

23.00
2.00 NON C

200600056779
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J MAYDEN
09-25-2006 At 02:54 pm.
AMEND DECL 23.00

Cross Reference: Instrument No.200600044681

**FIRST AMENDMENT TO THE DECLARATION
OF WATERCOLORS CONDOMINIUM**

THIS AMENDMENT, is entered into this 25th day of September, 2006 amending the Condominium Declaration of the Watercolors ("Declaration") recorded as Instrument No.200600044681 in the Office of the Recorder of Hamilton County, Indiana;

WITNESSETH:

WHEREAS, the Declarant desires to amend portions of the Declaration to correct certain legal descriptions, correct or clarify certain Sections and add Northside Real Estate, Inc. as a Declarant; and

WHEREAS, the Declarants have the power and authority to make an amendment to the Declaration;

NOW THEREFORE, Declarants hereby make the following amendment to the Declaration:

1. Northside Real Estate, Inc., an Indiana corporation, is hereby added as a Declarant.
2. Exhibit "A" is hereby amended to reflect Phase 1 of the Condominium Property, which includes Block 2 and Block 20 and has eight (8) units total.
3. Exhibit "B" is hereby amended to reflect the Expansion Property, which includes the adjacent 11.260 acre description and the adjacent 6.435 acre description except for Block 2 and 20 in Exhibit "A".
4. Section 1.1 is hereby amended to reflect the legal description of each Unit shall be stated as: "Condominium Unit _____, in Block No. _____."
5. Section 1.15 is hereby amended to reflect the initial Percentage Interest of each unit prior to any further amendments adding units shall be 12.5%.

EXECUTED on the day and date first written above.



PROPERTY GROUP ONE, LTD.

NORTHSIDE REAL ESTATE COMPANY, INC.

By: Sherri Meyer
Sherri Meyer, President

By: Thomas A. Grant
Thomas A. Grant, President

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

25 day of September, 2006

Robin McMills Auditor of Hamilton County

Parcel # _____

**BEST POSSIBLE IMAGE
ALL PAGES**

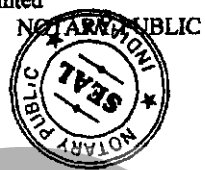
STATE OF INDIANA)
COUNTY OF Hamilton) SS:

Before me, a Notary Public in and for said County and State, personally appeared Sherri Meyer, President of Property Group One, Ltd., who acknowledged the execution of the foregoing Amendment for and on behalf of that corporation.

Witness my hand and seal this 24 day of September, 2006.

My Commission Expires: 11-13-2008 11-13-2008 Jean M. Simpson
Signature

My County of Residence: Johnson Jean M. Simpson
Printed



STATE OF INDIANA)
COUNTY OF Hamilton) SS:

Before me, a Notary Public in and for said County and State, personally appeared Thomas A. Grant, President of Northside Real Estate Company, Inc, who acknowledged the execution of the foregoing Amendment for and on behalf of that corporation.

Witness my hand and seal this 24 day of September, 2006.

My Commission Expires: 11-13-2008 Jean M. Simpson
Signature

My County of Residence: Johnson Jean M. Simpson
Printed

NOTARY PUBLIC



CHICAGO TITLE
This instrument was prepared by Stephen D. Mears, Attorney at Law,
8395 Keystone Crossing, Suite 104, Indianapolis, Indiana 46240



EXHIBIT "A"

BLOCK 2

A part of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 00 degrees 28 minutes 07 seconds East along the West line of said Quarter Section 868.70 feet; thence South 89 degrees 31 minutes 53 seconds East 35.74 feet to the easterly right-of-way line of Olio Road as established per Instrument No. 2003-44420 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 89 degrees 31 minutes 53 seconds East 298.76 feet; thence North 45 degrees 20 minutes 33 seconds East 2.22 feet to the POINT OF BEGINNING; thence North 44 degrees 39 minutes 27 seconds West 126.02 feet; thence North 45 degrees 20 minutes 33 seconds East 188.41 feet; thence South 38 degrees 26 minutes 25 seconds East 48.03 feet to the point of curvature of a curve concave northeasterly, the radius point of said curve being North 51 degrees 33 minutes 35 seconds East 64.00 feet from said point; thence southeasterly along said curve 52.85 feet to the point of tangency of said curve, said point being South 04 degrees 14 minutes 41 seconds West 64.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave southwesterly, the radius point of said curve being South 04 degrees 14 minutes 41 seconds West 15.00 feet from said point; thence southeasterly along said curve 9.72 feet to the point of tangency of said curve, said point being North 41 degrees 22 minutes 45 seconds East 15.00 feet from the radius point of said curve; thence South 18 degrees 54 minutes 35 seconds West 45.93 feet; thence South 45 degrees 20 minutes 33 seconds West 161.13 feet to the place of beginning. Containing 0.540 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

S:/41735S1/LEGAL/BLOCK-2-EXHIBIT
MAY 27, 2005
TWF(R)BAH(F)

BLOCK 20

A part of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 00 degrees 28 minutes 07 seconds East along the West line of said Quarter Section 868.70 feet; thence South 89 degrees 31 minutes 53 seconds East 35.74 feet to the easterly right-of-way line of Olio Road as established per Instrument No. 2003-44420 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 89 degrees 31 minutes 53 seconds East 298.76 feet; thence North 45 degrees 20 minutes 33 seconds East 2.22 feet; thence North 44 degrees 39 minutes 27 seconds West 126.02 feet; thence North 45 degrees 20 minutes 33 seconds East 216.58 feet to the POINT OF

EXHIBIT "A" CONTINUED

BEGINNING of this description; thence North 38 degrees 26 minutes 49 seconds West 44.70 feet to the point of curvature of a curve concave southwesterly, the radius point of said curve being South 51 degrees 33 minutes 11 seconds West 114.00 feet from said point; thence northwesterly along said curve 81.99 feet to a point on said curve, said point being North 10 degrees 20 minutes 46 seconds East 114.00 feet from the radius point of said curve; thence North 51 degrees 33 minutes 35 seconds East 185.93 feet; thence South 26 degrees 52 minutes 30 seconds East 186.39 feet; thence South 60 degrees 29 minutes 09 seconds West 15.86 feet to the point of curvature of a curve concave southeasterly, the radius point of said curve being South 29 degrees 30 minutes 51 seconds East 104.00 feet from said point; thence southwesterly along said curve 69.74 feet to the point of tangency of said curve, said point being North 67 degrees 56 minutes 03 seconds West 104.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave northerly, the radius point of said curve being North 67 degrees 56 minutes 03 seconds West 25.00 feet from said point; thence westerly along said curve 52.76 feet to the point of tangency of said curve, said point being South 52 degrees 58 minutes 25 seconds West 25.00 feet from the radius point of said curve; thence North 38 degrees 26 minutes 49 seconds West 50.19 feet to the place of beginning, containing 0.605 acres, more or less.

