any amendment which has a materially adverse effect on the rights of any mortgagee, nor which substantially impairs in the reasonable opinion of the Declarant, the benefits of this Declaration to any Owner or substantially increases the obligations imposed by this Declaration on any Owner. Declarant further reserves the right to make such amendments to this Declaration as may be deemed necessary or appropriate by Declarant without the approval of any other person or entity, which amendment shall be fully effective in accordance with its terms:

2.7

112

- (i) to cure any ambiguity, supply any omission, or cure or correct any defect or inconsistent provision in this Declaration; or
- (ii) to insert such provisions clarifying matters or questions arising under this Declaration as are necessary or desirable and are not contrary to or inconsistent with this Declaration as theretofore in effect; or
- (iii) to amend or modify this Declaration in any manner which in the reasonable opinion of the Declarant does not adversely affect in any material respect the rights of any Mortgagee or Owner, nor which substantially impairs the benefits of this Declaration to any Owner or substantially increases the obligations imposed by this Declaration on any Owner.

**Section 10.3. Indemnification.** The Community Association shall indemnify every officer and director against any and all expenses, including attorney's fees and paraprofessional fees, reasonably incurred by or imposed upon any officer or director in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer or director. The officers and directors shall not be liable for any mistakes of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Community Association (except to the extent that such officers or directors may also be Members of the Community Association), and the Community Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or director, or former officer or director, may be entitled. The Community Association may, as a common expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

**Section 10.4. Gender and Grammar.** The singular, wherever used herein, shall be construed to mean the plural, when applicable, and the use of the masculine pronoun shall include the neuter and feminine.

**Section 10.5. Severability.** Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if the application of any provision of this Declaration to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and, to this end, the provisions of this Declaration are declared to be severable. If any of the provisions hereof shall be held to be invalid or to be unenforceable or to lack the quality of running with the land, that holding shall be without effect upon the validity, enforceability or "running" quality of any other one of the provisions hereof.

20

114

**Section 10.6. Captions.** The captions of each Article and Section hereof, as to the contents of each Article and Section, are inserted only for convenience and in no way to be construed as defining, limiting, extending, or otherwise modifying or adding to the particular Article or Section to which they refer.

**Section 10.7. Perpetuities.** If any of the covenants, conditions, restrictions, or other provisions of this Declaration shall be unlawful, void, or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now-living descendants of Elizabeth, Queen of England.

**ARTICLE XI**

**ENFORCEMENT**

**Section 11.1. In General.** Any party to whose benefit the restrictions herein contained inure, including Declarant and the Community Association, may proceed at law or in equity to prevent the occurrence or continuation of any violation of this Declaration at the sole cost and expense of the party violating this Declaration (which cost and expense shall become a lien on the violating Owner's Lot subject to foreclosure in the manner provided in Article VIII), but neither Declarant nor Community Association shall be liable for damages of any kind to any person for failing either to abide by, enforce or carry out any provision of this Declaration.

**Section 11.2. Government Enforcement.** The County Planning Agency of Morgan County, Indiana, its successors and assigns, shall have no right, power, or authority, to enforce any covenants, commitments, restrictions, or other limitations contained herein other than those covenants, commitments, restrictions, or limitations that expressly run in favor of the County Planning Agency of Morgan County, Indiana.

**Section 11.3. Delay or Failure to Enforce.** No delay or failure on the part of any aggrieved party to invoke any available remedy with respect to a violation of any one or more of the provisions of this Declaration shall be held to be a waiver by that party (or an estoppel of that party to assert) any right available to him upon the occurrence, recurrence or continuation of such violation or violations of this Declaration.

**ARTICLE XII**

**PRIVATE AMENITIES AND SERVICES**

**Section 12.1. Private Amenities and Services.** The Community Facilities shall be owned and maintained by the Community Association so long as this Declaration remains in force. In the event of any termination of this Declaration and/or liquidation, dissolution or winding up of the affairs of the Community Association, the Community Association shall, after paying or making provision for the payment of all the liabilities of the Community Association, distribute all the assets of the Community Association exclusively for the purposes of the Community Association in such manner,

25

115

or to such organization or organizations as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Judge of the Superior Court of Morgan County, Indiana, exclusively for such purposes or to such organization or organizations, as such Court shall determine, which are organized and operated exclusively for such purpose.

**ARTICLE XIII**

**LIMITATION ON DECLARANT'S LIABILITY**

**Section 13.1. Limitation on Declarant's Liability.** Notwithstanding anything to the contrary herein, it is expressly agreed, and each Owner, by accepting title to a Lot and becoming an Owner acknowledges and agrees that neither Declarant (including without limitation any assignee of the interest of Declarant hereunder) nor any director, officer or shareholder of Declarant (or any partner, officer, director or shareholder in any such assignee) shall have any personal liability to the Community Association, or any Owner, Member or other Person, arising under, in connection with, or resulting from (including without limitation resulting from action or failure to act with respect to) this Declaration or the Community Association. If any judgment is ever levied against Declarant (or its assignee), the same is hereby agreed to be limited to the extent of Declarant's (or such assignee's) interest in the Community; and, in the event of a judgment no execution or other action shall be sought or brought thereon against any other assets, nor be a lien upon any other assets of Declarant (or its assignee).

IN WITNESS WHEREOF, the undersigned Declarant has executed this Second Declaration as of the date first above-written.

CEDAR RUN LIMITED, INC.

By:   
Timmy J. Shrout, President

26

116

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared Timmy J. ShROUT, President of Cedar Run Limited, Inc., and acknowledged the execution of the foregoing Supplemental Second Declaration of Covenants, Conditions, Easements, and Restrictions for The Sanctuary at Heartland Crossing, Section I & II as such officer acting for and on behalf of said corporation.

WITNESS my hand and Notarial Seal this 1st day of March, 2002.

Donna L. Wheeler  
Signature

Printed Notary Public



DONNA L. WHEELER, Notary Public  
My Commission Expires: 11-19-2009  
Residing in Marion County

My Commission Expires:  
\_\_\_\_\_

County of Residence:  
\_\_\_\_\_

This instrument was prepared by William T. Rees, Attorney at Law, 8355 Rockville Road, Indianapolis, IN 46234. (317) 271-8888.

lc\wp\061302e (3S@HLC2)

27

117

**LOTS AND COMMUNITY FACILITIES**

Real Estate covered by the following Plats recorded in Morgan County

**The Sanctuary at Heartland Crossing:**

Section I - Instrument No. 9710754 in Deed Book 400, Page 339

Section II - Instrument No. 9710755 in Deed Book 400, Page 340

Except for the Lots listed on Exhibit "B" attached to this Second Declaration.

**EXHIBIT "A"**

The Sanctuary at Heartland Crossing, Section I & II - Supplemental Second Declaration  
1clwp\081302a (35@HLCZ)

28

118

**ADDITIONAL LAND**

**Current Lot Owners in The Sanctuary of Heartland Crossing, Section I & II  
February 1, 2002**

<b>Name</b>	<b>Section I or II</b>	<b>Plat lot #</b>
David & Rebecca Reddick	I	01
Kevin & Michaelann Davis	I	14
Tom Shrout	I	16
David Hill	I	17
Jack Myers	I	19
Marianne Bowers	I	20
Scott Fleetwood	I	31
Donald Kouns, Sr.	I	22
Cedar Run Limited, Inc.	I	34
(Under contract to Steve & Debra Pactz)*		
Bruce Gunstra Builders Inc.	II	41
(Under contract to Loren Richard & Janice K. Scaggs)*		
Geoffori & Carla Pierle	II	42
Judith Andrew	II	43
Samuel & Karen Moore	II	44
Steve & Debra Pactz	II	45
Quality Hoosier Homes	II	46
(Under contract to Thomas & Reta Bowen)*		
Dustin Doyle	II	47
Kathy Summers	II	53
Wade Dabney	II	54
Roger & Pamela Wright	II	55
Nathaniel York	II	56
Timothy Anderson & Carrie Cumming	II	62
Edward Leese	II	63
Phyllis Strawder	II	64

\* In the event that the above Builder/Developer closes with the listed Buyer, that Buyer is considered an "Owner" at the time of the Third Amendment recorded under Instrument #20213504 in the Office of the Recorder of Morgan County, Indiana.

Plus Real Estate now owned or purchased in the future by Declarant in Morgan County, Hendricks County or Marion County, Indiana and designated as The Sanctuary

**EXHIBIT "B"**

**The Sanctuary at Heartland Crossing, Section I & II - Supplemental Second Declaration**  
lc/wp081302s (3S@HLC2)

29



119

**BUILDING STANDARDS AND ASSOCIATION  
FEES**

**EXHIBIT "C"**

**The Sanctuary at Heartland Crossing, Section I & II - Supplemental Second Declaration**  
lc\wp\081302a (38@HLC2)

30

120

## BUILDING STANDARDS AND ASSOCIATION FEES

**COMMUNITY:** The Sanctuary at Heartland Crossing, Section I & II

### **BUILDING STANDARDS:**

Type of Residence: Single Family Detached  
No. of Lots: 64  
Lot Size: Per the recorded Plat  
Set Backs: 25' Front, zero feet (0') minimum Side with 10' aggregate, 15' Rear  
Min. Square Feet (sft.): 1,100 sft. Single Story  
1,200 sft. Two Story (600 sft. First Floor)

1. All signage and all sign locations, including any sign to advertise the source of mortgages, shall be in good taste and shall be approved by the Developer prior to installation.
2. Builder shall install Committee-approved and Post Office-approved curb side rural mailboxes during original construction of the Dwelling Units. Builder shall supply mail boxes.  
  
