

*31st July  
Linn of 1972  
State of Ind  
Book 261 Page 87  
See designation of Supplemental  
Real Estate in Book 261 Page 87*

8516

DECLARATION OF COVENANTS  
AND RESTRICTIONS

BOOK 261 PAGE 87

This Declaration made this 27 day of September,  
1972, by Schwartz & Thompson Inc.  
(hereinafter referred to as "Declarant").

This Instrument Recorded Sept 27 1972  
JULIE M. HEDGES, RECORDER HAMILTON COUNTY, IND.

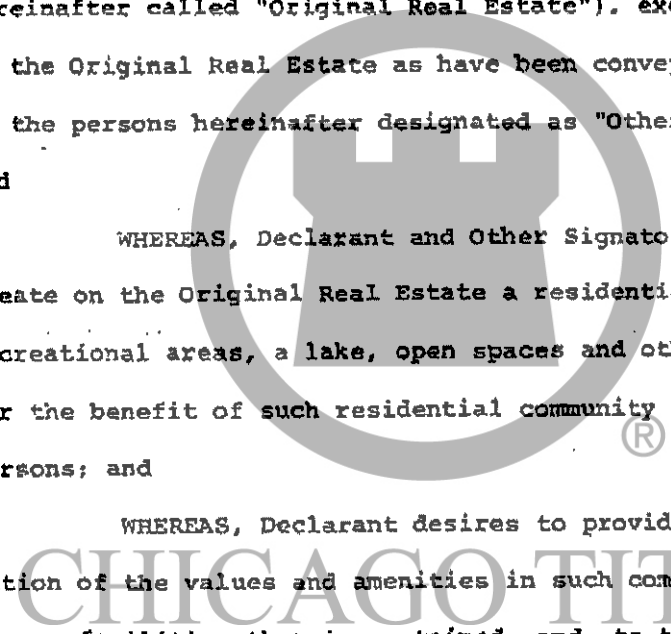
W I T N E S S E T H:

WHEREAS, Declarant is the owner of the real estate  
in Hamilton County, State of Indiana more particularly described  
in Exhibit "A" attached hereto (which real estate is sometime  
hereinafter called "Original Real Estate"), except such portions  
of the Original Real Estate as have been conveyed by Declarant  
to the persons hereinafter designated as "Other Signatories";  
and

WHEREAS, Declarant and Other Signatories intend to  
create on the Original Real Estate a residential community with  
recreational areas, a lake, open spaces and other common facilities  
for the benefit of such residential community and certain other  
persons; and

WHEREAS, Declarant desires to provide for the preser-  
vation of the values and amenities in such community and the  
common facilities therein contained, and, to this end, Declarant  
and Other Signatories desire to subject the Original Real Estate  
(together with such Additional Real Estate, as hereinafter  
defined, and such Supplemental Real Estate, as hereinafter  
defined, as may be hereafter made subject to some or all the  
terms hereof) to certain rights, privileges, covenants, res-  
trictions, easements, charges and liens, each and all to the  
extent herein provided, for the benefit of the Original Real  
Estate and any Additional Real Estate and Supplemental Real  
Estate, and each owner of all or part thereof.

*The Second Designation of Supplemental Real Estate is in  
See New Book 261 Page 87  
Recorded Dec 13, 1979*



88

~~261~~

NOW, THEREFORE, Declarant and other Signatories declare that the Original Real Estate and all Real Estate which becomes Additional Real Estate is and shall be held, transferred, sold, conveyed and occupied subject to the provisions, agreements, conditions, covenants, restrictions, easements, charges and liens hereinafter set forth:

ARTICLE I.

Definitions

Section 1. The following words when used herein or in any supplement or amendment hereto shall have the following meaning, and such definitions may not be changed by supplement or amendment:

- (a) "The Woodlands Property" shall mean and refer to The Original Real Estate and all Additional Real Estate (all as herein defined):
- (b) "Common Properties" shall mean or refer to all areas of land and water shown on any recorded subdivision plat of the Original Real Estate which are not Lots, whether such plat is heretofore or hereafter recorded Provided, However, that: (i) no portion of the Real Estate shown on the plat of The Woodlands, Section Three when such plat is recorded, shall be included within the definition of "Common Properties" for purposes of this Declaration although the same may be designated "Common Properties" on such plat; (ii) Block A shown upon the plat of The Woodlands, Section One, or any part thereof, shall only be considered Common Property when designated as Common Property in a separate instrument executed by Declarant, and recorded in the office of the Recorder of Hamilton County, Indiana, Declarant hereby retaining and reserving the right to designate less than all of Block A as Common Property and to use any part of Block A for single family residential sites; and (iii) the lake shown upon the plat of "The Woodlands, Section One" (which plat is recorded in Plat Book 4, pages 76 and 77 in the office of the Recorder of Hamilton County, Indiana) as "Existing Lake" (hereinafter called "the Existing Lake") and the dam (hereinafter called "the Dam") shown upon such plat as lying between the Existing Lake and the lake designated

BOOK 261 PAGE 89

as "Proposed Lake" on such plat have been conveyed by Declarant to Woodland Springs, Inc., an Indiana Not-For-Profit Corporation, and shall not for any purposes whatsoever be deemed to be Common Properties. Neither any Owner nor the corporation provided in Article VI hereof to be formed shall have any rights in the Existing Lake or the Dam, or any obligations as are provided in the instrument entitled "Underlying Agreement" recorded September 26, 1972 in Misc.Record 135, Instr. # 8416, in the office of the Recorder of Hamilton County, Indiana and the instrument entitled "Supplementary Declaration of Covenants and Restrictions" recorded September 26, 1972 in Misc. Record 135, Instr. # 8417, in the office of the Recorder of Hamilton County, Indiana, to which instruments all of the Original Real Estate and Additional Real Estate are subject, to the extent provided in such instruments. The Existing Lake and the Dam are more particularly described in a single legal description contained in Exhibit "B" attached hereto;

- (c) "Lot" shall mean and refer to any numbered parcel of land shown upon any recorded subdivision plat of the Original Real Estate or Additional Real Estate, or any part of either, whether such plat has heretofore been or is hereafter recorded, but shall not include the Common Properties, except that any part of Block A which is hereafter designated for use as a residential building site, in an instrument executed by Declarant or any other owner in fee simple thereof and recorded in the office of the Recorder of Hamilton County, Indiana, shall for all purposes of this Declaration be considered a Lot;
- (d) "Dwelling Unit" shall mean and refer to any portion of a building designed and intended for use and occupancy as a residence by one family within The Woodlands Property;
- (e) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot, but in any event shall not include a mortgagee or tenant unless and until such mortgagee or tenant has acquired title to any portion of the properties;
- (f) "Declarant" shall mean and refer to Schutz & Thompson, Inc. and any successors and assigns of it whom it designates in one or more written recorded instruments to have the rights of Declarant hereunder;
- (g) "Additional Real Estate" shall mean such real estate as is added to The Woodlands Property by the filing of a Designation in accordance with the terms of Article III, Section 1 hereof;
- (h) "Supplemental Real Estate" shall mean all real estate the Owners of which are extended privileges in accordance with Article III, Section 2 hereof;

BOOK 261 PAGE 90

- (1) "Other Signatories" shall mean and refer to all persons, firms, partnerships and corporations other than Declarant who execute this Declaration and who at the time of execution own Lots in the Original Real Estate.

ARTICLE II

Common Properties and Rights Therein

Section 1. Easement to Owner. Declarant hereby grants an easement in favor of each Owner for the use, enjoyment and benefit of the Common Properties, subject to the terms and provisions of this Declaration, and such easement shall be an easement running with and appurtenant to each Lot.

ARTICLE III

Additional Real Estate and Supplemental Real Estate.