S:/41735S1/LEGAL/BLOCK-20-EXHIBIT
FEBRUARY 3, 2006
TWF(R)WAB(F)



CHICAGO TITLE

EXHIBIT "B"

WATERCOLORS, SECTION 1

A part of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 00 degrees 28 minutes 07 seconds East along the West line of said Quarter Section 868.70 feet; thence South 89 degrees 31 minutes 53 seconds East 47.97 feet to a 5/8" rebar with cap stamped "S&A Firm No. 0008" said point also being the POINT OF BEGINNING of this description; thence North 02 degrees 43 minutes 35 seconds West 300.67 feet to a mag nail, said point also being the point of curvature of a curve concave easterly, the radius point of said curve being North 87 degrees 16 minutes 25 seconds East 6,489.50 feet from said point; thence northerly along said curve 142.93 feet to a 5/8" rebar with cap stamped "S&A Firm No. 0008" said point also being a point on said curve, said point being South 88 degrees 32 minutes 08 seconds West 6,489.50 feet from the radius point of said curve to a point on the North line of said Quarter Section; thence North 86 degrees 09 minutes 12 seconds East along said North line 893.30 feet to a 5/8" rebar with cap stamped "S&A Firm No. 0008"; thence South 00 degrees 00 minutes 46 seconds East 180.98 feet to a cut "X", thence South 01 degrees 12 minutes 13 seconds East 28.00 feet to a cut "X", thence South 88 degrees 47 minutes 47 seconds West 15.15 feet to a cut "X", thence South 00 degrees 00 minutes 46 seconds East 252.82 feet to a cut "X", thence North 89 degrees 59 minutes 14 seconds East 55.64 feet to a cut "X", thence South 00 degrees 00 minutes 46 seconds East 199.34 feet to a 5/8" rebar with cap stamped "S&A Firm No. 0008"; thence South 89 degrees 59 minutes 14 seconds West 235.55 feet to a 5/8" rebar with cap stamped "S&A Firm No. 0008"; thence North 75 degrees 04 minutes 13 seconds West 260.62 feet to a 5/8" rebar with cap stamped "S&A Firm No. 0008"; thence North 55 degrees 36 minutes 13 seconds West 157.27 feet to a 5/8" rebar with cap stamped "S&A Firm No. 0008"; thence North 89 degrees 31 minutes 53 seconds West 295.85 feet to the place of beginning. Containing 11.260 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

WATERCOLORS, SECTION 2

A part of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of said Quarter Section; thence South 00 degrees 17 minutes 09 seconds West along the East line 1,318.60 feet; thence South 86 degrees 09 minutes 12 seconds West 1,343.02 feet to the POINT OF BEGINNING; thence South 00 degrees 22 minutes 37 seconds West 689.87 feet; thence South 89 degrees 59 minutes 14 seconds West 378.11 feet to a point on the Southeast corner of Watercolors, Section 2, Recorded as Instrument No. _____ in the Office of the Recorder of Hamilton County, Indiana; The following six (6) courses are along the Eastern

EXHIBIT "B" CONT.

boundary of said Watercolors, Section 2: (1) North 00 degrees 00 minutes 46 seconds West 199.34 feet; (2) South 89 degrees 59 minutes 14 seconds West 55.64 feet; (3) North 00 degrees 00 minutes 46 seconds West 252.82 feet; (4) North 88 degrees 47 minutes 47 seconds East 15.15 feet; (5) North 01 degrees 14 minutes 52 seconds West 28.00 feet; (6) North 00 degrees 00 minutes 46 seconds West 180.98 feet; thence North 86 degrees 09 minutes 12 seconds East 424.83 feet to the place of beginning. Containing 6.435 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.



CHICAGO TITLE

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."
(name) Stephen D. Meares

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
11th day of December, 2006

Jennifer J Hayden
HAMILTON County Recorder IN
IN 2006073057 AMDE
12/11/2006 09:04:23 5 PGS
Filing Fee: \$24.00

Robin Mills Auditor of Hamilton County
(Cross Reference: Instrument Nos. 200600044681 and 200600057779)
Parcel # _____

SECOND AMENDMENT TO CONDOMINIUM DECLARATION
OF
WATERCOLORS CONDOMINIUM

24.00
(5)

THIS SECOND AMENDMENT TO DECLARATION OF WATERCOLORS CONDOMINIUM ("Second Amendment") is made this 11th day of Dec., 2006, by Property Group One, L.T.D., an Indiana Corporation and Northside Real Estate Company, Inc., an Indiana Corporation ("Declarant").

RECITALS

A. Declarant has previously recorded in the Office of the Recorder of Hamilton County, Indiana a Condominium Declaration of Watercolors Condominium ("Project") on August 1, 2006 as Instrument No. 200600044681 ("Declaration"); and a First Amendment thereto on September 25, 2006 as Instrument No. 200600056779 ("1st Amendment").

B. Under the provisions of Section 11.1 of Article XI of the Declaration, Declarant anticipated the expansion of the Project and, pursuant to that provision, Declarant has the authority to expand the Project.

C. Declarant now desires to add to the Project additional parcels of real estate, namely Blocks 3, 4 and 19, being more particularly described on the attached Exhibit "A" and incorporated hereby by this reference ("Additional Real Estate").

NOW, THEREFORE, Declarant hereby amends the Declaration to expand the Project so as to include within it additional real estate, which had been previously described as a portion of the the Adjacent Property, subject to, and in accordance with, the following terms and provisions:

Section 1. Definitions. All of the terms not expressly defined or modified herein shall have the meanings set forth in the Declaration.

Section 2. Blocks 3, 4 and 19. Blocks 3, 4 and 19 are hereby added to the Project, as if the same had originally been included in the Declaration as part of the Real Estate. The real estate described in Exhibit "A" is hereby deleted from the definition of Adjacent Property and is hereby added to the definition of Condominium Property for all purposes under the Declaration. Section 1.15 is amended to reflect a new Percentage Interest of each unit shall be 5%.

Section 3. Addition of Units. Blocks 3,4 and 19 will contain twelve (12) Units in all, as shown on the Plat ("Plat") recorded at the time of recording of this Second Amendment. Such Dwelling Units are identified and referred to in the Plat and in this Second Amendment as units in buildings numbered Building #3 units 9-12, Building #4 - Units 13-16

Section 4. Governance by Declaration. From and after the recording of this Second Amendment, the Units contained within Blocks 3, 4 and 19 added by this Second Amendment are hereby subject to and shall be governed by all of the terms and provisions of the Declaration and Amendments thereto.