Street lights shall be leased as a part of the association fee.
3. All roofs will be Weatherwood by Owens-Corning or the same color manufactured by a different supplier.
4. The exterior is to be completely uniform in color and texture set by the Developer. ALL shingles, siding, brick, lights, doors, etc. are to match exactly.
5. All hardboard siding will be presented to Committee for approval of color and quality prior to construction.
6. No fences shall be allowed on any lots. Wood decks with a uniform railing shall be allowed. DDC shall select railing style.
7. Builder shall install Committee-approved detached brass address numerals during original construction of the Dwelling Units.
8. Builder shall install a Committee-approved brass address plate during original construction of the Dwelling Units.

### **EXHIBIT "C"**

The Sanctuary at Heartland Crossing, Section I & II - Supplemental Second Declaration  
1c/wp/081302e (3S@HLC2)

121

9. Each Lot shall receive the following minimum landscaping which must be approved by the Committee for specs, size, and location.

- A. At least two (2) deciduous shade (overstory) trees, 2 1/2 inches caliper, (one in the front yard and one in the back yard) shall be planted. Builder may choose among red oak, hard maple, seedless ash, or pear for the required two deciduous shade trees.
- B. At least one (1) deciduous ornamental (understory) tree, 1 and 3/4 inches caliper, shall be planted in the front yard.
- C. At least twelve (12) shrubs shall be installed as foundation plantings. An eighteen (18) inch spread and 24 to 30 inches in height is required for each shrub. Builder must choose a mix of deciduous and evergreen shrubs.
- D. All yards shall be entirely (100%) sodded.

All landscaping shall be completed by the closing of the home by the Builder and the home buyer unless work is deferred pursuant to an escrow arrangement due to weather conditions.

10. All sides of golf course lot homes shall be one hundred percent (100%) masonry of the first floor exterior wall area, exclusive of doors, windows, gables, and garage doors.

All homes not abutting the golf course shall be 100% masonry front elevation with a minimum of 3 foot masonry wainscoat on all other side and back elevations.

Masonry work shall include a distinctive corbel effect.

A waiver of this requirement may be allowed at the sole discretion of the Committee on any dwelling.

11. Minimum Areas: The following restrictions shall apply: The minimum square footage of finished living space of each Dwelling Unit constructed, exclusive of garage, carports, open porches, or basements below ground level

- A. shall be 1,100 square feet of main floor area for a one-story dwelling unit; or
- B. Shall be 600 square feet of main floor area if higher than one-story, with any dwelling unit higher than one story having a minimum of 1,200 square feet of finished living space.

**EXHIBIT "C"**

**The Sanctuary at Heartland Crossing, Section I & II - Supplemental Second Declaration**

lc\wp\081302e (3S@HLC2)

3

122

- 12. The width of the driveway shall be a minimum of sixteen feet (16'), but not less than the outer edge of the garage door or doors it serves, and a maximum of not more than twelve (12) inches wider than the outside walls of the garage door or doors it serves.

All driveways shall be of concrete and shall accommodate two (2) parking spaces. Mooresville requires a parking shoulder for any house having a fourth bedroom. Site plans must be submitted to and approved by the Committee for each of these lots. Parking shoulders will not be permitted on homes with fewer than four (4) bedrooms. Dimensions of parking apron shall be:

- 1. Width - minimum 8 feet (8'); maximum 10 feet (10')
- 2. Length - minimum 20 feet (20'); maximum 25 feet (25')

- 13. Builder shall finish grade lots to conform with the grading plan approved by the Drainage Board of Morgan County. Of critical importance is the grading of side yard and rear swales. Builder shall have the right to enter upon adjacent undeveloped lots to grade side yard and rear swales to meet approved plan grade; however, Builder must return the Lots to their original condition. Builder shall maintain all rear swales to the line and grade as shown on the approved plans after acceptance of the Drainage System by the Drainage Board of Morgan County.
- 14. Subject to Act of God, casualty, weather and other causes beyond Builder's control, homes shall be completed within six (6) months of commencement of construction by Builder of footings; this includes landscaping.
- 15. Within 12 months after transfer of title to Builder, Builder agrees to install public concrete sidewalks and street approaches in front of such Lot to Morgan County standards to conform to the overall development plan and to meet all governmental agency requirements for acceptance for maintenance. Morgan County standards will require handicap access for sidewalks from public walk to curb on all corner lots.
- 16. The Owners and Lots in the Community are subject to the Master Declaration which is referred to on page one (1) of this Declaration. Both Declarations must be adhered to in order to be in compliance with covenants, conditions and restrictions of the Community. If there is a section addressing the same subject in both Declarations, the more restrictive section shall apply.

**MASTER**

**ASSOCIATION FEE:**

\$30 per month covers common area and facilities maintenance costs in Heartland Crossing and access to all the TCCD facilities.

\*The fees are estimated amounts and subject to annual adjustment.

**EXHIBIT "C"**

The Sanctuary at Heartland Crossing, Section I & II - Supplemental Second Declaration

lc\wp\081302e (3S@HLC2)

RECEIVED FOR RECORD  
 AUGUST 16, 2002  
 8:15 AM  
 Kessan  
 MORGAN COUNTY RECORDS

20213909

49-  
3rd  
1-2002  
53-

123

20

20213504

**THIRD AMENDMENT  
TO SUPPLEMENTAL DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS AND RESTRICTIONS  
FOR THE SANCTUARY AT HEARTLAND CROSSING, SECTIONS I & II**

WHEREAS, the Supplemental Declaration for The Sanctuary at Heartland Crossing, Sections I & II, was recorded under Instrument No. 97-14192 in Book 403, Pages 72-108 in the Office of the Recorder of Morgan County, Indiana (hereinafter the "Supplemental Declaration") and was amended by a First Amendment to Supplemental Declaration for The Sanctuary at Heartland Crossing, Sections I & II, under Instrument No. 97-14917 in Book 403, Pages 429-431 in the Office of the Recorder of Morgan County, Indiana; and a Second Amendment to Supplemental Declaration for The Sanctuary at Heartland Crossing, Sections I & II, under Instrument No. 20000707 in Deed Book 429, Pages 106-108 in the Office of the Recorder of Morgan County, Indiana; and

WHEREAS, Final Plats (hereinafter the "Plats") of The Sanctuary at Heartland Crossing, Sections I and II were recorded under Instrument No. 97-10754 in Deed Book 400, Page 339 and Instrument No. 97-10755 in Deed Book 400, Page 340, respectively, in the Office of the Recorder of Morgan County, Indiana; and

WHEREAS, Article X, Section 10.2.(b) of the Supplemental Declaration allows Cedar Run Limited, Inc., an Indiana corporation, owner and developer of said Sections I and II (hereinafter the "Declarant"), and two-thirds (2/3) of the eligible votes of the "Owners" who are listed on Exhibit A attached (hereinafter the "Owners"), to amend the Supplemental Declaration as they deem appropriate.

NOW THEREFORE, in consideration of the aforesaid premises, Declarant and Owners (sixteen (16) of the twenty-two (22) eligible votes - 72% executed this Third Amendment prior to March 1, 2002) hereby amend the Supplemental Declaration as follows:

124

1. The Real Estate ("Real Estate") or the Community ("Community") which is described in the Declaration as the Lots on the plat of The Sanctuary at Heartland Crossing-Section I - Instrument No. 9710754 in Deed Book 400, Page 339, and Section II - Instrument No. 9710755 in Deed Book 400, Page 340, is deleted. The Real Estate listed in Exhibit A attached to this Third Amendment shall be the Lots held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved subject to the Declaration and the First and Second Amendments and referred to as the Real Estate or as the Community.

The other lots in The Sanctuary at Heartland Crossing, Section I & II shall be subject to a new separate "Supplemental Declaration." Also, after a Lot Owner listed on Exhibit A sells their Lot and Dwelling Unit to a new Owner, the Lot and Dwelling shall be subject to the new separate Declaration.

2. Article I, Section 1.12. The first sentence is deleted and replaced with the following sentence:

Lots shall mean those Lots shown on Exhibit A attached hereto other than the Community Facilities and the Common Area (as defined in the Master Declaration) intended for any type of individual ownership and use as may be set out in this Declaration and as shall be shown on the Plats and Plans filed with this Declaration and amendments thereto.

3. Article IV, Section 4.3. The Maintenance Responsibilities for the Owners and Community Association are changed for the following Described Areas:

<u>Owner</u>	<u>Comm.</u>	<u>Description</u>
X		22. Trees - pruning, fertilization, removal, replacing
X		23. Lawn - cutting, trimming, fertilization, etc.
X		24. Snow removal - drives, walks, and streets
X		25. Shrubbery - pruning, mulching, spraying, replacement, etc.

The maintenance responsibilities under the other Described Areas shall remain unchanged.