Section 1. Additional Real Estate. Declarant shall have the right to add real estate to The Woodlands Property at any time or from time to time hereafter, so long as the real estate to be added lies within the real estate described in Exhibit "C" attached hereto, whether or not Declarant now owns such real estate. Such real estate shall be deemed Additional Real Estate, and therefore part of The Woodlands Property, for all purposes hereunder when Declarant places of record in Hamilton County, Indiana, an instrument entitled "Designation of Additional Real Estate", which recites therein that the real estate described therein is to be deemed "Additional Real Estate" as defined in this Declaration. Upon the recording of such instrument, the real estate described therein shall for all purposes thereafter be deemed to be "Additional Real Estate" and the Owners of any Lots within such Additional Real Estate shall be deemed for all purposes to have all the rights, duties, privileges and obligations of Owners of Lots within the Original

BOOK 261 PAGE 91  
Real Estate, as herein provided, without regard to whether  
the Common Properties have been conveyed by Declarant to the  
Corporation (as hereinafter defined) in accordance with the  
terms hereof and without regard to the record ownership of the  
Common Properties at such time.

Section 2. Supplemental Real Estate. Declarant shall  
have the right, at any time or from time to time hereafter, to  
designate as "Supplemental Real Estate" any real estate lying  
within the real estate described in Exhibit "D" attached hereto.  
Any such real estate shall be deemed Supplemental Real Estate  
for all purposes hereunder when Declarant has placed of record  
in Hamilton County, Indiana an instrument entitled "Designation  
of Supplemental Real Estate" designating the real estate  
described therein as Supplemental Real Estate. Upon the placing  
of such instrument of record, each Owner of any parcel of real  
estate within the Supplemental Real Estate shall thereafter,  
except as otherwise herein provided, have the absolute right,  
in common with and to the same extent as Owners of Lots within  
the Original Real Estate and the Additional Real Estate, to the  
use, enjoyment and benefit of the Common Properties. However,  
and notwithstanding the foregoing, each Owner of Supplemental Real  
Estate shall be entitled to use and enjoy such Common Properties  
only upon the payment of an initial fee of \$100.00 and, in  
addition, the payment of a fee each year equal to such assess-  
ments as Owners are required to pay in such year, and shall

BOOK 261 PAGE 92

have no obligation to pay any such fee except as a condition precedent to the use and enjoyment of the Common Properties. The failure to pay such fee shall not be in any manner construed to be a lien or charge against the Supplemental Real Estate.

ARTICLE IV

Obligations of Declarant  
as to Common Properties

Section 1. Agreement to Construct and Maintain.

Declarant has constructed or will construct a lake, a swimming pool and a club house upon the Common Properties, of such size and nature and at such locations as Declarant deems proper, and so long but only so long as Declarant owns the fee simple title of the Common Properties upon which the same are located, Declarant shall pay taxes and provide insurance in amounts and types satisfactory to Declarant, cut and maintain all grass, and be responsible for repair, replacement and additions thereto and for the cost of labor, equipment, materials, management and supervision for the Common Properties.

ARTICLE V

Regulation of Common Properties  
By Declarant

Section 1. Assessments. The Declarant, for all of The Woodlands Property and each Lot therein contained, hereby covenants and agrees, and each Owner of any Lot within the Original Real Estate or the Additional Real Estate, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, shall be deemed to covenant and agree to pay to Declarant an assessment in the annual sum of \$75.00 payable on the first day of March of each calendar year hereafter, with any Owner who acquires title by deed from Declarant between such date in one

year and the next being obligated to pay to Declarant a total <sup>BOOK</sup> 261 <sup>PAGE</sup> 93  
sum arrived at by multiplying \$6.25 by the number of months from  
and including the month in which such Owner acquires title to  
and including the following month of February. The  
first payment of such assessment shall become due and payable  
at the time of execution and delivery of a deed to such Lot to  
such Owner. Amounts paid as assessments pursuant to this Section  
1 of this Article V, shall be and remain the absolute property  
of Declarant, notwithstanding the later conveyance by Declarant  
of the Common Properties.

Section 2. Rules and Regulations. Declarant shall,  
so long as it is the Owner of the Common Properties, have the  
right to create such rules and regulations as it deems appropriate  
for the use and enjoyment of the Common Properties.

Section 3. Lien. If any such assessment is not paid  
within thirty (30) days after the due date, as hereinabove provided,  
then the unpaid assessment shall become delinquent and shall be-  
come, together with interest thereon and costs of collection  
thereof, as hereinafter provided, a continuing lien on the Lot  
of the Owner who has failed to make such payment, binding upon  
the Owner, his heirs, administrators and assigns. If any  
assessment is thus delinquent, it shall bear interest from the  
due date at the rate of seven percent (7%) per annum, and  
Declarant may bring an action at law against the Owner of such  
Lot to collect the same or foreclose the lien against the Lot,  
or both, and there shall be added to the amount of such assess-  
ment all attorney fees and other costs of collection. Such  
assessment shall be paid without relief from valuation or  
appraisement laws. If any Owner fails to pay any such assessment

BOOK 261 PAGE 91  
within thirty (30) days after the due date, all rights to use  
and enjoy the Common Properties shall be suspended until all  
amounts then delinquent have been paid in full.

Section 4. Subordination of the Lien to Mortgages.

The lien of any assessment provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the Lots subject to assessment; PROVIDED, HOWEVER, that such subordination shall apply only to the assessments which have become due and payable prior to the sale of such property pursuant to a decree of foreclosure of any such mortgage. Such sale shall not relieve such property from liability for any assessments thereafter becoming due nor from the lien of any subsequent assessment.

Section 5. "Junior Lien" Provision. If any premises

subject to the lien hereof shall become subject to the lien of a mortgage, (a) the foreclosure of the lien hereof shall not operate to affect or impair the lien of the mortgage; and (b) the foreclosure of the lien of the mortgage or the acceptance of a deed in lieu of foreclosure by the mortgagee shall not operate to affect or impair the lien hereof, except that the lien hereof for said charges as shall have accrued up to the foreclosure or the acceptance of a deed in lieu of foreclosure shall be subordinate to the lien of the mortgage; and the foreclosure or deed in lieu granted shall take title free of the lien hereof for all such charges that have accrued up to the time of the foreclosure or deed given in lieu of foreclosure.



ARTICLE VIBOOK 261 PAGE 95Conveyance of Common Properties

Section 1. When Conveyance May Occur. At any time or from time to time hereafter that Declarant deems appropriate, Declarant may convey the Common Properties or any part thereof to a Not-For-Profit Corporation hereafter to be formed under the Indiana Not-For-Profit Corporation Act (hereinafter called "The Corporation"). Upon such conveyance, all obligations of Declarant with respect to the Common Properties or the portion thereof thus conveyed shall cease and terminate, and thereafter The Corporation shall have the rights and duties provided in this Declaration with respect to the Common Properties or portions thereof thus conveyed and the provisions set forth hereinafter in this Declaration shall be applicable to The Corporation, the Common Properties or the portions thereof thus conveyed, and The Woodlands Property. Any liens in favor of Declarant upon any Lots for assessments theretofore due hereunder shall survive such conveyance.

Declarant prior to making such conveyance shall cause The Corporation to be formed with Articles of Incorporation and By-Laws which contain such terms and provisions as are deemed appropriate by Declarant but shall not be in conflict with any terms and conditions with respect to The Corporation hereinafter set forth.

Such conveyance shall be made by quitclaim deed, subject to no exceptions except the lien of current taxes and all easements, highways, rights-of-way, agreements, covenants, conditions, restrictions and other matters of record as of the time of conveyance, including all matters which Declarant has caused to be placed of record and all matters provided for in this Declaration, and concurrently with such conveyance Corporation shall be deemed

to have assumed and agreed to pay, upon demand, to Declarant, an amount equal to all unpaid assessments then owed to Declarant, and upon payment by Corporation to Declarant of any assessment, Corporation shall be subrogated to Declarant's rights with regard to such assessment and the lien thereof.