Section 5. Plat. The Plat pertaining to the Additional Real Estate is incorporated into this Second Amendment by reference, and have been recorded contemporaneously with the recording of this Second Amendment in the office of the Recorder of Hamilton County, Indiana as Instrument Number(s) #3-2006073054, #4-2006073055, #19-2006073056.

Section 6. Remaining Provisions. The remaining provisions of the Declaration shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this Second Amendment to be executed as of the day, month and year first above written.

PROPERTY GROUP ONE, LTD.

NORTHSIDE REAL ESTATE COMPANY, INC.

By: Sherri Meyer
Sherri Meyer, President

By: Thomas A Grant
Thomas A Grant, President

STATE OF INDIANA)
COUNTY OF MARION) SS:

Before me, a Notary Public in and for said County and State, personally appeared Sherri Meyer, the President of Property Group One, L.T.D., a corporation organized and existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing Second Amendment to Condominium Declaration of Watercolors Condominium as such officer acting for and on behalf

of said corporation.

WITNESS my hand and Notarial Seal this 7th day of Dec., 2006



JUDITH WEERTS HALL
Not. of Marion Co.
Comm. Exp 01-23-08

Judith Weerts Hall
Signature

Printed NOTARY PUBLIC

My Commission Expires: _____

County of Residence: _____

STATE OF INDIANA)
COUNTY OF HAMILTON) SS:

Before me, a Notary Public in and for said County and State, personally appeared Thomas A. Grant, the President of Northside Real Estate Company, Inc., a corporation organized and existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing Second Amendment to Condominium Declaration of Watercolors Condominium as such officer acting for and on behalf of said corporation.

WITNESS my hand and Notarial Seal this 7th day of December, 2006

Julie A. Gibson
Signature
Julie A. Gibson
Printed NOTARY PUBLIC

My Commission Expires: 01/05/2013

County of Residence: Madison

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Stephen D. Mears



This instrument was prepared by Stephen D. Mears, Attorney at Law
8395 Keystone Crossing, Suite 104, Indianapolis, IN 46240

EXHIBIT "A"

BLOCK 3

A part of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of Block 3 of the recorded plat of Watercolors, Section 1, recorded as Instrument No. 200600044680, Plat Cabinet No. 4, Slide No. 115, in Hamilton County, Indiana, also known as the POINT OF BEGINNING of this description; said point also being a point on a curve concave southwesterly, the radius point of said curve being South 41 degrees 22 minutes 45 seconds West 15.00 feet from said point; thence southeasterly along said curve 9.72 feet to the point of tangency of said curve, said point being North 78 degrees 30 minutes 48 seconds East 15.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave northeasterly, the radius point of said curve being North 78 degrees 30 minutes 48 seconds East 104.00 feet from said point; thence southeasterly along said curve 108.20 feet to the point of tangency of said curve, said point being South 18 degrees 54 minutes 12 seconds West 104.00 feet from the radius point of said curve; thence South 71 degrees 05 minutes 48 seconds East 33.89 feet; thence South 18 degrees 54 minutes 12 seconds West 170.60 feet; thence North 75 degrees 04 minutes 13 seconds West 43.25 feet; thence North 55 degrees 36 minutes 13 seconds West 157.27 feet; thence North 89 degrees 31 minutes 53 seconds West 9.32 feet; thence North 45 degrees 20 minutes 33 seconds East 163.35 feet; thence North 18 degrees 54 minutes 35 seconds East 45.93 feet to the place of beginning, containing 0.666 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

BLOCK 4

Block 4 Watercolors, Section 1 recorded as Instrument Number 200600044680, Plat Cabinet No. 4, Slide No. 115, in the Office of the Recorder for Hamilton County, Indiana located in a part of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Hamilton County, Indiana being more particularly described as follows:

Beginning at the Northwest corner of said Block 4; thence South 71 degrees 05 minutes 48 seconds East 124.87 feet to the point of curvature of a curve concave northerly, the radius point of said curve being North 18 degrees 54 minutes 12 seconds East 104.00 feet from said point; thence easterly along said curve 18.61 feet to the point of tangency of said curve, said point being South 08 degrees 38 minutes 59 seconds West 104.00 feet from the radius point of said curve; thence South 14 degrees 55 minutes 47 seconds West

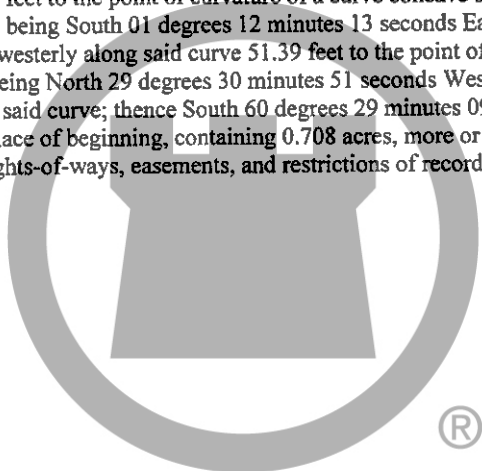
Cont. EXHIBIT "A"

161.91 feet; thence North 75 degrees 04 minutes 13 seconds West 154.98 feet; thence North 18 degrees 54 minutes 12 seconds East 170.60 feet to the place of beginning, containing 0.566 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

BLOCK 19

Block 19 Watercolors, Section 1 recorded as Instrument Number 200600044680, Plat Cabinet No. 4, Slide No. 115, in the Office of the Recorder for Hamilton County, Indiana located in a part of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Hamilton County, Indiana being more particularly described as follows:

Beginning at the Southwest corner of Block 19; thence North 26 degrees 52 minutes 30 seconds West 186.39 feet; thence North 51 degrees 33 minutes 35 seconds East 67.82 feet; thence North 86 degrees 09 minutes 12 seconds East 147.59 feet; thence South 00 degrees 00 minutes 46 seconds East 168.56 feet; thence South 88 degrees 47 minutes 47 seconds West 3.11 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 01 degrees 12 minutes 13 seconds East 104.00 feet from said point; thence westerly along said curve 51.39 feet to the point of tangency of said curve, said point being North 29 degrees 30 minutes 51 seconds West 104.00 feet from the radius point of said curve; thence South 60 degrees 29 minutes 09 seconds West 73.55 feet to the place of beginning, containing 0.708 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.



CHICAGO TITLE

19100
41

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

2007005548 AMDE \$19.00
01/29/2007 12:54:28P 4 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

29 day of Jan, 2007

Robin Mills Auditor of Hamilton County

Parcel # ~~Cross Reference Instrument Nos.~~ 200600044681, 200600057779 and 2006007305)

**THIRD AMENDMENT TO CONDOMINIUM DECLARATION
OF
WATERCOLORS CONDOMINIUM**

THIS THIRD AMENDMENT TO DECLARATION OF WATERCOLORS CONDOMINIUM ("Third Amendment") is made this ^{10th} day of January, 2007, by Property Group One, L.T.D., an Indiana Corporation and Northside Real Estate Company, Inc., an Indiana Corporation ("Declarant").