4. Article V, Section 5.1.(a) and Section 5.3. Section 5.1.(a) and Section 5.3. are deleted and replaced with the following:

125

**Section 5.1.(a).** Each Owner shall be responsible for the purchase and maintaining casualty, fire and extended coverage insurance on their Dwelling Unit and all interior improvements and any personal property. The Community Association shall have no responsibility for insurance on the Dwelling Units.

IN WITNESS WHEREOF, the undersigned Officer of Declarant and the Owners have hereunto caused their names to be subscribed on the various dates shown on their signature pages. This Third Amendment shall be effective as of March 1, 2002. Except for the new section 5.1(a) which shall be effective as of April 15, 2002.

NOTE: The following pages have been intentionally omitted - 9, 15, 16, 21, 23, 24.

126

Declarant  
OWNER/DEVELOPER:  
Cedar Run Limited, Inc.  
an Indiana corporation




By: \_\_\_\_\_  
Timmy J. Shrout  
President

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared Timmy J. Shrout, President of Cedar Run Limited, Inc., who, acting for and on behalf of said Cedar Run Limited, Inc., acknowledged the execution of the foregoing Third Amendment to Supplemental Declaration of Covenants and Restrictions, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 19th day of February, 2002.

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

My Commission Expires:  
\_\_\_\_\_



DONNA L. WHEELER, Notary Public  
My Commission Expires: 11-19-2008  
Residing in Marion County

My County of Residence:  
\_\_\_\_\_

4







129

OWNER(S)

*[Handwritten Signature]*

Tom Shrout

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared Tom Shrout, Owner(s) of Lot 16 in The Sanctuary at Heartland Crossing, Sections I & II, who acknowledged the execution of the foregoing Third Amendment to Supplemental Declaration of Covenants and Restrictions, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 19<sup>th</sup> day of February, 2002.

*[Handwritten Signature]*  
Notary Public

Printed Name

My Commission Expires:

My County of Residence:



DONNA L. WHEELER, Notary Public  
My Commission Expires: 11-19-2009  
Residing in Marion County



131

OWNER(S)

Marianne Bowers  
Marianne Bowers

STATE OF INDIANA )  
COUNTY OF Marion ) SS:

Before me, a Notary Public in and for said County and State, personally appeared Marianne Bowers, Owner(s) of Lot 20 in The Sanctuary at Heartland Crossing, Sections I & II, who acknowledged the execution of the foregoing Third Amendment to Supplemental Declaration of Covenants and Restrictions, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 5 day of February, 2002.

Jennifer L. Parsons  
Notary Public

Jennifer L. Parsons  
Printed Name

My Commission Expires:  
6-30-08  
My County of Residence:  
Marion



132

OWNER(S)

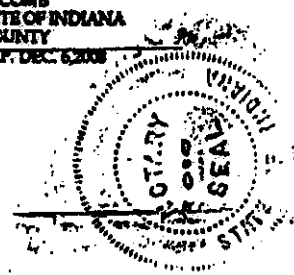
Scott Fleetwood  
Scott Fleetwood

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared Scott Fleetwood, Owner(s) of Lot 21 in The Sanctuary at Heartland Crossing, Sections I & II, who acknowledged the execution of the foregoing Third Amendment to Supplemental Declaration of Covenants and Restrictions, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 18th day of February, 2002.

Diane McComb  
Notary Public  
DIANE MC COMB  
NOTARY PUBLIC STATE OF INDIANA  
MARION COUNTY  
MY COMMISSION EXP. DEC. 6, 2005  
Printed Name



My Commission Expires:

My County of Residence:









136

OWNER(S)

Quality Hoosier Homes  
*as Builder for Homes + Lots Down*

By: *[Signature]*

Printed Name: Bevric Alan

Title: Secretary/Treasurer

STATE OF INDIANA )  
 ) SS:  
COUNTY OF Marion )

Before me, a Notary Public in and for said County and State, personally appeared Bevric Alan of Quality Hoosier Homes, Owner(s) of Lot 46 in The Sanctuary at Heartland Crossing, Sections I & II, who acknowledged the execution of the foregoing Third Amendment to Supplemental Declaration of Covenants and Restrictions, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 24th day of February, 2002.



JOE ROACH, Notary Public  
My Commission Expires: 8-3-07  
Residing in Marion County

Joe E. Roach  
Notary Public

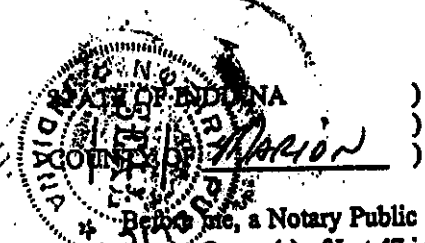
Printed Name

My Commission Expires:  
\_\_\_\_\_  
My County of Residence:  
\_\_\_\_\_

137

OWNER(S)

*Dustin Doyle*  
Dustin Doyle



)  
) SS:  
)

Before me, a Notary Public in and for said County and State, personally appeared Dustin Doyle, Owner(s) of Lot 47 in The Sanctuary at Heartland Crossing, Sections I & II, who acknowledged the execution of the foregoing Third Amendment to Supplemental Declaration of Covenants and Restrictions, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 11 day of February, 2002.

*Nancy Mitchell-Stearns*  
Notary Public

NANCY MITCHELL-STEARNS  
Printed Name

My Commission Expires:  
05-16-09  
My County of Residence:  
Johnson

136

OWNER(S)

Quality Hoosier Homes  
*as Builder for Homes + Lots Coven*

By: [Signature]

Printed Name: Beenie Alan

Title: Secretary/Treasurer

STATE OF INDIANA )  
 ) SS:  
COUNTY OF Marion )

Before me, a Notary Public in and for said County and State, personally appeared Beenie Alan of Quality Hoosier Homes, Owner(s) of Lot 46 in The Sanctuary at Heartland Crossing, Sections I & II, who acknowledged the execution of the foregoing Third Amendment to Supplemental Declaration of Covenants and Restrictions, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 24th day of February, 2002.



JO E. ROACH, Notary Public  
My Commission Expires: 8-3-07  
Residing in Marion County

[Signature]  
Notary Public

Printed Name

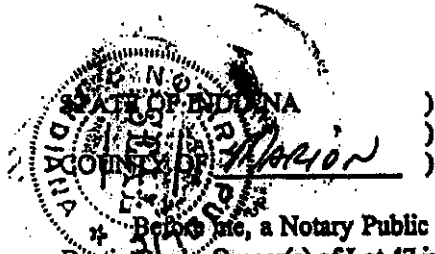
My Commission Expires:

My County of Residence:

137

OWNER(S)

*Dustin Doyle*  
Dustin Doyle



)  
) SS:  
)

Before me, a Notary Public in and for said County and State, personally appeared Dustin Doyle, Owner(s) of Lot 47 in The Sanctuary at Heartland Crossing, Sections I & II, who acknowledged the execution of the foregoing Third Amendment to Supplemental Declaration of Covenants and Restrictions, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 11 day of February, 2002.

*Nancy Mitchell-Stearns*  
Notary Public

NANCY MITCHELL-STEARNS  
Printed Name

My Commission Expires:  
05-16-09  
My County of Residence:  
Johnson









141

OWNER(S)

Phyllis Strawder  
Phyllis Strawder

STATE OF INDIANA )  
 ) SS:  
COUNTY OF Marion )

Before me, a Notary Public in and for said County and State, personally appeared Phyllis Strawder, Owner(s) of Lot 64 in The Sanctuary at Heartland Crossing, Sections I & II, who acknowledged the execution of the foregoing Third Amendment to Supplemental Declaration of Covenants and Restrictions, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 4 day of February, 2002.



Bradley A. Thompson  
Notary Public  
Bradley A. Thompson  
Printed Name

My Commission Expires:  
June 19, 2008  
My County of Residence:  
Hendricks

This instrument prepared by: William T. Rees, Attorney at Law, 8355 Rockville Road, Indianapolis, IN 46234.

142

OWNER(S)  
Bruce Gunstra Builders Inc.

By: [Signature]  
Printed Name: Bruce Gunstra  
Title: Pres.

STATE OF INDIANA )  
 ) SS:  
COUNTY OF Hamilton )

Before me, a Notary Public in and for said County and State, personally appeared Bruce Gunstra of Bruce Gunstra Builders Inc., Owner(s) of Lot 41 in The Sanctuary at Heartland Crossing, Sections I & II, who acknowledged the execution of the foregoing Third Amendment to Supplemental Declaration of Covenants and Restrictions, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 28<sup>th</sup> day of February, 2002.

[Signature]  
Notary Public  
Karen A. Creasman  
Printed Name



My Commission Expires:

1-12-2008

My County of Residence:

Hamilton

This instrument prepared by: William T. Rees, Attorney at Law, 8355 Rockville Road, Indianapolis, IN 46234.

