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...of the State of Indiana, hereinafter referred to as "Declarant").

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1. **Violations of the restrictions.** In the event that DEPARTMENT shall deem it necessary to enforce any restriction, the offending owner shall pay reasonable attorney fees and court costs if DEPARTMENT shall prevail in said litigation.

2. **Enforcement.** The foregoing covenants and restrictions and any amendments thereto are for the mutual benefit and protection of all present and future owners of the property or any part thereof and shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2003, at which time the said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless changed in whole or in part by a majority vote of those persons who are then the owners of the property.

3. **Survivability.** Every one of the restrictions is hereby declared to be independent of, and severable from, the rest of the restrictions and of and from every other one of the restrictions. Therefore, if any of the restrictions shall be held to be invalid or to be unenforceable, or shall lack the quality of running with the land, that holding shall be without effect on any other of the restrictions.

4. **Assignment.** The restrictions, its covenants and conditions contained herein shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2003, at which time the said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless changed in whole or in part by a majority vote of those persons who are then the owners of the property.

5. **Public Streets.** The streets are hereby dedicated to the public.

6. **Label.** The label shall be placed on the lot and shall be visible from the street.

7. **Label.** The label shall be placed on the lot and shall be visible from the street.

8. **Label.** The label shall be placed on the lot and shall be visible from the street.

9. **Label.** The label shall be placed on the lot and shall be visible from the street.

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19. **Label.** The label shall be placed on the lot and shall be visible from the street.

20. **Label.** The label shall be placed on the lot and shall be visible from the street.

21. **Label.** The label shall be placed on the lot and shall be visible from the street.

22. **Label.** The label shall be placed on the lot and shall be visible from the street.

B

CTIONS Sunset Lake Section 2



By Commission Expires: _____
By County of Residence: _____
Identification: _____

STATE OF TENNESSEE
COUNTY OF SHELBY

before me, a Notary Public in and for said County and State personally appeared _____ Secretary of Region _____ the _____ of _____, who acknowledged the contents of the foregoing Declaration of Covenants and Restrictions on behalf of said corporation, as his free act and deed.

Witness my hand and notarial seal this _____ day of _____, 1988.

Notary Public
My Commission Expires: _____
By County of Residence: _____
Identification: _____

STATE OF TENNESSEE
COUNTY OF SHELBY

before me, a Notary Public in and for said County and State personally appeared _____ Secretary of Region _____ the _____ of _____, who acknowledged the contents of the foregoing Declaration of Covenants and Restrictions on behalf of said corporation, as his free act and deed.

Witness my hand and notarial seal this _____ day of _____, 1988.

1. **Violations of the restrictions.** In the event that DEPARTMENT shall deem it necessary to enforce any restriction, the offending owner shall pay reasonable attorney fees and court costs if DEPARTMENT shall prevail in said litigation.

2. **Enforcement.** The foregoing covenants and restrictions and any amendments thereto are for the mutual benefit and protection of all present and future owners of the property or any part thereof and shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2003, at which time the said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless changed in whole or in part by a majority vote of those persons who are then the owners of the property.

3. **Survivability.** Every one of the restrictions is hereby declared to be independent of, and severable from, the rest of the restrictions and of and from every other one of the restrictions. Therefore, if any of the restrictions shall be held to be invalid or to be unenforceable, or shall lack the quality of running with the land, that holding shall be without effect upon the validity, enforceability, or "standing" and quality of any other of the restrictions.

4. **Assignment.** The restrictions, its covenants and conditions contained herein shall be binding upon the estate of the owner of the property and shall be binding upon the heirs, assigns, personal representatives, executors, administrators, assigns, and assigns of the owner of the property.

5. **Public Streets.** The streets are hereby dedicated to the public.

6. **Map.**

7. **The Lake.** The lake shall be owned and controlled as tenants in common of an undivided 1/16th interest by the owners of Lots 28 through 40, and 42 through 48 of Sunset Lake (Instrument No. 64-29760), and Lots 111 through 118 as proposed to be placed in Section 111 of Sunset Lake (hereinafter called the "Lake Grant Land").

8. **Ownership.** The owners of the Lake Grant Land, members of the Lake Grant Land, and persons who have obtained rights to the use and enjoyment of the Lake Grant Land shall be an association, hereinafter called the "Lake Grant Association."

9. **Organization.** The Lake Grant Association shall be organized and operated as a not-for-profit corporation under the laws of the State of Indiana. The articles of incorporation and the bylaws of the Lake Grant Association shall be as follows:

10. **Articles of Incorporation.** The articles of incorporation shall be as follows:

11. **Bylaws.** The bylaws shall be as follows:

12. **Officers and Directors.** The officers and directors shall be as follows:

13. **Members.** The members shall be as follows:

14. **Transfer of Shares.** The transfer of shares shall be as follows:

15. **Amendments.** The amendments shall be as follows:

16. **Meetings.** The meetings shall be as follows:

17. **Officers and Directors.** The officers and directors shall be as follows:

18. **Members.** The members shall be as follows:

19. **Transfer of Shares.** The transfer of shares shall be as follows:

20. **Amendments.** The amendments shall be as follows:

21. **Meetings.** The meetings shall be as follows:

22. **Officers and Directors.** The officers and directors shall be as follows:

B

CTIONS Sunset Lake Section 2

1500-00-0115



My Commission Expires: _____
By County of Residence: _____
Notary Public
Shelby County, Indiana