RECITALS

A. Declarant has previously recorded in the Office of the Recorder of Hamilton County, Indiana a Condominium Declaration of Watercolors Condominium ("Project") on August 1, 2006 as Instrument No. 200600044681 ("Declaration"); a First Amendment thereto on September 25, 2006 as Instrument No. 200600056779 ("1st Amendment") and a Second Amendment thereto on December 11, 2006 as Instrument No. 2006007305 ("2nd Amendment").

B. Under the provisions of Section 11.1 of Article XI of the Declaration, Declarant anticipated the expansion of the Project and, pursuant to that provision, Declarant has the authority to expand the Project.

C. Declarant now desires to add to the Project additional parcels of real estate, namely Blocks 5 and 18, being more particularly described on the attached Exhibit "A" and incorporated hereby by this reference ("Additional Real Estate").

NOW, THEREFORE, Declarant hereby amends the Declaration to expand the Project so as to include within it additional real estate, which had been previously described as a portion of the the Adjacent Property, subject to, and in accordance with, the following terms and provisions:

Section 1. Definitions. All of the terms not expressly defined or modified herein shall have the meanings set forth in the Declaration.

Section 2. Blocks 5 and 18. Blocks 5 and 18 are hereby added to the Project, as if the same had originally been included in the Declaration as part of the Real Estate. The real estate described in Exhibit "A" is hereby deleted from the definition of Adjacent Property and is hereby added to the definition of Condominium Property for all purposes under the Declaration. Section

CHICAGO TITLE

1.15 is amended to reflect a new Percentage Interest of each unit shall be 3.571%.

Section 3. Addition of Units. Blocks 5 and 18 will contain eight (8) Units in all, as shown on the Plat ("Plat") recorded at the time of recording of this Third Amendment. Such Dwelling Units are identified and referred to in the Plat and in this Second Amendment as units in buildings numbered Block 5 - Units 17-20, Block 18 - Units 67-70.

Section 4. Governance by Declaration. From and after the recording of this Second Amendment, the Units contained within Blocks 5 and 18 added by this Third Amendment are hereby subject to and shall be governed by all of the terms and provisions of the Declaration and Amendments thereto.

Section 5. Plat. The Plat pertaining to the Additional Real Estate is incorporated into this Second Amendment by reference, and have been recorded contemporaneously with the recording of this Second Amendment in the office of the Recorder of Hamilton County, Indiana as Instrument Number(s) 2001005546, 2007005547

Section 6. Remaining Provisions. The remaining provisions of the Declaration shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this Second Amendment to be executed as of the day, month and year first above written.

PROPERTY GROUP ONE, LTD.

NORTHSIDE REAL ESTATE COMPANY, INC.

By: Sherris Meyer
Sherris Meyer, President

By: Thomas A Grant
Thomas A Grant, President



STATE OF INDIANA)
COUNTY OF Hamilton) SS:

Before me, a Notary Public in and for said County and State, personally appeared Sherri Meyer, the President of Property Group One, L.T.D., a corporation organized and existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing Second Amendment

to Condominium Declaration of Watercolors Condominium as such officer acting for and on behalf of said corporation.

WITNESS my hand and Notarial Seal this 24 day of January 2007.

Jean M. Simpson
Signature
Jean M. Simpson
Printed NOTARY PUBLIC

My Commission Expires: 11/13/2008

County of Residence: Johnson



STATE OF INDIANA }
COUNTY OF Hamilton } SS:

Before me, a Notary Public in and for said County and State, personally appeared Thomas A. Grant, the President of Northside Real Estate Company, Inc., a corporation organized and existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing Second Amendment to Condominium Declaration of Watercolors Condominium as such officer acting for and on behalf of said corporation.

WITNESS my hand and Notarial Seal this 24th day of January, 2007.

Julie A. Gibson
Signature
Julie A. Gibson
Printed NOTARY PUBLIC

My Commission Expires: 01/05/2013

County of Residence: Madison



I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Stephen D. Mears

CHICAGO TITLE

This instrument was prepared by Stephen D. Mears, Attorney at Law
8395 Keystone Crossing, Suite 104, Indianapolis, IN 46240

EXHIBIT "A"

BLOCK 18

Block 18 Watercolors, Section 1 recorded as Instrument Number 200600044680, Plat Cabinet No. 4, Slide No. 115, in the Office of the Recorder for Hamilton County, Indiana located in a part of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Hamilton County, Indiana being more particularly described as follows:

Beginning at the Northwest corner of said Block 18; thence North 00 degrees 00 minutes 46 seconds West 168.56 feet; thence North 86 degrees 09 minutes 12 seconds East 139.67 feet; thence South 00 degrees 00 minutes 46 seconds East 175.00 feet; thence South 88 degrees 47 minutes 47 seconds West 139.39 feet to the place of beginning, containing 0.550 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

BLOCK 5

Block 5 Watercolors, Section 1 recorded as Instrument Number 200600044680, Plat Cabinet No. 4, Slide No. 115, in the Office of the Recorder for Hamilton County, Indiana located in a part of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Hamilton County, Indiana being more particularly described as follows:

Beginning at the Northwest corner of said Block 5; said point also being a point on a curve concave northerly, the radius point of said curve being North 08 degrees 39 minutes 00 seconds East 104.00 feet from said point; thence easterly along said curve 15.72 feet to the point of tangency of said curve, said point being South 00 degrees 00 minutes 46 seconds East 104.00 feet from the radius point of said curve; thence North 89 degrees 59 minutes 14 seconds East 109.02 feet; thence South 00 degrees 00 minutes 46 seconds East 171.34 feet; thence South 89 degrees 59 minutes 14 seconds West 106.15 feet; thence North 75 degrees 04 minutes 13 seconds West 62.39 feet; thence North 14 degrees 55 minutes 47 seconds East 161.91 feet to the place of beginning, containing 0.570 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

S:\41735S1\legal\BLOCK 5.rtf
November 1, 2006 lap

CHICAGO TITLE

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

13th day of July, 2007

Robin Mills Auditor of Hamilton County

Parcel # (Cross Reference: Instrument Nos. 200600044681, 200600057779,
2006007305 and 2007005548)

2007039429 DECL \$23.00
07/13/2007 02:12:43P 5 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

2300
(5)

FOURTH AMENDMENT TO CONDOMINIUM DECLARATION
OF
WATERCOLORS CONDOMINIUM

THIS THIRD AMENDMENT TO DECLARATION OF WATERCOLORS
CONDOMINIUM ("Third Amendment") is made this 18th day of JUNE, 2007, by Property
Group One, L.T.D., an Indiana Corporation and Northside Real Estate Company, Inc., an Indiana
Corporation ("Declarant").