(143)

EXHIBIT A

Current Lot Owners In The Sanctuary of Heartland Crossing, Sections I & II  
February 1, 2002

Name	Section I or II	Plat Lot #
David & Rebecca Reddick	I	01
Kevin & Michaelann Davis	I	14
Tom Shrout	I	16
David Hill	I	17
Jack Myers	I	19
Marianne Bowers	I	20
Scott Fleetwood	I	21
Donald Kouns, Sr.	I	22
Cedar Run Limited, Inc.	I	34
(Under contract to Steve & Debra Paetz)*		
Bruce Gunstra Builders Inc.	II	41
(Under contract to Loren Richard & Janice K. Scaggs)*		
Geoffori & Carla Pierle	II	42
Judith Andrew	II	43
Samuel & Karen Moore	II	44
Steve & Debra Paetz	II	45
Quslity Hoosier Homes	II	46
(Under contract to Thomas & Reta Bowen)*		
Dustin Doyle	II	47
Kathy Summers	II	53
Wade Dabney	II	54
Roger & Pamela Wright	II	55
Nathaniel York	II	56
Timothy Anderson & Carrie Cuning	II	62
Edward Leese	II	63
Phyllis Strawder	II	64

\*In the event that the above Builder/Developer closes with the listed Buyer, that Buyer is considered an "Owner" at the time of this Amendment.

RECEIVED  
FOR RECORD

02 AUG 18 PM 12:29

JS@HLCAMCOV3

080202 \ 14:34

*Loren Burnett*  
MORGAN CO RECORDER

20213504

110  
2N  
112



144  
120

MORGAN COUNTY RECORDER  
KAREN BRUMMETT 26P  
CSD Date 06/23/2006 Time 10:01:47  
RECORDING: 112.00  
I 200607964 Page 1 of 26

**AMENDMENTS**  
to the  
**MASTER DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENTS AND RESTRICTIONS OF  
HEARTLAND CROSSING**  
for  
**HEARTLAND CROSSING FOUNDATION, INC.**

**CROSS REFERENCE**

- The Commons at Heartland Crossing, Section 1, Plat, Instrument #20006959, Book 432, Pages 137-38
  - The Commons at Heartland Crossing, Section 2, Plat, Instrument #20014323, Book 436, Pages 727-28
  - The Commons at Heartland Crossing, Section 3, Plat, Instrument #20114439
  - The Mission at Heartland Crossing, Section 1, Plat, Instrument #9710750, Book 400, Page 335
  - The Mission at Heartland Crossing, Section 2, Plat, Instrument #9710751, Book 400, Page 336
  - The Mission at Heartland Crossing, Section 3, Plat, Instrument #9914459, Book 425, Page 575
  - The Mission at Heartland Crossing, Section 4, Plat, Instrument #20115509
  - The Mission at Heartland Crossing, Section 5, Plat, Instrument #200412683
  - The Mission at Heartland Crossing, Section 6, Plat, Instrument #20115510
  - The Villas at Heartland Crossing, Section 1, Plat, Instrument #9710748, Book 400, Page 333
  - Replat of Lots 1 & 2, 5-8, and 13-16 for The Villas at Heartland Crossing, Section 1, Plat, Instrument #9715102, Book 403, Page 549
  - The Villas at Heartland Crossing, Section 2, Plat, Instrument #9710749, Book 400, Page 334
  - The Settlement at Heartland Crossing, Section 1 Plat, Instrument #9710747, Book 400, Page 332
  - The Landing at Heartland Crossing, Section 1, Plat, Instrument #9710752, Book 400, Page 337
  - The Landing at Heartland Crossing, Section 2, Plat, Instrument #9710753, Book 400, Page 338
  - The Sanctuary at Heartland Crossing, Section 1, Plat, Instrument #9710754, Book 400, Page 339
  - The Sanctuary at Heartland Crossing, Section 2, Plat, Instrument #9710755, Book 400, Page 340
  - The Village at Heartland Crossing, Section 1, Plat, Instrument #200401335
- Master Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing (hereinafter "Master DOC"), Instrument #9714187, Book 402, Pages 466-526
- Amendment to Master DOC, Instrument #9918337
  - Master DOC for The Mission, Sections 1 & 3, Instrument #9915434
  - Master DOC for The Mission, Sections 4 & 6, Instrument #20116202
  - Master DOC for The Mission, Section 5, Instrument #200412681

145

**CROSS REFERENCE (Continued)**

- Supplemental Declaration of Covenants, Conditions, Easements and Restrictions (hereinafter "Supp. DOC")  
for The Mission at Heartland Crossing, Section I & II, Instrument #9714189
- First Amended Supp. DOC for The Mission at Heartland Crossing, Section I & II, Instrument #9714916
- Supp. DOC for The Mission at Heartland Crossing, Section 3, Instrument #9915435
- Correction to Supp. DOC for The Mission at Heartland Crossing, Section 3, Instrument #9915506
- Supp. DOC for The Mission at Heartland Crossing, Sections 4 & 6, Instrument #20115509
- Supp. DOC for The Mission at Heartland Crossing, Sections 4 & 6, Instrument #20115510
- Correction to Supp. DOC for The Mission at Heartland Crossing, Sections 4 & 6, Instrument #20116203
- Supp. DOC for The Mission at Heartland Crossing, Section 5, Instrument #200412682
  
- Supp. DOC for The Commons at Heartland Crossing, Sections 1, 2, & 3, Instrument #9918336
  
- Supp. DOC for The Landing at Heartland Crossing, Sections 1 & 2, Instrument #9714191
- Amended Supp. DOC for The Landing at Heartland Crossing, Sections 1 & 2, Instrument #9714914
  
- Supp. DOC for The Sanctuary at Heartland Crossing, Sections 1 & 2, Instrument #9714192
- Supp. DOC for The Sanctuary at Heartland Crossing, Sections 1 & 2, Instrument #9714917
- Supp. DOC for The Sanctuary at Heartland Crossing, Sections 1 & 2, Instrument #20000707
- Supp. DOC for The Sanctuary at Heartland Crossing, Sections 1 & 2, Instrument #20213504
- Supp. DOC for The Sanctuary at Heartland Crossing, Sections 1 & 2, Instrument #20213909
  
- Supp. DOC for The Settlement at Heartland Crossing, Instrument #9714188
- First Amended Supp. DOC for The Settlement at Heartland Crossing, Instrument #9714918
- Second Amended Supp. DOC for The Settlement at Heartland Crossing, Instrument #9716640
  
- Supp. DOC for The Village at Heartland Crossing, Instrument #200401336
- First Amended Supp. DOC for The Village at Heartland Crossing, Instrument #200401337
- Second Amended Supp. DOC for The Village at Heartland Crossing, Instrument #2005 00536
  
- Supp. DOC for The Villas at Heartland Crossing, Sections 1 & 2, Instrument #9714190
- First Amended Supp. DOC for The Villas at Heartland Crossing, Sections 1 & 2, Instrument #9714915
- Second Amended Supp. DOC for The Villas at Heartland Crossing, Sections 1 & 2, Instrument #9716287
- Third Amended Supp. DOC for The Villas at Heartland Crossing, Sections 1 & 2, Instrument #9906835

146

COMES NOW the Heartland Crossing Foundation, Inc., by the Declarant, Cedar Run Limited, Inc., on this \_\_\_\_\_ day of \_\_\_\_\_, 2006, and states as follows:

**WITNESSETH THAT:**

- A. WHEREAS, the residential community in Morgan County, Indiana commonly known as Heartland Crossing was established upon the recording of certain Plats with the Office of the Recorder for Morgan County, Indiana; and
- B. WHEREAS, the Plat for The Commons at Heartland Crossing, Section 1, was filed with the Office of the Morgan County Recorder on May 31, 2000, as Instrument # 20006959 in Book 432, Pages 137-38; and
- C. WHEREAS, the Plat for The Commons at Heartland Crossing, Section 2, was filed with the Office of the Morgan County Recorder on October XX, 2001 as Instrument #20014323 in Book 436, Pages 727-28 ; and
- D. WHEREAS, the Plat for The Commons at Heartland Crossing, Section 3, was filed with the Office of the Morgan County Recorder on September 07, 2001, as Instrument #20114439; and
- E. WHEREAS, the Plat for The Mission at Heartland Crossing, Section 1, was filed with the Office of the Morgan County Recorder on August 22, 1997 as Instrument #9710750 in Book 400, Page 335; and
- F. WHEREAS, the Plat for The Mission at Heartland Crossing, Section 2, was filed with the Office of the Morgan County Recorder on August 22, 1997 as Instrument #9710751 in Book 400, Page 336; and
- G. WHEREAS, the Plat for The Mission at Heartland Crossing, Section 3, was filed with the Office of the Morgan County Recorder on September 7, 1999 as Instrument #9914459 in Book 425, Page 575; and
- H. WHEREAS, the Plat for The Mission at Heartland Crossing, Section 4, was filed with the Office of the Morgan County Recorder on September 19, 2001 as Instrument #20115509 and a Scrivener's Affidavit was filed on October 9, 2001 as Instrument #20116204; and
- I. WHEREAS, the Plat for The Mission at Heartland Crossing, Section 5, was filed with the Office of the Morgan County Recorder on August 20, 2004 as Instrument #200412683; and
- J. WHEREAS, the Plat for The Mission at Heartland Crossing, Section 6, was filed with the Office of the Morgan County Recorder on September 26, 2001 as Instrument #20115510 and a Scrivener's Affidavit was filed on October 9, 2001 as Instrument #20116205; and