Section 2. Membership in Corporation. Declarant and every Owner shall be members of the Corporation, and every person who owns any parcel of real estate lying within any Supplemental Real Estate shall be entitled to be a member as provided below.

(a) Voting Rights. The Corporation shall have three classes of membership, with the following rights:

(i) Class A. Class A members shall be all Owners except Class B members and Class C members. Each Class A member shall be entitled to one (1) vote for each Lot of which such member is the Owner with respect to each matter submitted to a vote of members;

(ii) Class B. Class B members shall be Declarant and all successors and assigns of Declarant designated by Declarant as Class B members in a written notice mailed or delivered to the resident agent of the Corporation at the principal office of the Corporation. Each Class B member shall be entitled to four (4) votes for each Lot of which it is the Owner and four (4) votes for each one-half (1/2) acre or part thereof of the Original Real Estate and the Additional Real Estate of which it is the Owner which is not within the area included within a recorded subdivision plat, on all matters requiring a vote of members of The Corporation;

(iii) Class C. Class C members shall be all persons who are owners of parcels of real estate lying within the Supplemental Real Estate who have paid the initial fee of \$100. to either Declarant or Corporation, but not both, and the annual fee for the then current year provided for in Section 2 of Article III hereof. Class C members shall have no vote upon any matter except as hereinafter specifically provided.

Article III hereof, and this Section 2 of this Article IV may only be amended by the affirmative vote of two-thirds (2/3) of the Class A members, two-thirds (2/3) of the Class B members, and two-thirds (2/3) of all record owners of real estate lying within the Supplemental Real Estate (whether or not such record owners are Class C members).

INDEX  
261  
PAGE  
95

BOOK 261 PAGE 97

Section 3. Creation of Lien. The Declarant, for each Lot owned by it, and each Other Signatory, for each Lot owned by such Other Signatory, within the Original Real Estate and the Additional Real Estate and for their respective heirs, administrators, executors, successors and assigns, hereby covenants and agrees, and each Owner of any Lot by acceptance of a deed therefor, whether or not so expressed in such deed, shall be deemed to covenant and agree, to pay to The Corporation:

- (a) Annual assessments or charges, and
- (b) Special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.

The annual and special assessments with respect to each Lot, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment fell due. Notwithstanding the foregoing, no assessment shall be owed or payable by Declarant with respect to any Lot or other real estate owned by Declarant while the same is owned by Declarant, nor shall any assessment become a lien on any such Lot or other real estate.

Section 4. Purpose of Assessments. The assessments levied by The Corporation shall be used exclusively to promote the recreation, health, safety and welfare of the residents of The Woodlands Property and for the improvement and maintenance of the Common Properties. This shall include but not be limited to the payment of taxes and insurance for the Common Properties, grass cutting, repair, replacement and improvements of the

Common Properties, and for such other matters as are deemed proper  
by the Board of Directors of The Corporation.

BOOK 261 PAGE 98

Section 5. Maximum Annual Assessments. From the date of conveyance of any of the Common Properties to The Corporation, until the next March 1, the annual assessment shall be Seventy Five Dollars (\$75.00) upon each Lot owned by someone other than Declarant prorated for a partial year.

(a) On or after March 1 of the year immediately following such conveyance, the annual assessment may be increased each year by the Board of Directors of The Corporation not more than five percent (5%) above the annual assessment for the previous year without a vote of the membership;

(b) On or after March 1 of the year immediately following the year of such conveyance, the annual assessment may be increased above five percent (5%) by the affirmative vote of two-thirds (2/3) of the members of each class of members entitled to vote who are in attendance in person or by proxy at a meeting called for this purpose.

Section 6. Special Assessment for Capital Improvements.

In addition to the annual assessments authorized above, the Corporation may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Properties, including fixtures and personal property related thereto, PROVIDED THAT any such assessment shall have the assent of two-thirds (2/3) of the votes of the members of each class of members entitled to

BOOK 261 PAGE 99

vote who are in attendance in person or by proxy at a meeting duly called for this purpose.

Section 7. Notice and Quorum for Any Action Authorized Under Sections 5 and 6. Written notice of any meeting called for the purpose of taking any action authorized under Section 5 or Section 6 of this Article VI shall be sent to all members not less than ten (10) days nor more than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast fifty percent (50%) of all the votes of each class of membership entitled to vote shall constitute a quorum. If the required quorum is not present, subsequent meetings may be called subject to the same notice requirements, and the required quorum at each subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than thirty (30) days following the preceding meeting.

Section 8. Notice of Assessments; Certificates of Payment. The Board of Directors of the Corporation shall fix the amount of the annual assessment against each Lot other than those owed by Declarant at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject to the payment thereof as herein provided. The due date of such annual assessment may be fixed or changed from time to time by the Board of Directors of The Corporation. The Corporation shall, upon demand, furnish a certificate signed by an officer of The Corporation setting forth whether the assessments on a specified Lot have been paid. Such certificates shall be conclusive evidence of

261      100

payment of any assessment therein stated to have been paid. If the same is not furnished within ten (10) days after receipt by an officer of the Corporation of a written request for such certificate by any person, the person (other than an Owner) shall have the right to assume that no assessments are owed, and the lien of such assessment shall terminate upon the person who made such a request purchasing or acquiring a mortgage upon such Lot.

Section 9. Effect of Nonpayment of Assessments;

Remedies of The Corporation. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eight percent (8%) per annum. The Board of Directors of the Corporation shall have the right to suspend the use and enjoyment of the Common Properties of such delinquent member, and The Corporation may bring an action at law against the Owner personally obligated for the payment of the same, or foreclose the lien against the property, and interest, costs and reasonable attorneys' fees for the prosecution of any such action shall be added to the amount of such assessment. Each such Owner, by his acceptance of a deed to a Lot, hereby expressly vests in The Corporation or its agents the right and power to bring all actions against such Owner personally for the collection of such charges as a debt and to enforce the aforesaid lien by all methods available for the enforcement of such liens, including foreclosure by an action brought in the name of The Corporation in a like manner as a mortgage on real property.

The lien provided for in this section shall be in favor of The Corporation. The Corporation, acting on behalf of all Owners, shall have the power to bid in an interest foreclosed at

BOOK 261 PAGE 101

foreclosure sale and to acquire and hold, lease, mortgage and convey the same; and to subrogate so much of its right to such liens as may be necessary or expedient to an insurance company continuing to give total coverage notwithstanding nonpayment of such defaulting Owner's portion of the premium. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Properties or abandonment of his Lot.

Section 10. Subordination of the Lien to Mortgages.

The lien of any assessment provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the Lots subject to assessment; PROVIDED, HOWEVER, that such subordination shall apply only to the assessments which have become due and payable prior to the sale of such property pursuant to a decree of foreclosure of any such mortgage. Such sale shall not relieve such property from liability for any assessments thereafter becoming due nor from the lien of any subsequent assessment.

Section 11. "Junior Lien" Provision. If any premises subject to the lien of any assessment shall become subject to the lien of a mortgage, (a) the foreclosure of the lien of such assessment shall not operate to affect or impair the lien of the mortgage; and (b) the foreclosure of the lien of the mortgage or the acceptance of a deed in lieu of foreclosure by the mortgagee shall not operate to affect or impair the lien of such assessment, except that the lien of such assessment for said charges as shall have accrued up to the foreclosure or the acceptance of a deed in lieu of foreclosure shall subordinate to the lien of the mortgage and the foreclosure purchaser or deed in lieu grantee shall take title free of the lien of such assessment for all such charges that have accrued up to the time of the foreclosure or deed given in lieu of foreclosure.

BOOK 261 PAGE 102

Section 12. Management Agreements. Each Owner hereby agrees to be bound by the terms and conditions of all management agreements entered into by The Corporation.