RECITALS

A. Declarant has previously recorded in the Office of the Recorder of Hamilton County,
Indiana a Condominium Declaration of Watercolors Condominium ("Project") on August 1, 2006
as Instrument No. 200600044681 ("Declaration"); a First Amendment thereto on September 25,
2006 as Instrument No. 200600056779 ("1st Amendment") a Second Amendment thereto on
December 11, 2006 as Instrument No. 2006007305 ("2nd Amendment") and a Third Amendment
thereto on January 29, 2007 as Instrument No. 2007005548 ("3rd Amendment").

B. Under the provisions of Section 11.1 of Article XI of the Declaration, Declarant
anticipated the expansion of the Project and, pursuant to that provision, Declarant has the authority
to expand the Project.

C. Declarant now desires to add to the Project additional parcels of real estate, namely
Block 17, being more particularly described on the attached Exhibit "A" and incorporated hereby
by this reference ("Additional Real Estate").

NOW, THEREFORE, Declarant hereby amends the Declaration to expand the Project so as
to include within it additional real estate, which had been previously described as a portion of the
the Adjacent Property, subject to, and in accordance with, the following terms and provisions:

Section 1. Definitions. All of the terms not expressly defined or modified herein shall
have the meanings set forth in the Declaration.

Section 2. Block 17. Block 17 is hereby added to the Project, as if the same had
originally been included in the Declaration as part of the Real Estate. The real estate described in

Exhibit "A" is hereby deleted from the definition of Adjacent Property and is hereby added to the definition of Condominium Property for all purposes under the Declaration. Section 1.15 is amended to reflect a new Percentage Interest of each unit shall be 3.125%.

Section 3. Addition of Units. Block 17 will contain four (4) Units in all, as shown on the Plat ("Plat") recorded at the time of recording of this Fourth Amendment and brings the Project total units to thirty-two (32). Such Dwelling Units are identified and referred to in the Plat and in this Second Amendment as units in buildings numbered Block 17 - units 63, 64, 65, 66.

Section 4. Governance by Declaration. From and after the recording of this Fourth Amendment, the Units contained within Block 17 added by this Fourth Amendment are hereby subject to and shall be governed by all of the terms and provisions of the Declaration and Amendments thereto.

Section 5. Plat. The Plat pertaining to the Additional Real Estate is incorporated into this Fourth Amendment by reference, and have been recorded contemporaneously with the recording of this Fourth Amendment in the office of the Recorder of Hamilton County, Indiana as Instrument Number(s) 2007039428 PC 3, Slide 332.

Section 6. Remaining Provisions. The remaining provisions of the Declaration shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this Second Amendment to be executed as of the day, month and year first above written.

PROPERTY GROUP ONE, LTD.

[®]
NORTHSIDE REAL ESTATE COMPANY,
INC.

By: Sherri Meyer
Sherri Meyer, President

By: Thomas A. Grant
Thomas A. Grant, President

STATE OF INDIANA)
COUNTY OF HAMILTON) SS:

Before me, a Notary Public in and for said County and State, personally appeared Sherri Meyer, the President of Property Group One, L.T.D., a corporation organized and existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing Second Amendment to Condominium Declaration of Watercolors Condominium as such officer acting for and on behalf of said corporation.

WITNESS my hand and Notarial Seal this 25 day of June, 2007.

Jean M. Simpson
Signature
Jean M. Simpson
Printed NOTARY PUBLIC

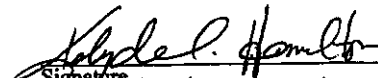
My Commission Expires: November 13, 2008

County of Residence: Johnson

STATE OF INDIANA)
COUNTY OF HAMILTON) SS:

Before me, a Notary Public in and for said County and State, personally appeared Thomas A. Grant, the President of Northside Real Estate Company, Inc., a corporation organized and existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing Second Amendment to Condominium Declaration of Watercolors Condominium as such officer acting for and on behalf of said corporation.

WITNESS my hand and Notarial Seal this 25 day of June, 2007.


Signature
Kaynda A. Hamilton
Printed NOTARY PUBLIC



My Commission Expires: 01/05/2013

County of Residence: Boone

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Stephen D. Mears

This instrument was prepared by Stephen D. Mears, Attorney at Law
8395 Keystone Crossing, Suite 104, Indianapolis, IN 46240



CHICAGO TITLE

EXHIBIT "A"

BLOCK 17

Block 17 Watercolors, Section 1 recorded as Instrument Number 200600044680, Plat Cabinet No. 4, Slide No. 115, in the Office of the Recorder for Hamilton County, Indiana located in a part of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Hamilton County, Indiana being more particularly described as follows:

Beginning at the Southeast corner of said Block 17; thence South 88 degrees 47 minutes 47 seconds West 129.43 feet; thence North 00 degrees 00 minutes 46 seconds West 175.00 feet; thence North 86 degrees 09 minutes 12 seconds East 129.69 feet; thence South 00 degrees 00 minutes 46 seconds East 180.98 feet to the place of beginning, containing 0.529 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

S:\41735S1\legal\BLOCK 17.rtf
March 27, 2007



CHICAGO TITLE

(Cross Reference: Instrument Nos. 200600044681, 200600057779, 2006007305, 2007005548 and 2007039429)

24.00
2.00
NONC
(5)

**FIFTH AMENDMENT TO CONDOMINIUM DECLARATION
OF
WATERCOLORS CONDOMINIUM**

THIS FIFTH AMENDMENT TO DECLARATION OF WATERCOLORS CONDOMINIUM ("Third Amendment") is made this 10th day of OCTOBER, 2007, by Property Group One, L.T.D., an Indiana Corporation and Northside Real Estate Company, Inc., an Indiana Corporation ("Declarant").

RECITALS

A. Declarant has previously recorded in the Office of the Recorder of Hamilton County, Indiana a Condominium Declaration of Watercolors Condominium ("Project") on August 1, 2006 as Instrument No. 200600044681 ("Declaration"); a First Amendment thereto on September 25, 2006 as Instrument No. 200600056779 ("1st Amendment"), a Second Amendment thereto on December 11, 2006 as Instrument No. 2006007305 ("2nd Amendment"), a Third Amendment thereto on January 29, 2007 as Instrument No. 2007005548 ("3rd Amendment") and a Fourth Amendment thereto on July 13, 2007 as Instrument No 2007039429 ("4th Amendment").

B. Under the provisions of Section 11.1 of Article XI of the Declaration, Declarant anticipated the expansion of the Project and, pursuant to that provision, Declarant has the authority to expand the Project.