149

- K. WHEREAS, the Plat for The Villas at Heartland Crossing, Section 1, was filed with the Office of the Morgan County Recorder on August 22, 1997 as Instrument #9710748 in Book 400, Page 333; and
- L. WHEREAS, the Plat for The Villas at Heartland Crossing, Section 2, was filed with the Office of the Morgan County Recorder on August 22, 1997 as Instrument #9710749 in Book 400, Page 334; and
- M. WHEREAS, the Replat of Lots 1 & 2, 5-8, and 13-16 for The Villas at Heartland Crossing, Section 1, was filed with the Office of the Morgan County Recorder on November 17, 1997 as Instrument #9715102 in Book 403, Page 549; and
- N. WHEREAS, the Plat for The Settlement at Heartland Crossing, Section 12, was filed with the Office of the Morgan County Recorder on August 22, 1997 as Instrument #9710747 in Book 400, Page 332; and
- O. WHEREAS, the Plat for The Landing at Heartland Crossing, Section 1, was filed with the Office of the Morgan County Recorder on August 22, 1997 as Instrument #9710752 in Book 400, Page 337; and
- P. WHEREAS, the Plat for The Landing at Heartland Crossing, Section 2, was filed with the Office of the Morgan County Recorder on August 22, 1997 as Instrument #9710753 in Book 400, Page 338; and
- Q. WHEREAS, the Plat for The Sanctuary at Heartland Crossing, Section 1, was filed with the Office of the Morgan County Recorder on August 22, 1997 as Instrument #9710754 in Book 400, Page 339; and
- R. WHEREAS, the Plat for The Sanctuary at Heartland Crossing, Section 2, was filed with the Office of the Morgan County Recorder on August 22, 1997 as Instrument #9710755 in Book 400, Page 340; and
- S. WHEREAS, the Plat for The Village at Heartland Crossing, Section 1, was filed with the Office of the Morgan County Recorder on January 28, 2004 as Instrument #200401335 and a certificate of correction was filed on May 12, 2004 as Instrument #200407280 ; and
- T. WHEREAS, the foregoing Plats contain Covenants which run with the land, namely the Master Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing, recorded in the office of the Morgan County Recorder on September 24, 1997, as Instrument # 9714187 in Book 402, Pages 466-526, which states that by taking a deed to any Lot as set forth on any of the above listed Plats for the Heartland Crossing development, each owner will become a mandatory member of the Heartland Crossing Foundation, Inc., an Indiana nonprofit corporation (hereinafter "Association") which serves as the Master Association for all of the communities located within the Heartland Crossing development; and

4

148

- U. WHEREAS, the Association was incorporated pursuant to the above listed Master Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing as a non-profit corporation pursuant to Articles of Incorporation filed with, and approved by, the Indiana Secretary of State on February 10, 1998; and
- V. WHEREAS, Article XIII, Section 13.2 of the Master Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing, specifically allows the provisions contained in the Master Declaration to be amended unilaterally at any time by the Declarant if such amendment is necessary to bring any provision hereof into compliance with any applicable governmental statute, rule or regulation and for any other purpose provided that such amendment shall not materially adversely affect, in the opinion of the Declarant, the substantive rights of any Lot owner or mortgagee hereunder; and
- W. WHEREAS, the Declarant of the Heartland Crossing Master Declaration, pursuant to the authority granted to it by Article XIII, Section 13.2, desires to amend Article II, Section 2.6(L) to meet the federal governmental standards for satellite dishes set for in the Federal Telecommunications Act of 1996; and
- X. WHEREAS, in addition to the above amendment to the Master Declaration of Covenants, the Declarant further desires to make an amendment to Article II, Section 2.6(Q), of the current Covenants in order to more clearly specify the scope of the fence, swimming pool and other exterior structure provision by providing clarification as to what types of improvements are allowed in the development, what improvements require prior approval from the DCC, and to make the provisions of Article II, Section 2.6(Q) consistent with the rules, regulations, and guidelines set forth in Exhibit C of this Master Declaration pursuant to its authority as set forth in the paragraphs above; and
- Y. WHEREAS, in addition to the above amendments to the Master Declaration of Covenants, the Declarant further desires to make an amendment to Article XI of the current Covenants in order to further clarify the architectural standards of the development and in order to add a variance provision, pursuant to its authority as set forth in the paragraphs above; and
- Z. WHEREAS, in addition to the above amendments to the Master Declaration of Covenants, the Declarant further desires to make an amendment to Exhibit "C" of the current Covenants in order to make such exhibit congruent with the amendment to Section 2.6(Q), pursuant to its authority as set forth in the paragraphs above;

WHEREFORE, the following Amendments to the Master Declaration of Covenants, Conditions, Easements and Restrictions are hereby approved and adopted by the undersigned Declarant. All current Master Declaration provisions not effected by these amendments are deemed and desired to remain in full force and effect.

5



149

Article II, Section 2.6(L) is hereby amended to read as follows:

**ARTICLE II**

**PROPERTY RIGHTS**

**Section 2.6 Character of the Development**

**L. Antennas and Solar Heat Panels.** In accordance with the Federal Communications Commission rules governing Over-the-Air Reception Devices (OTARD), members may only install satellite dishes that are one meter or less in diameter. One meter is equal to 39.37 inches, and "diameter" is the distance measured across the widest part of the dish. The DCC reserves the right to require members to put screening around the dish to hide it from view, or to cover or paint the dish to make it more acceptable in appearance to its surroundings. The DCC also reserves the right to specify a preference order of places to install the dish. Other antennae or devices, such as towers or radio antennae that are not covered by the OTARD rule, must receive approval of the DCC before being installed on any Lot. Solar heat panels shall not be allowed on any Lot or on any residence on any Lot which is visible from outside such residence.

---

The reason for this amendment is to bring the provision into compliance with the Federal Telecommunications Act of 1996. The authority to make this amendment is granted to the Declarant under Article XIII, Section 13.2(a)(i) of the Master Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing.

---

150

Article II, Section 2.6(Q) is hereby amended to read as follows:

**ARTICLE II**

**PROPERTY RIGHTS**

**Section 2.6 Character of the Development**

**Q. Fences, Swimming Pools, Play Structures, Etc.**

(i) **In General.** In order to preserve the quality and aesthetic appearance of the existing geographic areas within the development, any fence, wall, swimming pool, hot tub, play structure (such as a swing set), basketball goal, or other exterior structure must be approved in writing by the Development Control Committee (DCC) as to size, location, height and composition before it may be installed. Any Owner that desires to erect, construct, place, modify or change any structure or improvement on the Owner's Lot shall submit a written architectural request to the DCC and follow the procedures as set forth in Article XI of this Declaration of Covenants or in Exhibit "C" of this Declaration of Covenants. No structure, improvement or change may be erected, constructed, placed, modified or changed on any Lot without the prior written approval of the DCC.

(ii) **Fences and Walls.**

(a) **Height & Location Restrictions.**

(1) The DCC may approve wood or plastic/vinyl privacy style fences up to six feet (6') feet in height which otherwise meet these guidelines. Black coated chain link and picket style fences must not exceed four feet (4') in height. The DCC will give consideration, however, to a variance in this height limit where unique circumstances exist; however, under no circumstances shall any fence greater than eight feet (8') be approved.

(2) Fences in general shall not be located any closer to the front of the home than the rear foundation line (rear corner) of the home. However, fences located on the side of any home may be erected or placed forward of the rear foundation line (rear corner) of the home if approved by the DCC; however, under no circumstances shall a fence be erected or placed forward or closer to the front Lot line of the Lot by a line extending perpendicular from the side of the home at a point ten feet (10') back or behind the front foundation line (front corner) of the home.

(5)

(3) No fence or screen will be approved if its installation will obstruct necessary site lines for vehicular traffic. Undue obstruction of view or other amenities from adjoining properties will be taken into consideration by the DCC when reviewing for approval. All fences must also meet any site line regulations and/or set back requirements for fences as established by local Ordinance, state law or as set forth in any other covenant within this Declaration of Covenants or Declaration of Covenants for any subdivision within the Development.

(4) Any Owner(s) on adjoining, or neighboring, Lots that wish to erect any fences that are to be connected, joined or shared, on one or more sides, by those Lots must submit in writing a request for approval for such adjoining fences signed by each Owner of a Lot where the adjoining fences will be erected, placed or maintained. This request must be included with the written architectural request submitted to the DCC. All fences that are not to be adjoined, or connected, to neighboring fences shall be set back a minimum of eighteen inches (18") from each Lot line unless otherwise required by any regulations and/or set back requirements for fences as established by local Ordinance, state law or as set forth in any other covenant within this Declaration of Covenants or Declaration of Covenants for any subdivision within the Development.

(5) Dog Run or Dog Kennel fencing is strictly prohibited unless it is an electronic "invisible" fence.

(6) Rear yard fencing on any Lot located on the golf course is strictly prohibited.

(7) Lake edge walls or other retaining walls shall be designed to be two foot (2') above normal pool and eight inches (8") in thickness.

(8) No variances of this Amended Article II, Sections 2.6(Q)(ii)(a)(2), (3), (4), (5), or (6) may be granted by the DCC.

(b) Materials, Style & Finish.

(1) Fences shall be wood, plastic/vinyl material, or black vinyl covered chain link only. No plain or non-vinyl coated chain link or galvanized metal fences shall be permitted in the Development.

(2) Wood fencing shall be painted or stained to match the exterior colors of the home or have a natural wood finish.

8

152

(3) Wood privacy style fences shall be shadow-box or Cape Cod style. Cape Cod style fences shall have French gothic posts (post with pointed top) and a concave scallop (bottom of a circle or oval) between the posts.