Section 13. Insurance. The Board of Directors of the Corporation or its duly authorized agent, shall have the authority to and shall obtain insurance for all the Common Properties against loss or damage by fire or other hazards in an amount sufficient to cover the full replacement cost of any repair or reconstruction work in the event of damage or destruction from any hazard, and shall also obtain a broad form public liability policy covering all Common Properties and all damage or injury caused by the negligence of The Corporation or any of its agents. Said insurance may include coverage against vandalism.

#### ARTICLE VII

##### General Provisions

Section 1. Enforcement. The Corporation shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by The Corporation at any time to enforce any provision, covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so at any time or from time to time thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Benefit. The provisions, covenants and restrictions of this Declaration shall run with and bind the Original Real Estate and the Additional Real Estate for a term



BOOK 261 PAGE 103

commencing on the date this Declaration is recorded and expiring January 1, 1996, after which time they shall be automatically extended for successive periods of ten (10) years each unless terminated at a meeting called for such purpose by the affirmative vote of the majority of Class A members who are in attendance in person or by proxy and entitled to vote.

Section 4. Annexation of Additional Property.

Additional property other than Additional Real Estate may be annexed to the Original Real Estate and thereafter considered Additional Real Estate upon the affirmative vote of two-thirds of the Class A members in attendance at a meeting called for such purpose. Each member entitled to vote at such meeting may vote in person or by proxy.

Section 5. Quorum and Notice. Written notice of a meeting

called for any of the purposes set forth in Section 3 or Section 4 of this Article VII shall be sent to all members entitled to vote at such meeting not less than thirty days nor more than sixty days in advance of any such meeting. At any such meeting the presence of members entitled to cast one-half of the votes of each class of members entitled to vote at such meeting, in person or by proxy, shall constitute a quorum. However, if such a quorum is not present at such meeting, subsequent meetings may be called for the same purposes as the original meeting, subject to the notice requirements set forth above and a quorum at each subsequent meeting called for the same purpose as the original meeting shall be one-half of the quorum required at the original meeting.

Section 6. Good Standing. No Class A member shall be

entitled to vote at any meeting of the membership of the Corporation unless all fees and assessments required to be paid by such member prior to such time have been paid.

ARTICLE VIII

Miscellaneous Provisions

261 104

Section 1. Gender and Grammar. The singular wherever used herein shall be construed to mean the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or individuals, men or women, shall in all cases be assumed as though in each case fully expressed.

Section 2. Rights and Obligations. This Declaration and the rights, obligations and duties herein created shall run with the original Real Estate and all Additional Real Estate and all Supplemental Real Estate and shall be binding upon, and inure to the benefit of the Owners thereof and their respective heirs, administrators, executors, successors and assigns.

Section 3. Reference to Plat. This Declaration is the Declaration of Covenants and Restrictions contemplated being entered into in accordance with the terms of the plat of The Woodlands, Section One, recorded in Plat Book 4, Pages 76 and 77 in the office of the Recorder of Hamilton County, Indiana.

Section 4. Other Signatories. Declarant certifies that it is the Owner of all of the Lots in The Woodlands, Section One, except those owned by Other Signatories who are the Owners of the Lots in The Woodlands, Section One set out under their respective signatures below. The Other Signatories who have executed this Declaration have executed the same for the purpose of agreeing to all the terms and provisions hereof and agreeing that all Lots owned by them are subject to all the terms and provisions hereof.

EXECUTED on the day and year first above written.

SCHUTZ & THOMPSON, INC.

By Kenneth Thompson  
Kenneth Thompson President

ATTEST;

BOOK 261 PAGE 105  
THOMAS A. CUMMINGS, INC., an  
Indiana corporation

ATTEST:

Thomas A. Cummings  
By Thomas A. Cummings  
(Lots 14 & 75 The Woodlands, Section One)

Harold J. Vandiver  
Harold J. Vandiver

Veronica M. Vandiver  
Veronica M. Vandiver  
(Husband and Wife)  
(Lot 17, The Woodlands, Section One)

WILSON SWANK AND SONS, a general  
partnership

Wilson Swank  
By Wilson Swank, Partner  
(Lots 23, 24, 25, 83 and 85  
The Woodlands, Section One)

W. H. MORRISON BUILDER, INC., an  
Indiana corporation

ATTEST:

P. A. Morrison  
By W. H. Morrison, President  
(Lots 26 and 76, The Woodlands  
Section One)

LANDMARK BUILDERS, INC. an Indiana  
corporation

ATTEST:

Glen Smith  
By Betty Carter  
(Lots 47, 53, 81 and 82, The  
Woodlands, Section One)

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P23

106

BOOK 261 PAGE 1

W. Bruce Maighen  
 W. Bruce Maighen

Norma J. Maighen  
 Norma J. Maighen  
 (Husband and Wife)

(Lot 32, The Woodlands, Section One)

Frank T. Kilby  
 Frank T. Kilby

Louise M. Kilby  
 Louise M. Kilby  
 (Husband and Wife)

(Lots 73, 77 and 79, The Woodlands, Section One)

This Instrument was prepared by PHILIP D. PECAR, Attorney at Law.

STATE OF INDIANA )  
 )  
 COUNTY OF )

Before me, a Notary Public in and for said County and State, personally appeared KENNETH THOMPSON and JOHN T. SCHUTZ, President and Secretary, respectively, of SCHUTZ & THOMPSON, INC., and acknowledged the execution of the foregoing Declaration of Covenants and Restrictions for and on behalf of said corporation for the purposes and uses set forth.

WITNESS my hand and Notarial Seal this 27<sup>th</sup> day of Sept., 1972.

John F. Kearney  
 Notary Public  
 JOHN F. KEARNEY

My commission expires  
August 2, 1972

STATE OF INDIANA )  
 ) SS:  
COUNTY OF )

BOOK 261 PAGE 107

Before me, a Notary Public in and for said County and State, personally appeared Thomas A. Cummings and Christine G. Cummings, President and Secretary, respectively of THOMAS A. CUMMINGS, INC., and acknowledged the execution of the foregoing Declaration of Covenants and Restrictions for and on behalf of said corporation for the purposes and uses set forth.

WITNESS my hand and notarial seal this 27<sup>th</sup> day of Sept., 1972.



My commission expires

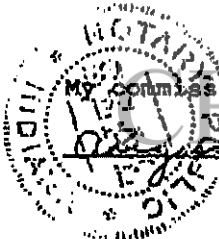
August 21, 1974

Irene F. Kearney  
Notary Public  
IRENE F. KEARNEY

STATE OF INDIANA )  
 ) SS:  
COUNTY OF )

Before me, a Notary Public in and for said County and State, personally appeared HAROLD J. VANDIVER and VERONICA M. VANDIVER, Husband and Wife, and acknowledged the execution of the foregoing Declaration of Covenants and Restrictions for and on behalf of said corporation for the purposes and uses set forth.

WITNESS my hand and Notarial Seal this 27<sup>th</sup> day of Sept., 1972.



My commission expires:

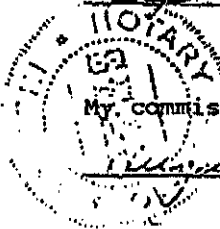
August 21, 1974

Irene F. Kearney  
Notary Public  
IRENE F. KEARNEY

STATE OF INDIANA )  
 ) SS:  
COUNTY OF )

Before me, a Notary Public in and for said County and State, personally appeared Wilson Swank, general partner of WILSON SWANK AND SONS, and acknowledged the execution of the foregoing Declaration of Covenants and Restrictions for and on behalf of said corporation for the purposes and uses set forth.

WITNESS my hand and Notarial Seal this 27<sup>th</sup> day of Sept., 1972.