C. Declarant now desires to add to the Project additional parcels of real estate, namely Blocks 1 and 16, being more particularly described on the attached Exhibit "A" and incorporated hereby by this reference ("Additional Real Estate").

NOW, THEREFORE, Declarant hereby amends the Declaration to expand the Project so

2007064213 DECLARATIO \$26.00
11/15/2007 02:28:42P 5 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
15 day of Nov, 2007
Robin J. Miller Auditor of Hamilton County
Parcel # _____

as to include within it additional real estate, which had been previously described as a portion of the the Adjacent Property, subject to, and in accordance with, the following terms and provisions:

Section 1. Definitions. All of the terms not expressly defined or modified herein shall have the meanings set forth in the Declaration.

Section 2. Blocks 1 and 16. Blocks 1 and 16 are hereby added to the Project, as if the same had originally been included in the Declaration as part of the Real Estate. The real estate described in Exhibit "A" is hereby deleted from the definition of Adjacent Property and is hereby added to the definition of Condominium Property for all purposes under the Declaration. Section 1.15 is amended to reflect a new Percentage Interest of each unit shall be 2.5%.

Section 3. Addition of Units. Blocks 1 and 16 will each contain four (4) Units in all, as shown on the Plat ("Plat") recorded at the time of recording of this Fifth Amendment and brings the Project total units to forty (40). Such Dwelling Units are identified and referred to in the Plat and in this Second Amendment as units in buildings numbered:

Block 1 - 2007064211 Block 16 - 2007064212
PC 4 Slide 397 PC 4 Slide 398

Section 4. Governance by Declaration. From and after the recording of this Fifth Amendment, the Units contained within Blocks 1 and 16 added by this Fifth Amendment are hereby subject to and shall be governed by all of the terms and provisions of the Declaration and Amendments thereto.

Section 5. Plat. The Plat pertaining to the Additional Real Estate is incorporated into this Fifth Amendment by reference, and have been recorded contemporaneously with the recording of this Fourth Amendment in the office of the Recorder of Hamilton County, Indiana as Instrument Number(s) 2007064213.

Section 6. Remaining Provisions. The remaining provisions of the Declaration shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this Fifth Amendment to be executed as of the day, month and year first above written.

PROPERTY GROUP ONE, LTD.

NORTHSIDE REAL ESTATE COMPANY,
INC.

By: Sherri Meyer
Sherri Meyer, President

By: Thomas A Grant
Thomas A Grant, President

STATE OF INDIANA)
) SS:
COUNTY OF Hamilton)

Before me, a Notary Public in and for said County and State, personally appeared Sherri Meyer, the President of Property Group One, L.T.D., a corporation organized and existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing Fifth Amendment to Condominium Declaration of Watercolors Condominium as such officer acting for and on behalf of said corporation.

WITNESS my hand and Notarial Seal this 10th day of October, 2007.



Kalynda A. Hamilton
Signature
Kalynda A. Hamilton
Printed NOTARY PUBLIC

CHICAGO TITLE

My Commission Expires: 01/05/2013

County of Residence: Boone

STATE OF INDIANA)
) SS:
COUNTY OF Hamilton)

Before me, a Notary Public in and for said County and State, personally appeared Thomas A. Grant, the President of Northside Real Estate Company, Inc., a corporation organized and existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing Fifth Amendment to Condominium Declaration of Watercolors Condominium as such officer acting for and on behalf of said corporation.

WITNESS my hand and Notarial Seal this 15th day of November, 2007.

Kalynda A. Hamilton
Signature
Kalynda A. Hamilton
Printed NOTARY PUBLIC



My Commission Expires: 01/05/2013

County of Residence: Boone

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Stephen D. Mears

This instrument was prepared by Stephen D. Mears, Attorney at Law
8395 Keystone Crossing, Suite 100, Indianapolis, IN 46240

CHICAGO TITLE

EXHIBIT "A"

BLOCK 1

Block 1 Watercolors, Section 1 recorded as Instrument Number 200600044680, Plat Cabinet No. 4, Slide No. 115, in the Office of the Recorder for Hamilton County, Indiana located in a part of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Hamilton County, Indiana being more particularly described as follows:

Beginning at the Northwest corner of Block 1; thence South 89 degrees 32 minutes 33 seconds East 11.29 feet to the point of curvature of a curve concave northerly, the radius point of said curve being North 00 degrees 27 minutes 27 seconds East 150.00 feet from said point; thence easterly along said curve 30.05 feet to the point of tangency of said curve, said point being South 11 degrees 01 minutes 15 seconds East 150.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave southerly, the radius point of said curve being South 11 degrees 01 minutes 15 seconds East 150.00 feet from said point; thence easterly along said curve 30.05 feet to the point of tangency of said curve, said point being North 00 degrees 27 minutes 27 seconds East 150.00 feet from the radius point of said curve; thence South 89 degrees 32 minutes 33 seconds East 108.41 feet to the point of curvature of a curve concave southwesterly, the radius point of said curve being South 00 degrees 27 minutes 27 seconds West 86.00 feet from said point; thence southeasterly along said curve 76.70 feet to the point of tangency of said curve, said point being North 51 degrees 33 minutes 36 seconds East 86.00 feet from the radius point of said curve; thence South 38 degrees 26 minutes 25 seconds East 47.73 feet; thence South 45 degrees 20 minutes 33 seconds West 188.41 feet; thence North 44 degrees 39 minutes 27 seconds West 131.32 feet; thence North 45 degrees 20 minutes 33 seconds East 38.17 feet; thence North 44 degrees 39 minutes 27 seconds West 109.01 feet to the place of beginning, containing 0.712 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

BLOCK 16

Block 16 Watercolors, Section 2 recorded as Instrument Number 2007019073, Plat Cabinet No. 4, Slide No. 284, in the Office of the Recorder for Hamilton County, Indiana located in a part of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Hamilton County, Indiana being more particularly described as follows:

Beginning at the Southwest corner of said Block 16; thence North 00 degrees 00 minutes 46 seconds West 180.98 feet; thence North 86 degrees 09 minutes 12 seconds East 129.69 feet; thence South 00 degrees 00 minutes 45 seconds East 186.96 feet; thence South 88 degrees 47 minutes 47 seconds West 129.43 feet to the place of beginning, containing 0.546 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

11.00
①
1.00 MNC

2009025857 SCRIV AFF \$12.00
05/05/2009 12:17:50P 1 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

SCRIVENER'S AFFIDAVIT

STATE OF INDIANA)
) ss:
COUNTY OF MARION)

Before me, the undersigned authority, duly authorized to take oaths in and for the State of Indiana appeared Stephen D. Mears, Attorney at Law (the "Affiant"), who is well known to me, or who presented a driver's license as identification and so did take an oath, deposed and state:

1. That the Affiant is a duly licensed attorney in the State of Indiana.
2. That the Affiant was the Scrivener of and prepared that certain document, being that 5th Amendment to Condominium Declaration of Watercolors Condominium filed on November 15, 2007 and recorded as Instrument No. 2007064213 in the Office of the Recorder of Hamilton County, Indiana.
3. That there appears on the face of the above described instrument the following errors:
(a) The beginning of the second line should be corrected to ("Fifth Amendment"); (b) In the third line of Section 5 it should state "...recording of this Fifth Amendment..."; (c) The instrument number in Section 5 should be corrected to 2007064212.
4. Further, the Affiant says naught.