(4) All fences shall be properly maintained by the Lot Owner, and no fence shall be allowed to become unsightly to the appearance of the neighborhood, discolored, or to be broken, warped, or otherwise be or exist in a state of disrepair. The DCC has the sole discretion to determine when a fence is not being properly maintained.

(5) The finished side of all fences, including privacy style fences, shall be displayed outwardly, or to the exterior of the fence or Lot, and shall not be turned so that the finished side of the fence is facing in toward the residence or yard contained inside of the fence. This provision shall not be construed to mean that the interior of the fence cannot also be finished.

(6) Retaining walls shall be architecturally compatible with the exterior of the home (i.e. stone or brick veneer). No railroad tie retaining walls shall be approved or allowed in the Development.

(7) Lake edge walls shall be of concrete construction (smooth finish).

(8) No variances of this amended Article II, Sections 2.6(Q)(ii)(b)(1) or (3) may be granted by the DCC.

(iii) Swimming Pools.

(a) No on-ground or above-ground swimming pools (excluding toddler pools that are twelve inches (12") deep or less) shall be allowed in the Development. In-ground, or permanent, pools must be approved in writing by the DCC before construction or installation begins. Additionally, for the purpose of this section, children's inflatable pools less than twenty-four (24") in depth are hereby excluded from this restriction. Any such pool may be subject to a requirement that the pool be fenced if it is determined by the DCC that such fencing is necessary to ensure property safety of neighboring residents and/or children. For purposes of this section, on-ground or above-ground swimming pools include inflatable pools and on-ground or above-ground pools that have

9

153

been buried or partially buried in the ground. No variance of this subsection may be granted.

(b) Fencing is required around any in-ground, or permanent, pool to be constructed or installed. Therefore, all architectural applications for in-ground, or permanent, pools shall be accompanied by an application for acceptable fence and landscape design approval. The design for fencing shall meet all requirements under Indiana law, local ordinance, and any restrictions or requirements set forth in this Declaration of Covenants. No electronic slide covers will be acceptable in lieu of fencing due to the high population of children in the Development.

(c) Use of Planting in the vicinity of the proposed pool will be required to soften the effect of sound and the appearance of fencing on adjacent properties.

(iv) Play Structures.

(a) All playsets, playhouses, swingsets or other play equipment or structures greater than six feet (6') in height must be approved in writing by the DCC before they may be constructed or installed. All such play equipment is subject to and must comply with any rules and regulations adopted by the DCC regarding play equipment.

(v) Basketball Goals and Sport Courts.

(a) Sport Courts and basketball goals of any type must be approved by the DCC before they may be constructed or installed.

(b) Fencing is required around any sport court to be constructed or installed. Therefore, all architectural applications for sport courts shall be accompanied by an application for acceptable fence and landscape design approval.

(c) Non-baffled lighting of any sport court is not allowed.

(d) Basketball goals are not allowed in the front driveways of any homes, nor can they be mounted to any home in the Development.

(e) Temporary or moveable basketball goals may not be located in the driveway of any home in the Development, nor can they be placed on any sidewalk, curb or street in the Development, or any in any other location that will require or allow play to occur in the streets of the Development.

(f) Backboards of all basketball goals shall be transparent (clear) with a black pole (or approved equal).

154

(vi) Other Structures.

(a) No outside clotheslines shall be erected or placed on any Lot or attached to any residence on any Lot within the Development.

(b) Any structure, improvement, modification, addition or change not listed or specifically addressed in this covenant may be addressed in Exhibit "C" attached to this Declaration. Any rule or restriction set forth in Exhibit "C" has the same force and effect as if it were set forth in this covenant. Such structures, improvements, modifications, additions or changes are also subject to and must comply with any rules and regulations adopted by the DCC.

(vii) Previous Violations.

(1) Grandfathering. Any previous violation of the Section 2.6(Q) or 2.6(Q)(ii) as it applies to fences only are hereby grandfathered and conditionally approved at the present time, but all new fences being erected, placed or built after the date this amendment is recorded shall be in conformity with this covenant or be subject to the penalties and/or a cause of action to stop or correct the violation as set forth in the Declaration of Covenants.

(2) Replacement of Fences. Any fence that is replaced after the date this amendment is recorded shall conform to the requirements set forth in this amended covenant, and this includes the replacement of those fences that are grandfathered under this amendment. This is done so that all non-conforming fences will eventually be brought back into compliance with the requirements of this covenant.

---

The reason for this amendment is to more clearly specify the scope of the fence, swimming pool and other exterior structure provision in order to clarify the types of improvements that are allowed in the development, what improvements require prior approval from the DCC, and to make the provisions of Article II, Section 2.6(Q) consistent with the rules, regulations, and guidelines set forth in Exhibit C of this Master Declaration. The authority to make this amendment is granted to the Declarant under Article XIII, Section 13.2(a) of the Master Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing.

---

11

155

Article XI, Sections 11.4 to 11.10 are hereby amended to read as follows (Sections 11.1 to 11.3 are not altered or amended):

**ARTICLE XI**

**ARCHITECTURAL STANDARDS**

**Section 11.4. Procedures for Approval.** As to Builders, each such Builder shall submit two (2) complete sets of plans and specifications (meeting the requirements set forth below) for each model of home to be built by Builder in the Development to the DCC for approval. Once a model has been approved, approval is not necessary for any home that is built in compliance with the plans and specifications for such model. For any other construction, approvals required by this Article shall be obtained only after written application has been made to the DCC by the Owner of the Lot requesting authorization (or such Owner's duly authorized representative). Such written application shall be in the manner and form prescribed from time to time by the DCC and shall be accompanied by two (2) complete sets of plans and specifications for any such proposed construction, improvement or modification. Such plans shall include plot plans showing the location of all improvement existing upon the Lot and the location of the improvements proposed to be constructed or placed upon the Lot, each properly and clearly designated, if applicable. Such plans and specifications shall set forth the color and composition of all exterior materials proposed to be used and any proposed landscaping, together with any other material or information which the DCC may require. All plans and drawings required to be submitted to the DCC shall be drawn to such scale as the DCC may require. There shall also be submitted, where applicable, the permits or plat plans which shall be prepared by either registered land surveyor, engineer or architect. Plat plans submitted for improvement location permit shall bear the stamp or signature of the DCC acknowledging the approval thereof. The DCC shall have up to forty-five (45) days to approve or deny submitted plans. This time period may be extended by a maximum of thirty (30) days by the DCC if additional information from the Owner regarding the request is deemed necessary before the DCC can make a ruling on the request. Any architectural request that is not ruled upon by the DCC in writing within forty-five (45) days from the date the initial request was received by the DCC is automatically deemed denied. Under no circumstances will a verbal or non-written approval by any member of the DCC or the Board be deemed an acceptable form of approval of any architectural request. See Exhibit "C" attached for DCC guidelines.

**Section 11.5. Power of Disapproval.** The DCC may refuse to grant approvals required under this Article when:

- (a) The plans, specifications, drawings or other materials submitted are themselves inadequate or incomplete, or show the proposed improvements to be in violation of these restrictions or the requirements of the applicable Supplemental Declaration;
- (b) The design or color scheme of a proposed repainting, modification or improvement is not in harmony with the general surroundings of the Lot, with adjacent buildings

17.

156

or structures, or with general standards for such Community, all as determined in the sole discretion of the DCC; or

(c) The proposed improvement, construction or modification, or any part thereof, would be contrary to the interests, welfare or rights of all or any part of the other Owners, all as determined in the sole discretion and opinion of the DCC;

(d) The quality of workmanship for any portion of the improvement, construction or modification does not meet acceptable industry professional standards, as determined in the sole discretion and opinion of the DCC or pursuant to the procedures set forth in Exhibit "C".

Section 11.6. Variances. An Owner may request a variance to any of the requirements or restrictions set forth in this Master Declaration of Covenants, any Supplement Declaration of Covenants, or to any rule or regulation issued pursuant to this Master Declaration, but said variance will only be considered and ruled upon after written application for the variance is made to the DCC. All variance requests must be approved by both the DCC and the Board of Directors to be valid. Any variance request that fails to obtain the written approval of both the DCC and the Board of Directors within forty-five (45) days from the date the initial variance request was received by the DCC is automatically deemed denied. Any project that does not meet the requirements under the Master Declaration and does not obtain an approval for a variance to the requirements of the Master Declaration must be modified so that the improvement, construction or modification complies with the requirements of the Master Declaration or be subject to the penalties and/or remedies as set forth in this Article 11 or in the Master Declaration.

Section 11.7. Liability of Committee. Neither the DCC nor any agent thereof, nor Declarant, shall be responsible in any way for any defects in any plans, specifications or other material submitted to it, nor for any defects in any work done according thereto, nor for any damages associated with their approval or disapproval of any matters subject to this Article.

Section 11.8. Inspection. The DCC or its duly authorized agents, may inspect work being performed with their permission to assure compliance herewith, the requirements of the applicable Supplemental Declaration and any applicable regulations of the Association, and an easement for such inspection is hereby reserved over and upon each and every Lot in the Development.

Section 11.9. Declarant Improvements. The DCC shall have no powers with respect to any construction, improvements or modifications undertaken by the Declarant (or any assignee of Declarant if the Declarant has approved the plans therefore) or any improvements approved by Declarant at any time.