My commission expires:

August 21, 1974

Irene F. Kearney  
Notary Public  
IRENE F. KEARNEY

STATE OF INDIANA )  
 ) SS:  
COUNTY OF )

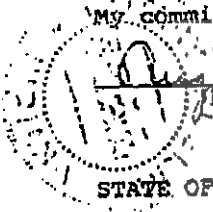
261 108

BOOK PAGE

Before me, a Notary Public in and for said County and State, personally appeared W. H. Morrison and P. A. Morrison, President and Secretary, respectively, of W. H. MORRISON BUILDER, INC., and acknowledged the execution of the foregoing Declaration of Covenants and Restrictions for and on behalf of said corporation for the purposes and uses set forth.

WITNESS my hand and Notarial Seal this 27<sup>th</sup> day of Sept., 1972.

My commission expires:



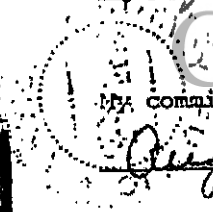
August 21, 1974

Irene F. Kearney  
Notary Public  
IRENE F. KEARNEY

STATE OF INDIANA )  
 ) SS:  
COUNTY OF )

Before me, a Notary Public in and for said County and State, personally appeared Betty Carlin and Ellen Smith, President and Secretary, respectively, of LANDMARK BUILDERS, INC., and acknowledged the execution of the foregoing Declaration of Covenants and Restrictions for and on behalf of said corporation for the purposes and uses set forth.

WITNESS my hand and Notarial Seal this 27<sup>th</sup> day of Sept., 1972.



My commission expires:

August 21, 1974

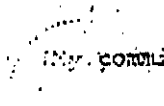
Irene F. Kearney  
Notary Public  
IRENE F. KEARNEY

STATE OF INDIANA )  
 ) SS:  
COUNTY OF )

Before me, a Notary Public in and for said County and State, personally appeared W. BRUCE MEIGHEN and NORMA J. MEIGHEN Husband and Wife, and acknowledged the execution of the foregoing Declaration of Covenants and Restrictions for the purposes and uses set forth.

WITNESS my hand and Notarial Seal this 27<sup>th</sup> day of Sept., 1972.

My commission expires:



Irene F. Kearney  
Notary Public  
IRENE F. KEARNEY





Schneider  
Engineering  
Corporation

Civil Engineers

BOOK 261 PAGE 110  
Land Surveyors

Indianapolis, Indiana 46226

(317) 898-8282

EXHIBIT "A"

THE ORIGINAL REAL ESTATE

LEGAL DESCRIPTION

THE WOODLANDS

SECTION ONE

part of the Southwest Quarter of Section 5, Township 17 North of  
Range 4 East in Hamilton County, Indiana, being more particularly  
described as follows, to-wit:

beginning at the Southwest corner of the said Southwest Quarter thence  
North 00 degrees 09 minutes 20 seconds West upon and along the West  
line of the said Quarter Section 2654.02 feet to the Northwest corner  
of the said Southwest Quarter Section; thence South 89 degrees 35 minutes  
0 seconds East upon and along the North line of the said Southwest  
Quarter Section 677.53 feet to the Southwest corner of "Woodland Springs -  
Sixth Section", a subdivision in Hamilton County, Indiana, the plat of  
which is recorded in Plat Book 3, page 94 and 95 in the Office of the  
Recorder of Hamilton County, Indiana; thence South 89 degrees 35 minutes  
0 seconds East upon and along the South line of "Woodland Springs -  
Sixth Section" and the North line of said Quarter Section 558.53 feet  
to a point; thence South 00 degrees 13 minutes 15 seconds East and  
parallel with the East line of said Quarter Section 150.92 feet to a  
point; thence South 08 degrees 19 minutes 16 seconds West 50.56 feet to  
a point; thence South 00 degrees 17 minutes 15 seconds East and parallel  
with the East line of said Quarter Section 138.39 feet to a point;  
thence South 67 degrees 14 minutes 06 seconds East 69.70 feet to a point;  
thence South 06 degrees 43 minutes 15 seconds East 160.00 feet to a  
point; thence South 28 degrees 13 minutes 15 seconds East 554.28 feet  
to a point; thence South 10 degrees 44 minutes 03 seconds East 173.63  
feet to a point; thence South 06 degrees 42 minutes 14 seconds West  
68.63 feet to a point; thence South 37 degrees 46 minutes 45 seconds  
East 663.163 feet to a point; thence North 52 degrees 13 minutes 15  
seconds West 150.00 feet to a point; thence South 37 degrees 46 minutes  
5 seconds West 273.55 feet to the POINT OF CURVATURE of a 6.82093  
degree curve to the left, the radius point of said curve being South  
2 degrees 13 minutes 15 seconds East 840.00 feet from said point;  
thence Southwesterly upon and along said curve 549.05 feet to the  
POINT OF TANGENCY; the radius point of said curve being South 89  
degrees 40 minutes 15 seconds East 840.00 feet from said point; thence  
South 00 degrees 19 minutes 45 seconds West 40.00 feet to the South  
line of the said Quarter Section; thence North 89 degrees 40 minutes  
5 seconds West upon and along the South line of the said Quarter  
Section 700.00 feet to the POINT OF BEGINNING, containing 75.749 acres,  
one or less.

Subject, however, to all legal easements and rights of ways.

6/15/72





Schneider  
Engineering  
Corporation

1675 North East Road

Civil Engineers

Indianapolis, Indiana 46226

261 PAGE 111  
land surveyors

(317) 848 6382

EXHIBIT "A"

THE ORIGINAL REAL ESTATE

LEGAL DESCRIPTION

THE WOODLANDS

SECTION TWO

A part of the Southwest Quarter of Section 5, Township 17 North of Range 4 East in Hamilton County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of the said Southwest Quarter Section thence North 00 degrees 09 minutes 20 seconds West upon and along the West line of the said Quarter Section 2654.02 feet to the Northwest corner of the said Quarter Section; thence South 89 degrees 35 minutes 30 seconds East upon and along the North line of the said Quarter Section 677.53 feet to the Southwest corner of "Woodland Springs - Sixth Section", a subdivision in Hamilton County, Indiana, the plat of which is recorded in Plat Book 3, Page 94 and 95 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 35 minutes 30 seconds East upon and along the South line of "Woodland Springs - Sixth Section" and the North line of the said Quarter Section 558.53 feet to the POINT OF BEGINNING OF THIS DESCRIPTION; thence South 89 degrees 35 minutes 30 seconds East upon and along the South line of the said "Woodland Springs Sixth Section" and the North line of the said Quarter Section 408.39 feet to the Southeast corner of the said "Woodland Springs - Sixth Section" (said point also being the Southwest corner of "Woodland Springs - Seventh Section" a subdivision in Hamilton County, Indiana, the plat of which is recorded in Plat Book 3, Page 109 and 110 in the Office of the Recorder of Hamilton County, Indiana); thence South 89 degrees 35 minutes 30 seconds East upon and along the South line of the said "Woodland Springs Seventh Section" and the North line of the said Quarter Section 1041.78 feet to the Northeast corner of the said Quarter Section (said point also being the Southeast corner of the said "Woodland Springs - Seventh Section"); thence South 00 degrees 13 minutes 15 seconds East upon and along the East line of the said Quarter Section 1290.00 feet to a point; thence South 89 degrees 46 minutes 45 seconds West 655.09 feet to a point; thence South 00 degrees 13 minutes 15 seconds East and parallel with the said East line 155.00 feet to a point; thence South 37 degrees 46 minutes 45 seconds West 940.00 feet to a point; thence North 52 degrees 13 minutes 15 seconds West 368.37 feet to a point; thence North 37 degrees 46 minutes 45 seconds East 663.163 feet to a point; thence North 06 degrees 42 minutes 14 seconds East 268.63 feet to a point; thence North 10 degrees 44 minutes 03 seconds West 173.63 feet to a point; thence North 28 degrees 13 minutes 15 seconds West 554.28 feet to a point; thence North 06 degrees 43 minutes 15 seconds West 160.00 feet to a point; thence North 67 degrees 14 minutes 06 seconds West 69.70 feet to a point; thence North 00 degrees 13 minutes 15 seconds West and parallel with the said East line 138.39 feet to a point; thence North 08 degrees 19 minutes 16 seconds East 50.56 feet to a point; thence North 00 degrees 13 minutes 15 seconds West and parallel with the said East line 150.92 feet to the POINT OF BEGINNING, containing 46.655 acres, more or less.