Stephen D. Mears
Stephen D. Mears (Affiant)

Sworn to before me this 1ST day of May, 2009.

SEAL
LORI M. MORSE
County of Res: Morgan
Comm. Expires 12/21/2011
Lori M. Morse
Notary Public

This instrument prepared by Stephen D. Mears, Attorney at Law, Supreme Court Number 9120-49.
8395 Keystone Crossing, Suite 100, Indianapolis, Indiana 46240.
Return to: First Title of Indiana 8395 Keystone Crossing, Suite 100, Indianapolis, Indiana 46240

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
5 day of May, 2009
Dawn Courdale Auditor of Hamilton County
Parcel # _____

Stephen D. Mears
Stephen D. Mears.

DULY ENTERED FOR TAXATION C.
Subject to final acceptance for transfer
13 day of August, 2009
Dawn Coorndale Auditor of Hamilton County
Parcel #

25.00
4
(Cross Reference: Instrument Nos. 200600044681, 200600057779,
2006007305, 2007005548, 2007039429, 2007064213 and 2008039655)

2009 049 053 PG 4 SLIDE 552

SIXTH AMENDMENT TO CONDOMINIUM DECLARATION
OF
WATERCOLORS CONDOMINIUM

THIS SIXTH AMENDMENT TO DECLARATION OF WATERCOLORS

CONDOMINIUM ("Sixth Amendment") is made this 29th day of July, 2009,
by Property Group One, L.T.D., an Indiana Corporation and Northside Real Estate Company,
Inc., an Indiana Corporation ("Declarant").

RECITALS

A. Declarant has previously recorded in the Office of the Recorder of Hamilton County, Indiana a Condominium Declaration of Watercolors Condominium ("Project") on August 1, 2006 as Instrument No. 200600044681 ("Declaration"); a First Amendment thereto on September 25, 2006 as Instrument No. 200600056779 ("1st Amendment"), a Second Amendment thereto on December 11, 2006 as Instrument No. 2006007305 ("2nd Amendment"), a Third Amendment thereto on January 29, 2007 as Instrument No. 2007005548 ("3rd Amendment"), a Fourth Amendment thereto on July 13, 2007 as Instrument No 2007039429 ("4th Amendment"), a Fifth Amendment thereto on November 15, 2007 as Instrument No 2007064213 ("5th Amendment") and a Certificate of Correction on July 13, 2008 as Instrument No. 2008039655.

B. Under the provisions of Section 11.1 of Article XI of the Declaration, Declarant anticipated the expansion of the Project and, pursuant to that provision, Declarant has the authority to expand the Project.

C. Declarant now desires to add to the Project additional parcels of real estate,

2009049034 AMND DECL \$25.00
08/13/2009 02:30:05P 4 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

namely Block 13, being more particularly described on the attached Exhibit "A" and incorporated hereby by this reference ("Additional Real Estate").

NOW, THEREFORE, Declarant hereby amends the Declaration to expand the Project so as to include within it additional real estate, which had been previously described as a portion of the the Adjacent Property, subject to, and in accordance with, the following terms and provisions:

Section 1. Definitions. All of the terms not expressly defined or modified herein shall have the meanings set forth in the Declaration.

Section 2. Block 13. Block 13 is hereby added to the Project, as if the same had originally been included in the Declaration as part of the Real Estate. The real estate described in Exhibit "A" is hereby deleted from the definition of Adjacent Property and is hereby added to the definition of Condominium Property for all purposes under the Declaration. Section 1.15 is amended to reflect a new Percentage Interest of each unit shall be 2.273%.

Section 3. Addition of Units. Block 13 contains four (4) Units in all, as shown on the Plat ("Plat") recorded at the time of recording of this Sixth Amendment and brings the Project total units to forty-four (44). Such Dwelling Units are identified and referred to in the Plat and in this Second Amendment as units in buildings numbered:

47, 48, 49, 50

Section 4. Governance by Declaration. From and after the recording of this Sixth Amendment, the Units contained within Block 13 added by this Sixth Amendment are hereby subject to and shall be governed by all of the terms and provisions of the Declaration and Amendments thereto.

Section 5. Plat. The Plat pertaining to the Additional Real Estate is incorporated into

this Sixth Amendment by reference, and have been recorded contemporaneously with the recording of this Fourth Amendment in the office of the Recorder of Hamilton County, Indiana as Instrument Number(s) _____

Section 6. Remaining Provisions. The remaining provisions of the Declaration shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this Sixth Amendment to be executed as of the day, month and year first above written.

PROPERTY GROUP ONE, LTD.

NORTHSIDE REAL ESTATE COMPANY, INC.

By: Sherri Meyer
Sherri Meyer, President

By: Thomas A. Grant
Thomas A. Grant, President

STATE OF INDIANA)
) SS:
COUNTY OF Hamilton)

Before me, a Notary Public in and for said County and State, personally appeared Sherri Meyer, the President of Property Group One, L.T.D., a corporation organized and existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing Sixth Amendment to Condominium Declaration of Watercolors Condominium as such officer acting for and on behalf of said corporation.

WITNESS my hand and Notarial Seal this 12th day of August, 2009.

CHICAGO TITLE

Kalynda A. Hamilton
Signature
Kalynda A. Hamilton
Printed NOTARY PUBLIC



My Commission Expires: 01/05/2013

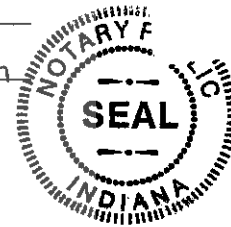
County of Residence: Boone

STATE OF INDIANA)
) SS:
COUNTY OF Hamilton)

Before me, a Notary Public in and for said County and State, personally appeared Thomas A. Grant, the President of Northside Real Estate Company, Inc., a corporation organized and existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing Sixth Amendment to Condominium Declaration of Watercolors Condominium as such officer acting for and on behalf of said corporation.

WITNESS my hand and Notarial Seal this 12th day of August, 2009.