Section 11.10. Remedies for Failure to Obtain Approval. In the event any construction or modifications are made without first obtaining written approval of the DCC as required herein or any construction is being performed other than in accordance with DCC approved plans and architectural guidelines and standards, the Declarant, the Association and/or the DCC shall have the powers of enforcement granted to the Association generally for purposes of this Declaration

1/2



150

and may require any modifications, construction, changes or improvements undertaken or installed without or contrary to the approval of the DCC and such architectural guidelines and standards to be removed or renovated by whatever means the Declarant, the Association and/or DCC deem appropriate, with the costs thereof, including costs of collection and attorneys fees and paraprofessional fees to become a lien against the defaulting Owner's Lot in the manner described in Section 10.5 hereof.

---

The reason for this amendment is to set forth more specific guidelines for architectural standards and to insert a section regarding the DCC's authority to grant variances. The authority to make this amendment is granted to the Declarant under Article XIII, Section 13.2(a) of the Master Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing.

---

14

158

Exhibit "C", Introduction is hereby amended to read as follows:

**HEARTLAND CROSSING DEVELOPMENT  
CONTROL COMMITTEE GUIDELINES**  
  
**FOR ARCHITECTURAL APPROVAL FOR  
ALL PROPOSED CONSTRUCTION AND IMPROVEMENTS**

**INTRODUCTION**

Pursuant to the Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing (herein referred to as the "Declaration"), the Development Control Committee (herein referred to as the "Committee") is charged with the responsibility of preserving and enhancing the values of properties subject to the Declaration, of maintaining a harmonious relationship among structures and the natural vegetation and topography of said properties, and of providing for the proper functioning of the storm drainage system for said properties. For these purposes, the Committee has the right to promulgate and enforce rules, regulations and guidelines to regulate the exterior design, appearance, use, location and maintenance of lands, and improvements thereon, subject to the Declaration. In order to satisfy this responsibility, the Committee has the right to take the following actions:

- (a) Approve or disapprove plans and specifications for all proposed construction on land subject to the Declaration, and
- (b) Approve or disapprove plans and specifications for all improvements of property on land subject to the Declaration.

The following guidelines for all construction on and improvement of the land subject to the Declaration are hereby adopted by the Committee for guidance to property owners in preparing and submitting plans and specifications to the Committee for its consideration. These guidelines may be changed, modified and amended by the Committee at any time, in accordance with the procedure therefore set forth in the Declaration.

**NOTE:** NO NEW CONSTRUCTION OR IMPROVEMENT TO AN EXISTING STRUCTURE MAY BE INITIATED WITHOUT PRIOR WRITTEN APPROVAL FROM THE COMMITTEE.

While the Declaration provides that the Committee shall have up to forty-five (45) days for the approval or rejection of submitted plans, the Committee will make every effort to complete the review process in a shorter period when necessary to accommodate the needs of property owners.

In subdivisions where builders have exclusivity, the Committee may pre-approve a sample of plans presented by the builder to expedite this process.

15

159

---

The reason for this amendment is to make Exhibit "C" congruent with the other amendments by changing the Introduction of Exhibit "C" which was impacted by other amendments to the Master Declaration of Covenants. The authority to make this amendment is granted to the Declarant under Article XIII, Section 13.2(a) of the Master Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing.

---

MARKINGS WERE ADDED TO THIS  
PAGE TO ENABLE THE SCANNER  
TO PICK UP THE IMAGE

160

Exhibit "C", Article I, Sections 3 and 4 are hereby amended to read as follows:

**I. CONSTRUCTION APPROVAL**

**3. METHOD OF APPROVAL**

The Committee shall review plans within forty-five (45) days of a complete submittal by the Lot Owner or Builder. The Committee shall retain one (1) set of plans for its files. If the Committee approves or disapproves the plans, written notice of such approval or denial shall be given to the lot owner and shall specify the reason or reasons for such approval or disapproval. Construction may not start until all plans have received "approval" from the Committee. Any architectural request that is not ruled upon by the DCC in writing within forty-five (45) days from the date the initial request was received by the DCC is automatically deemed denied. Under no circumstances will a verbal or non-written approval by any member of the DCC or the Board be deemed an acceptable form of approval of any architectural request.

**4. RESUBMITTAL**

If the Committee has disapproved any of the submitted plans it is the responsibility of the Owner to see that corrections or modifications are made in compliance with the Committee comments. The Owner shall then resubmit one set of corrected plans with changes "noted", or the Owner may submit a written request for a variance for the approval of the original plans. The Committee will make every effort to review and approve the plans or variance request as quickly as possible. If the Owner submits a request for a variance to the DCC that is denied, then the Owner shall be allowed thirty (30) days after the denial of the variance to re-submit one set of corrected plans with the changes required by the DCC "noted". The opportunity to re-submit more than one corrected set of plans for approval is left to the sole discretion of the DCC.

---

The reason for this amendment is to make Exhibit "C" congruent with the other amendments by changing Article I, Sections 3 and 4 of Exhibit "C" which was impacted by other amendments to the Master Declaration of Covenants. The authority to make this amendment is granted to the Declarant under Article XIII, Section 13.2(a) of the Master Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing.

---

17

161

Exhibit "C", Article II, Section 1 is hereby amended to read as follows:

## II. ARCHITECTURAL GUIDELINES

### 1. FENCES, WALLS, AND SCREENING

Fencing, walls and screening will be designed and installed to be as harmonious as possible with the architectural character of the community.

The Committee discourages fencing of the entire back yard due to the effect that this fencing may have on the feeling of spaciousness desired by other property owners. The Committee shall have the right to require additional landscaping on the exterior side of all solid fencing on a lot (i.e. on the sides of such fencing facing away from the house on such lot). Fences may be privately installed but must be constructed to professional levels of quality. Nonprofessionally installed fences will be inspected by the Committee after completion in order to insure that the final product is of a professional quality and final approval of the fence shall be deemed withheld until successful completion of this final review.

#### (A) Fences and Walls.

##### (i) Height & Location Restrictions.

(a) The DCC may approve wood or plastic/vinyl privacy style fences up to six feet (6') feet in height which otherwise meet these guidelines. Black coated chain link and picket style fences must not exceed four feet (4') in height. The DCC will give consideration, however, to a variance in this height limit where unique circumstances exist; however, under no circumstances shall any fence greater than eight feet (8') be approved.

(b) Fences in general shall not be located any closer to the front of the home than the rear foundation line (rear corner) of the home. However, fences located on the side of any home may be erected or placed forward of the rear foundation line (rear corner) of the home if approved by the DCC; however, under no circumstances shall a fence be erected or placed forward or closer to the front Lot line of the Lot by a line extending perpendicular from the side of the home at a point ten feet (10') back or behind the front foundation line (front corner) of the home.

(c) No fence or screen will be approved if its installation will obstruct necessary site lines for vehicular traffic. Undue obstruction of view or other amenities from adjoining properties will be taken into consideration by the DCC when reviewing for

(62)

approval. All fences must also meet any site line regulations and/or set back requirements for fences as established by local Ordinance, state law or as set forth in any other covenant within this Declaration of Covenants or Declaration of Covenants for any subdivision within the Development.

(d) Any Owner(s) on adjoining, or neighboring, Lots that wish to erect any fences that are to be connected, joined or shared, on one or more sides, by those Lots must submit in writing a request for approval for such adjoining fences signed by each Owner of a Lot where the adjoining fences will be erected, placed or maintained. This request must be included with the written architectural request submitted to the DCC. All fences that are not to be adjoined, or connected, to neighboring fences shall be set back a minimum of eighteen inches (18") from each Lot line unless otherwise required by any regulations and/or set back requirements for fences as established by local Ordinance, state law or as set forth in any other covenant within this Declaration of Covenants or Declaration of Covenants for any subdivision within the Development.

(e) Dog Run or Dog Kennel fencing is strictly prohibited unless it is an electronic "invisible" fence.

(f) Rear yard fencing on any Lot located on the golf course is strictly prohibited.

(g) Lake edge walls or other retaining walls shall be designed to be two foot (2') above normal pool and eight inches (8") in thickness.

(h) No variance of this Amended Exhibit "C" Article II, Sections 1(A)(i)(b), (c), (d), (e), or (f) may be granted by the DCC.

(ii) Materials, Style & Finish.

(a) Fences shall be wood, plastic/vinyl material, or black vinyl covered chain link only. No plain or non-vinyl coated chain link or galvanized metal fences shall be permitted in the Development.

(b) Wood fencing shall be painted or stained to match the exterior colors of the home or have a natural wood finish.

(c) Wood privacy style fences shall be shadow-box or Cape Cod style. Cape Cod style fences shall have French gothic posts

163

(post with pointed top) and a concave scallop (bottom of a circle or oval) between the posts.

(d) All fences shall be properly maintained by the Lot Owner, and no fence shall be allowed to become unsightly to the appearance of the neighborhood, discolored, or to be broken, warped, or otherwise be or exist in a state of disrepair. The DCC has the sole discretion to determine when a fence is not being properly maintained.

(e) The finished side of all fences, including privacy style fences, shall be displayed outwardly, or to the exterior of the fence or Lot, and shall not be turned so that the finished side of the fence is facing in toward the residence or yard contained inside of the fence. This provision shall not be construed to mean that the interior of the fence cannot also be finished.