Subject, however, to all legal easements and rights-of-ways.

6/15/72

EXHIBIT "A"

Page 2



Schneider  
engineering  
corporation

1615 North Park Road

civil engineers

Indianapolis, Indiana 46226

land surveyors

Indianapolis, Indiana 46226

Vincent J. Schneider, president

EXHIBIT "A"

BOOK 261 PAGE 112

THE ORIGINAL REAL ESTATE

LEGAL DESCRIPTION  
THE WOODLANDS  
SECTION THREE

A part of the Southwest Quarter of Section 5, Township 17, North of Range 4 East in Hamilton County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southeast corner of said Quarter Section; thence North 89 degrees 40 minutes 15 seconds West upon and along South line of said Quarter Section 991.340 feet to a point; thence North 00 degrees 13 minutes 15 seconds West and parallel to the East line of said Quarter Section 255.610 feet to a point; thence North 52 degrees 13 minutes 15 seconds West 307.757 feet to a point; thence North 37 degrees 46 minutes 45 seconds East 940.00 feet to a point; thence North 00 degrees 13 minutes 15 seconds West and parallel to said East line 155.00 feet to a point; thence North 89 degrees 46 minutes 45 seconds East 655.090 feet to the said East line; thence South 00 degrees 13 minutes 15 seconds East upon and along said East line 1360.330 to the POINT OF BEGINNING, containing 29.383 acres, more or less.

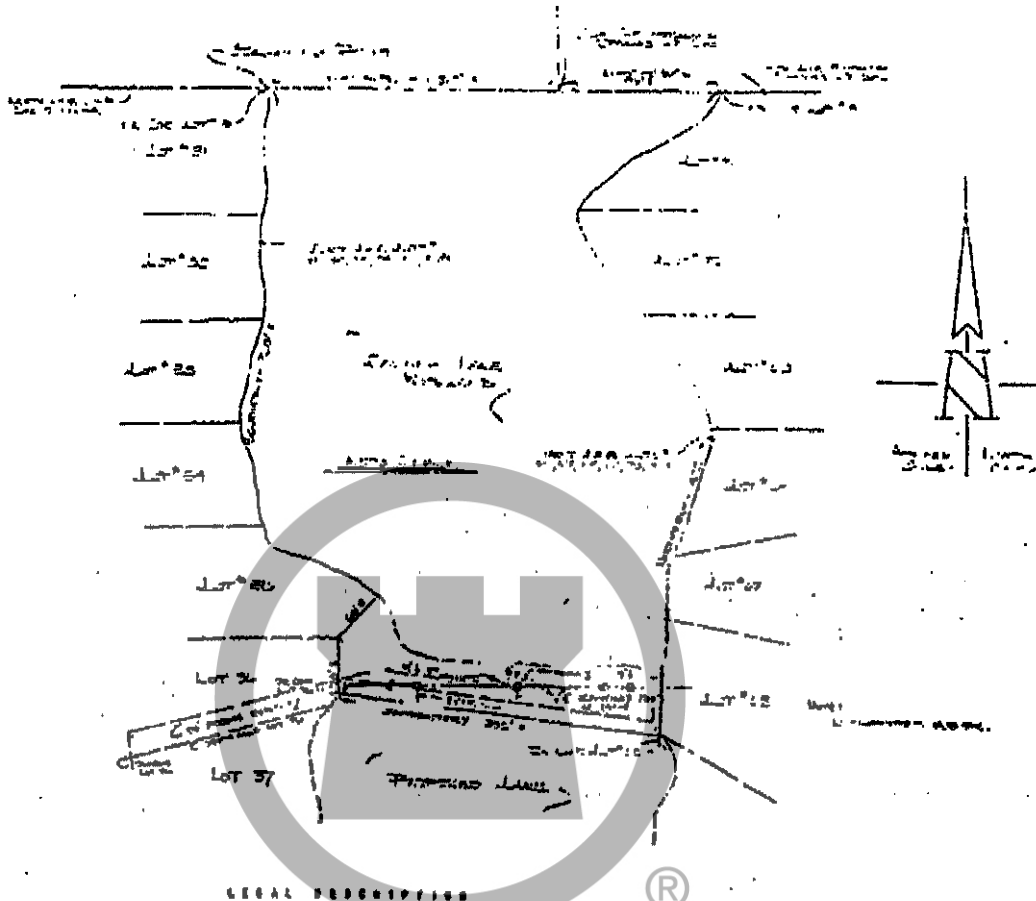
Subject, however, to the right-of-way for 106th Street off the entire South side thereof, subject, further, to the right-of-way for Chester Road off the entire East side thereof, subject, also, to all other legal easements and rights-of-ways.

CHICAGO TITLE

6/15/72

EXHIBIT "A"

BOOK 261 PAGE 113



A part of the Southwest Quarter of Section 5, Township 17 North of Range 4 East in Hamilton County, Indiana, being more particularly described as follows, to-wit:

Beginning at the northeast corner of Lot 31 in "The Broadlands - Section 5", a subdivision in Hamilton County, Indiana, the plat of which is recorded in Plat Book 1, Page 78 in the office of the Recorder of Hamilton County, Indiana, thence Southerly upon and the East line of Lots 29, 32, 33, 34 and 36 thence Westerly upon and along the West line of Lots 45, 47, 49, 51, 53 and 54 a distance of 217 feet more or less, to the Southwest corner of Lot 45; thence Southerly, a subdivision in Hamilton County, Indiana, the plat of which is recorded in Plat Book 1, Page 84 and 85 in the office of the Recorder of Hamilton County, Indiana, and the North line of said East-west quarter Section 5, said point also being the Northwest corner of Lot 17 (numbered 71); thence North 89 degrees 26 minutes 20 seconds East upon and along the East line of said "Broadlands - Section 5" Sixth Section" and the South line of said quarter Section 174 feet more or less, to the Southwest corner of said "Broadlands - Section 5" Sixth Section" thence North 89 degrees 26 minutes 20 seconds West upon and along the said North line 217 feet more or less to the 20107 W. 61600000 - coordinate 616220000, more or less.

Subject, however, to all legal encumbrances and right-of-ways.

DATE	03/29/04	Schindler Engineering Corporation and others and license 200 West 10th Street, Suite 100, Indianapolis, IN 46204	PROJECT NO.	2004-01-01	DATE	03/29/04
BY	DAMAYNARD		CLIENT	STATE OF INDIANA	DATE	03/29/04
CHECKED			PROJECT	LEGAL DESCRIPTION		



Schneider  
engineering  
corporation

civil engineers

land surveyors

vincent j. schneider, president

EXHIBIT ~~up~~ C  
Additional Real Estate

LEGAL DESCRIPTION  
THE WOODLANDS

BOOK 261 PAGE 114

A part of the Southwest Quarter of Section 5, Township 17 North of Range 4 East in Hamilton County, Indiana, being more particularly described as follows, towit:

Beginning at a point on the South line of said Quarter Section 991.34 feet North 89 degrees 40 minutes 15 seconds West of the Southeast corner of the said Quarter Section; thence North 89 degrees 40 minutes 15 seconds West upon and along the said South line 997.88 feet to a point; thence North 00 degrees 19 minutes 45 seconds East 40.00 feet to the POINT OF CURVATURE of a 6.82093 degree curve to the right, the radius point of said curve being South 89 degrees 40 minutes 15 seconds East 840.00 feet from said point; thence Northeasterly upon and along said curve 549.05 feet to the POINT OF TANGENCY, the radius point of said curve being South 52 degrees 13 minutes 15 seconds East 840.00 feet from said point; thence North 37 degrees 46 minutes 45 seconds East 273.55 feet to a point; thence South 52 degrees 13 minutes 15 seconds East 826.13 feet to a point; thence South 00 degrees 13 minutes 15 seconds East and parallel with the East line of said Quarter Section 256.61 feet to the POINT OF BEGINNING, containing 11.853 acres, more or less.