Signature
Kalinda A. Hamilton
Printed NOTARY PUBLIC



My Commission Expires: 01/05/2013

County of Residence: Boone

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Stephen D. Mears

CHICAGO TITLE
This instrument was prepared by Stephen D. Mears, Attorney at Law
8395 Keystone Crossing, Suite 100, Indianapolis, IN 46240

27.00
(Cross Reference: Instrument Nos. 200600044681, 200600057779,
2006007305, 2007005548, 2007039429, 2007064213, 2008039655
and _____)

PLA SLIDE 552

**SEVENTH AMENDMENT TO CONDOMINIUM DECLARATION
OF
WATERCOLORS CONDOMINIUM**

THIS SEVENTH AMENDMENT TO DECLARATION OF WATERCOLORS
CONDOMINIUM ("Seventh Amendment") is made this 6th day of August, 2009, by
Property Group One, L.T.D., an Indiana Corporation and Northside Real Estate Company, Inc.,
an Indiana Corporation ("Declarant").

RECITALS

A. Declarant has previously recorded in the Office of the Recorder of Hamilton
County, Indiana a Condominium Declaration of Watercolors Condominium ("Project") on
August 1, 2006 as Instrument No. 200600044681 ("Declaration"); a First Amendment thereto
on September 25, 2006 as Instrument No. 200600056779 ("1st Amendment"), a Second
Amendment thereto on December 11, 2006 as Instrument No. 2006007305 ("2nd Amendment"),
a Third Amendment thereto on January 29, 2007 as Instrument No. 2007005548 ("3rd
Amendment"), a Fourth Amendment thereto on July 13, 2007 as Instrument No. 2007039429
("4th Amendment"), a Fifth Amendment thereto on November 15, 2007 as Instrument No.
2007064213 ("5th Amendment"), Sixth Amendment thereto on AUGUST 13, 2009,
as Instrument No. 2009049433 ("6th Amendment") and a Certificate of
Correction on July 13, 2008 as Instrument No. 2008039655.

B. Declarant now desires to amend the Declaration to insure that it meets the policy
statements and requirement of HUD, FNMA, FHLMC and /or VA.

2009049035 AMND DECL \$27.00
08/13/2009 02:30:05P 5 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

Section 1. Definitions. All of the terms not expressly defined or modified herein shall have the meanings set forth in the Declaration.

Section 2. Condominium Documents. Section 2.12 is hereby amended to include document availability to prospective purchasers in addition to those already included. Furthermore, upon written request from any of the agencies or corporations which have an interest or prospective interest in the Condominium, the Association shall be required to prepare and furnish within a reasonable time an audited financial statement of the Association for the immediately preceding year.

Section 3. Declarant's Agreements. Section 2.8 is hereby amended to provide that any contract, lease or agreement entered into by Declarant may be terminated by the Association after it takes control of the management of the Condominium upon the giving of ninety (90) days notice to the other party.

Section 4. Expansion. The following language is hereby added to Section 11.1:
(f) Future improvements to the expanded Condominium shall be consistent with the initial improvements in terms of quality of construction. (g) The expansion of the Condominium, method of expansion and the result of the expansion shall not affect the statutory validity of the Condominium regime or the validity of title to the Units. (h) No additional property shall be added to the Condominium regime without the prior written consent of the holders, insurers and/or guaranties of any mortgage in the existing Condominium regime. Such consent shall not be withheld if the expansion property substantially conforms to the plan of expansion as

described in the Declaration. (i) When the improvements on the added property are substantially completed, certified "as built" plans, in accordance with the statute and local custom in Hamilton County, Indiana, shall be duly recorded.

Section 5. Insurance Endorsements. Section 8.1 is hereby amended to require an "Agreed Amount Endorsement" to the insurance policy.

Section 6. Transfer of Control. Sections 2.2 and 2.8 are hereby clarified and/or amended by a new Section 2.13 as follows: "Section 2.13. Transfer of Control. (a) The Declarant shall relinquish all special rights, expressed or implied, through which the Declarant may directly or indirectly control, direct, modify or veto any action of the Association, its executive board, or a majority of unit Owners, and control of the Association shall pass to the Owners of units within the project, not later than the earlier of the following: (1) 120 days after the date by which 75% of the units have been conveyed to unit purchasers, or (2) 5 years following the first conveyance to a unit purchaser. (b) The foregoing requirements shall not affect the Declarant's rights, as a unit Owner, to exercise the votes allocated to the units it owns. (c) Declarant shall provide for and foster early participation of unit Owners in the management of the project. (d) Any conflict between this new Section 2.13 and Sections 2.2 and 2.8 shall be in favor of this new Section 2.13."

Section 7. Remaining Provisions. The remaining provisions of the Declaration shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this 7th Amendment to be executed as of the day, month and year first above written.

CHICAGO TITLE

PROPERTY GROUP ONE, LTD.

NORTHSIDE REAL ESTATE COMPANY,
INC.

By: Sherri Meyer
Sherri Meyer, President

By: Thomas A. Grant
Thomas A Grant, President

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared Sherri Meyer, the President of Property Group One, L.T.D., a corporation organized and existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing 7th Amendment to Condominium Declaration of Watercolors Condominium as such officer acting for and on behalf of said corporation.

Witness my hand and Notarial Seal this 6th day of AUGUST, 2009.



Jean M. Simpson
Signature
JEAN M. SIMPSON
Printed NOTARY PUBLIC

My Commission Expires: 11-20-16

County of Residence: JOHNSON

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared Thomas A. Grant, the President of Northside Real Estate Company, Inc., a corporation organized and existing under the laws of the State of Indiana, and acknowledged the execution of the

CHICAGO TITLE

foregoing Seventh Amendment to Condominium Declaration of Watercolors Condominium as such officer acting for and on behalf of said corporation.

WITNESS my hand and Notarial Seal this 6th day of AUGUST, 2009.



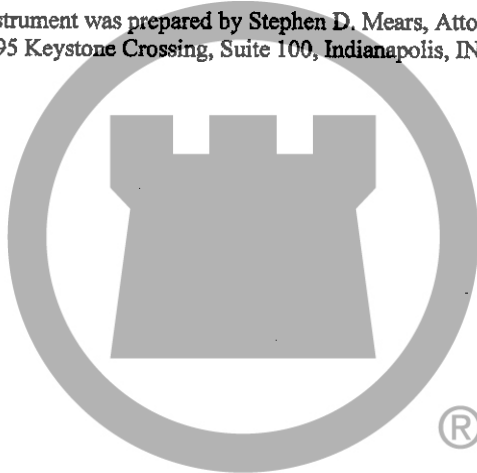
Jean M. Simpson
Signature
JEAN M. SIMPSON
Printed NOTARY PUBLIC

My Commission Expires: 11-20-16

County of Residence: JOHNSON

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Stephen D. Mears

This instrument was prepared by Stephen D. Mears, Attorney at Law
8395 Keystone Crossing, Suite 100, Indianapolis, IN 46240



CHICAGO TITLE