(f) Retaining walls shall be architecturally compatible with the exterior of the home (i.e. stone or brick veneer). No railroad tie retaining walls shall be approved or allowed in the Development.

(g) Lake edge walls shall be of concrete construction (smooth finish).

(h) No variance of Sections 1(A)(ii)(a) or (c) may be granted by the DCC.

---

The reason for this amendment is to make Exhibit "C" congruent with the other amendments by changing Article II, Section 1 of Exhibit "C" which was impacted by other amendments to the Master Declaration of Covenants. The authority to make this amendment is granted to the Declarant under Article XIII, Section 13.2(a) of the Master Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing.

---

40

164

Exhibit "C", Article II, Sections 5, 6 and 7 are hereby amended to read as follows:

## II. ARCHITECTURAL GUIDELINES

### 5. SWIMMING POOLS

(A) No on-ground or above-ground swimming pools (excluding toddler pools that are twelve inches (12") deep or less) shall be allowed in the Development. In-ground, or permanent, pools must be approved in writing by the DCC before construction or installation begins. Additionally, for the purpose of this section, children's inflatable pools less than twenty-four (24") in depth are hereby excluded from this restriction. Any such pool may be subject to a requirement that the pool be fenced if it is determined by the DCC that such fencing is necessary to ensure property safety of neighboring residents and/or children. For purposes of this section, on-ground or above-ground swimming pools include inflatable pools and on-ground or above-ground pools that have been buried or partially buried in the ground. No variance of this subsection may be granted.

(B) Fencing is required around any in-ground, or permanent, pool to be constructed or installed. Therefore, all architectural applications for in-ground, or permanent, pools shall be accompanied by an application for acceptable fence and landscape design approval. The design for fencing shall meet all requirements under Indiana law, local ordinance, and any restrictions or requirements set forth in this Declaration of Covenants. No electronic slide covers will be acceptable in lieu of fencing due to the high population of children in the Development.

(C) Use of Planting in the vicinity of the proposed pool will be required to soften the effect of sound and the appearance of fencing on adjacent properties.

### 6. TENNIS COURTS, RACQUETBALL COURTS, PADDLE BALL COURTS, BASKETBALL GOALS, ETC.

Tennis courts, racquetball courts, paddle ball courts, squash courts, and other recreational or sporting facilities will be approved by the Committee only after thorough consideration of the potential effect of such a Structure or use in neighboring properties. The Committee will not approve non-baffled lighted courts or facilities. An application for the construction of any such facility will not be considered unless the application is accompanied by an application for an acceptable fence and landscape design approval. It is recommended by the Committee that any such fencing be of an open composition in order to blend in with the surrounding properties and soften the effect on adjacent properties.

Basketball goals are not allowed in the front driveways of any homes, nor can they be mounted to any home in the Development. Temporary or moveable basketball goals may not be located in the driveway of any home in the Development, nor can they be placed



(165)

on any sidewalk, curb or street in the Development, or any in any other location that will require or allow play to occur in the streets of the Development. Backboards of all basketball goals shall be transparent (clear) with a black pole (or approved equal). The Committee reserves the right to approve or disapprove the style or location of all basketball goals.

**7. PLAY EQUIPMENT OR STRUCTURES**

Children's play equipment such as sandboxes, swings and slides, playhouses, tents, etc. shall not require approval by the Committee provided such equipment is not more than six (6) feet high, maintained by the lot owner in good repair (including painting or staining) and every reasonable effort has been made by the lot owner to screen or shield such equipment from view of adjacent lot owners and the equipment shall be located in the rear of the lot. All equipment higher than six (6) feet shall require written approval of the design, location, color, material and use by the Committee before it may be constructed or installed.

---

The reason for this amendment is to make Exhibit "C" congruent with the other amendments by changing Article II, Sections 5, 6 and 7 of Exhibit "C" which was impacted by other amendments to the Master Declaration of Covenants. The authority to make this amendment is granted to the Declarant under Article XIII, Section 13.2(a) of the Master Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing.

---

166

Exhibit "C", Article II, Section 19 is hereby amended to read as follows:

**II. ARCHITECTURAL GUIDELINES**

**19. EXTERIOR ANTENNAS**

In accordance with the Federal Communications Commission rules governing Over-the-Air Reception Devices (OTARD), members may only install satellite dishes that are one meter or less in diameter. One meter is equal to 39.37 inches, and "diameter" is the distance measured across the widest part of the dish. The DCC reserves the right to require members to put screening around the dish to hide it from view, or to cover or paint the dish to make it more acceptable in appearance to its surroundings. The DCC also reserves the right to specify a preference order of places to install the dish. Other antennae or devices, such as towers or radio antennae that are not covered by the OTARD rule must receive approval of the DCC before being installed on any Lot.

---

The reason for this amendment is to make Exhibit "C" congruent with the other amendments by changing Article II, Section 19 of Exhibit "C" which was impacted by other amendments to the Master Declaration of Covenants and to bring the provision into compliance with the Federal Telecommunications Act of 1996. The authority to make this amendment is granted to the Declarant under Article XIII, Section 13.2(a) of the Master Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing.

---

23

167

Exhibit "C", Article II, Section 22 is hereby amended to read as follows:

**II. ARCHITECTURAL GUIDELINES**

**22. CONSTRUCTION STANDARDS / QUALITY OF WORKMANSHIP**

- (A) All private Owners and construction trade professionals performing work on any structure or other improvement on any lot in the property subject to the Declaration will be expected to do their work in a professional manner, and in accordance with all standards published by the recognized trade councils of their respective industries, and it shall be understood that all work performed in such property shall be of the highest quality known to the trade. It is not the duty or the responsibility of the Committee to supervise or inspect the quality of construction performed by the construction trades, but should the Committee discover what it considers "low quality work" or work being performed which is not in accordance with the plans approved by the Committee, the owner of the lot and the holder of the building permit for the work in question (if known) may be notified and the work shall be corrected to a professional standard and made to conform to the approved plans.
  
- (B) Should the determination of the Committee in this regard be challenged by the owner of the lot or the holder of the building permit, such challenge shall be in writing and served upon the Committee accompanied by a certified letter from an architect registered to practice in the State of Indiana and bearing his signed seal stating that, in his professional opinion, the work in question is in accordance with the plans approved by the Committee and meets the quality standards herein required.
  
- (C) Should the Committee still disagree and feel the work is substandard or not in accordance with the approved plans, a panel of three architects will be chosen to review the work and their majority vote shall constitute the final determination as to what, if any, action is required. Should such panel of architects rule the work substandard or not in accordance with the approved plans, then the work shall be reexecuted to professional standards and in accordance with the approved plans within thirty (30) days. In any case in which such a panel of architects is to make a determination hereunder, one such architect shall be selected by the Committee, one by the owner of the lot (or his builder), and the third by the two so selected. If either party fails to select its architect and advise the other of such selection within five (5) days after the date upon which the Committee notifies the owner of the lot or the holder of the building permit that the Committee still feels the work is substandard or not in accordance with the approved plans, then the single architect selected by one of the parties shall serve alone as the panel of architects to make such final determination. The costs and expenses of the architectural

24

168

review panel selected to determine any such dispute shall be borne and paid in equal shares, one-half (½) by the Association and one-half (½) by the owner of the affected lot.

- (D) Neither the Developer of the property subject to the Declaration nor any member of the Committee shall at any time have any liability whatsoever to the owner of any lot in such property or to any holder of a building permit for any improvements to be located thereon nor to any other person for any determination or decision made by the Committee in the exercise of its duties and responsibilities or for any actions taken or attempts made by the Developer or the Committee to enforce quality construction practices in the subject property.
- (E) The manufacturer's printed instruction and directions for the application or installation of their products shall always constitute the minimum standard for the application or installation of that product.

#### EXHIBIT "C"

---

The reason for this amendment is to make Exhibit "C" congruent with the other amendments by changing Article II, Section 22 of Exhibit "C" which was impacted by other amendments to the Master Declaration of Covenants. The authority to make this amendment is granted to the Declarant under Article XIII, Section 13.2(a) of the Master Declaration of Covenants, Conditions, Easements and Restrictions of Heartland Crossing.

---

75



# BLOCKBUSTER

Coupon good for two (2) movie rentals, one (1) popcorn tub and two (2) 20-ounce Coca-Cola® products at any participating Blockbuster store in the United States. Receipt may not redeem multiple coupons during same visit. Any card fees not taken in same transaction cannot be later returned and shall be forfeited. Membership rules apply for rental. Receipt is responsible for all applicable taxes and any charges other than the initial rental fee. See store for full rental terms and conditions. Not valid in combination with any other offers or discounts. May not be exchanged for cash, sold, transferred or reproduced and coupon must be presented and relinquished upon redemption. Any unauthorized reproduction, sale or transfer constitutes fraud. Void if lost or stolen. Offer excludes games, equipment rentals or derivative driving course. If multiple movies are rented when redeeming free rental, credit will be applied to the lowest rental price. Cash redemption value is \$100.

**BLOCKBUSTER** name, design and related marks are trademarks of Blockbuster Inc. © 2007 Blockbuster Inc. All rights reserved.

Expires 12/31/2007



7701053840100102932199

Please print, cut out around the dotted line and take to your nearest participating Blockbuster location to redeem.