Subject, however, to the right-of-way for East 106th Street off the entire South side thereof; subject, further to all other legal easements and rights-of-ways.

6/13/72



CHICAGO TITLE



chneider  
engineering  
corporation

civil engineers

land surveyors

EXHIBIT "B"

BOOK

261

PAGE

115

ADDITIONAL REAL ESTATE

LEGAL DESCRIPTION

80 ACRES

The West Half of the Northwest Quarter of Section 8  
Township 17 North, Range 4 East in Hamilton County,  
Indiana, containing 80 acres, more or less.

Subject, however, to all legal easements and rights  
of ways.

6/15/72



CHICAGO TITLE

EXHIBIT "C"



Schneider  
engineering  
corporation

2575 North Park Drive

civil engineers

10000 North Indiana Avenue

land surveyors

1111 East 49th Street

EXHIBIT "D"

BOOK 261 PAGE 116

SUPPLEMENTAL REAL ESTATE

LEGAL DESCRIPTION

WOODLAND GREEN - PHASE I

A part of the Northeast Quarter of Section 5, Township 17 North of Range 4 East in Hamilton County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of the Northeast Quarter of Section 5; thence North 22 degrees 11 minutes 55 seconds East upon and along the centerline of Haverstick Road as now located and established, a distance of 256.730 feet to a point; thence North 18 degrees 16 minutes 25 seconds East upon and along said centerline a distance of 1146.862 feet to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION; thence North 18 degrees 16 minutes 25 seconds East upon and along said centerline a distance of 1.238 feet to a point; thence North 17 degrees 06 minutes 25 seconds East upon and along said centerline a distance of 1648.976 feet to a point in the North line of said Northeast Quarter Section and the centerline of East 116th Street, as now located and established; thence South 89 degrees 58 minutes 59 seconds East upon and along said North line and said centerline a distance of 729.800 feet to a point; thence South 00 degrees 04 minutes 53 seconds West a distance of 1667.000 feet to a point; thence North 89 degrees 55 minutes 07 seconds West a distance of 200.00 feet to a point; thence North 00 degrees 04 minutes 53 seconds East a distance of 25.00 feet to a point; thence North 89 degrees 55 minutes 07 seconds West a distance of 320.00 feet to a point; thence South 00 degrees 04 minutes 53 seconds West a distance of 68.497 feet to a point; thence North 89 degrees 55 minutes 07 seconds West a distance of 85.00 feet to a point; thence North 10 degrees 16 minutes 55 seconds East a distance of 5.497 feet to a point; thence North 72 degrees 53 minutes 35 seconds West a distance of 133.652 feet to a point; thence South 17 degrees 06 minutes 25 seconds West a distance of 20,000 feet to a point; thence North 72 degrees 53 minutes 35 seconds West a distance of 190.00 feet to a point; thence South 17 degrees 29 minutes 06 seconds West a distance of 13.257 feet to a point; thence North 11 degrees 43 minutes 35 seconds West a distance of 200.00 feet to the POINT OF BEGINNING, containing 37.421 acres, more or less.

subject, also, to all legal easements and rights-of-ways.

6/15/72



schneider  
engineering  
corporation

1675 north post road

civil engineers

indianapolis indiana 46226

land surveyors

vincent j schneider, president

(317) 898-8283

EXHIBIT "G"

261

117

SUPPLEMENTAL REAL ESTATE

LEGAL DESCRIPTION

WOODLAND GREEN - PHASE II

A part of the Northeast Quarter of Section 5, Township 17 North of Range 4 East in Hamilton County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Northeast Quarter Section thence North 22 degrees 11 minutes 55 seconds East upon and along the centerline of Haverstick Road, as now located and established, a distance of 256.73 feet to a point; thence North 18 degrees 16 minutes 25 seconds East upon and along said centerline a distance of 1146.862 feet to the Southwest corner of "Woodland Green - First Section", a subdivision in Hamilton County, Indiana, the plat of which is recorded in Plat Book 3, Pages 104-105 in the Office of the Recorder of Hamilton County, Indiana, thence South 71 degrees 43 minutes 35 seconds East a distance of 200.00 feet to a point; thence North 17 degrees 29 minutes 06 seconds East a distance of 13.257 feet to a point; thence South 72 degrees 53 minutes 35 seconds East a distance of 190.00 feet to a point; thence North 17 degrees 06 minutes 25 seconds East a distance of 20.00 feet to a point; thence South 72 degrees 53 minutes 35 seconds East a distance of 133.652 feet to a point; thence South 10 degrees 16 minutes 55 seconds West a distance of 5.497 feet to a point; thence South 89 degrees 55 minutes 07 seconds East a distance of 185.00 feet to a point; thence North 00 degrees 04 minutes 53 seconds East a distance of 68.497 feet to a point; thence South 89 degrees 55 minutes 07 seconds East a distance of 320.00 feet to a point; thence South 00 degrees 04 minutes 53 seconds West a distance of 25.00 feet to a point; thence South 89 degrees 55 minutes 07 seconds East a distance of 200.00 feet to the Southeast corner of said "Woodland Green - First Section" (the preceding eleven (11) described courses being continuous and contiguous with the South line of said "Woodland Green - First Section"); thence South 00 degrees 04 minutes 53 seconds West a distance of 1240.453 feet to the South line of said Northeast Quarter Section; thence North 89 degrees 54 minutes 14 seconds West upon and along the South line of said Quarter Section a distance of 1568.037 feet to the POINT OF BEGINNING, containing 41.477 acres, more or less.

Subject, also, to all legal easements and rights-of-ways.

6/15/72

S

chneider  
engineering  
corporation

civil engineers

land surveyors

EXHIBIT "C"

BOOK 261 PAGE 118

SUPPLEMENTAL REAL ESTATE

LEGAL DESCRIPTION

EDEN FOREST

A part of the East Half of the Southwest Quarter of Section 32, Township 18 North of Range 4 East in Hamilton County, Indiana, being more particularly described as follows, to wit:

Beginning at the Southwest corner of the East Half of the said Southwest Quarter Section; thence North 00 degrees 22 minutes 34 seconds West a distance of 2656.910 feet to a point; thence South 89 degrees 27 minutes 42 seconds East a distance of 660.572 feet to a point; thence South 00 degrees 14 minutes 35 seconds East a distance of 924.400 feet to a point; thence South 84 degrees 36 minutes 18 seconds East a distance of 206.620 feet to a point; thence South 00 degrees 27 minutes 28 seconds East a distance of 1705.099 feet to a point on the South line of the East Half of said Southwest Quarter Section; thence South 89 degrees 52 minutes 55 seconds West upon and along said South line a distance of 378.352 feet to a point; thence North 00 degrees 54 minutes 58 seconds East a distance of 500.092 feet to a point; thence South 89 degrees 52 minutes 55 seconds West and parallel with said South line a distance of 28.760 feet to a point; thence South 70 degrees 19 minutes 55 seconds West a distance of 113.660 feet to a point; thence South 34 degrees 07 minutes 22 seconds West a distance of 81.231 feet to a point; thence South 01 degrees 41 minutes 17 seconds West a distance of 395.018 feet to a point on said South line; thence South 89 degrees 52 minutes 55 seconds West upon and along said South line a distance of 303.000 feet to the POINT OF BEGINNING, containing 46.295 acres, more or less.

Subject, however, to all legal easements and rights of ways.

6/15/72





Schneider  
engineering  
corporation

civil engineers

land surveyors

CHICAGO TITLE CORPORATION

EXHIBIT "D"

SUPPLEMENTAL REAL ESTATE

LEGAL DESCRIPTION

BOOK 261 PAGE 119

EDEN GLEN

A part of the Southwest Quarter of Section 32, Township 18 North of Range 4 East in Hamilton County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southeast corner of the West Half of the said Southwest Quarter Section (said point being South 89 degrees 52 minutes 55 seconds West 1319.58 feet from the Southeast corner of the said Southwest Quarter Section); thence South 89 degrees 52 minutes 55 seconds West upon and along the South line of said Quarter Section 664.82 feet to a point; (said point being 661.79 feet North 89 degrees 52 minutes 55 seconds East from the Southwest corner of said Southwest Quarter Section); thence North 00 degrees 14 minutes 55 seconds West 2652.74 feet to a point; thence North 89 degrees 52 minutes 55 seconds East and parallel with the said South line 658.916 feet to the West line of "Eden Forests" a subdivision in Hamilton County, Indiana, the plat of which is recorded in Plat Book 2, Pages 85, 86 and 87 in the Office of the Recorder of Hamilton County, Indiana, thence South 00 degrees 22 minutes 34 seconds East upon and along the West line of said "Eden Forests" 2652.76 feet to the POINT OF BEGINNING, containing 40.307 acres, more or less.

Subject, however, to all legal easements and rights of ways.

CHICAGO TITLE  
6/15/72

Vincent J. Schneider president



Schneider  
engineering  
corporation

1675 North Post Road

civil engineers

Indianapolis Indiana 46219

land surveyors

(317) 838-8282

EXHIBIT "D"

SUPPLEMENTAL REAL ESTATE BOOK 261 PAGE 120

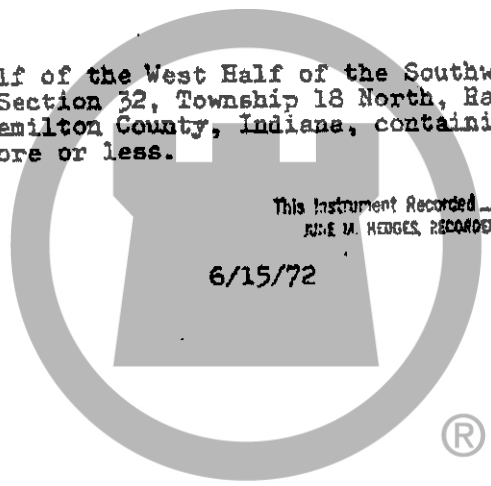
LEGAL DESCRIPTION

40 ACRES

The West Half of the West Half of the Southwest  
Quarter of Section 32, Township 18 North, Range  
4 East in Hamilton County, Indiana, containing  
40 acres, more or less.

This Instrument Recorded Sept 27 1972  
JANE M. HEDGES, RECORDER HAMILTON COUNTY, IND.

6/15/72



CHICAGO TITLE

DESIGNATION OF ADDITIONAL  
REAL ESTATE

2015

BOOK

272

PAGE

473

This Designation made this 7<sup>th</sup> day of March, 1974, by SCHUTZ & THOMPSON, INC. (hereinafter referred to as "Declarant"),

W I T N E S S E T H:

WHEREAS, by that certain Declaration of Covenants and Restrictions dated September 27, 1972 and recorded September 27, 1972 as Instrument No. 8516 in Book 261, pages 87-120 inclusive, in the office of the Recorder of Hamilton County, Indiana (hereinafter referred to as the "Declaration"), Declarant subjected certain real estate therein described to the provisions, agreements, conditions, covenants, restrictions, easements, charges and liens of the Declaration; and

WHEREAS, Declarant has the right, pursuant to Article III, Section 1. of the Declaration, to subject certain other real estate to the Declaration by the recording in Hamilton County, Indiana of an instrument entitled "Designation of Additional Real Estate"; and

WHEREAS, Declarant is the owner of the real estate in Hamilton County, Indiana more particularly described in Exhibit "A" attached thereto and hereby made a part hereof (which real estate is hereinafter referred to as the "Real Estate"), except such portions of the Real Estate as have been conveyed by Declarant to CLIFFORD R. WRIGHT and ABBY E. WRIGHT, husband and wife (hereinafter referred to as "Other Signatories"); and

WHEREAS, the Real Estate lies within the real estate described in Exhibit "C" attached to the Declaration (said Exhibit "C" being a description of the real estate which could be subjected to the Declaration); and

WHEREAS, the real estate described in Exhibit "C"-Page 1 attached to the Declaration has now been subdivided and platted as The Woodlands - Section IV, an addition in Hamilton County, Indiana as per plat thereof recorded in Plat Book 5, pages 12 and 13, in the Hamilton County Recorder's office, and part of the real estate described in Exhibit "C"-Page 2 attached to the Declaration has now been subdivided and platted as Briar Creek, Section One, an addition in Hamilton County, Indiana as per plat thereof recorded in Plat Book 5, pages 14 and 15, in the Hamilton County Recorder's office; and

WHEREAS, the Other Signatories own Lots 61 and 72 in Briar Creek, Section One, and such lots are within the Real Estate; and

WHEREAS, Declarant and the Other Signatories desire that the Real Estate be deemed "Additional Real Estate" as said term is defined in the Declaration.

NOW, THEREFORE, Declarant, pursuant to Article I, Section 1.(f) of the Declaration, hereby designates the Other Signatories

This Instrument Recorded Mar 13 1974  
BY 4 REGES, RECORDER HAMILTON COUNTY, IND.

BOOK 272 PAGE 474

as a successor and assign of Declarant having the rights of Declarant under the Declaration for the sole and limited purpose of designating those portions of the Real Estate owned by the Other Signatories as "Additional Real Estate" under the Declaration. Declarant and the Other Signatories, in accordance with and pursuant to Article III, Section 1. of the Declaration, hereby declare that the Real Estate is to be deemed "Additional Real Estate" (as defined in the Declaration) and therefore part of "The Woodlands Property" (as defined in the Declaration) for all purposes under the Declaration.

IN WITNESS WHEREOF, this Designation of Additional Real Estate is executed on the day and year first hereinabove set forth.

ATTEST:

*John T. Schutz*  
John T. Schutz, Secretary

SCHUTZ & THOMPSON, INC.

BY: *Kenneth Thompson*  
Kenneth Thompson, President

*Clifford R. Wright*  
Clifford R. Wright

*Abby E. Wright*  
Abby E. Wright  
(Husband and Wife)

RECEIVED FOR RECORD  
AT 2:40 O'CLOCK P.M.  
MAR 13 1974  
BOOK PAGE  
James M. Hagedorn  
RECORDER MARION COUNTY, INDIANA

This Instrument was Prepared by Dixon B. Dann, Attorney at Law.

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared KENNETH THOMPSON and JOHN T. SCHUTZ, the President and Secretary, respectively, of SCHUTZ & THOMPSON, INC., an Indiana corporation, who acknowledged the execution of the foregoing Designation of Additional Real Estate, for and on behalf of said corporation for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 11 day of March, 1974.

*Peggy Jo McKinnel*  
Notary Public

My commission expires:

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

BOOK 272 PAGE 475

Before me, a Notary Public in and for said County and State, personally appeared CLIFFORD R. WRIGHT and ABBY E. WRIGHT, husband and wife, who acknowledged the execution of the foregoing Designation of Additional Real Estate for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 7<sup>th</sup> day of March, 1974.

Bonnie L. Linnelle  
Notary Public

My commission expires:  
May 13, 1977



# CHICAGO TITLE

This Instrument was Prepared by Dixon B. Dann, Attorney at Law.



chneider  
engineering  
corporation

civil engineers

land surveyors

vincent j. schneider, president

272

476

LEGAL DESCRIPTION

BOOK

PAGE

THE WOODLANDS - SECTION IV

A part of the Southwest Quarter of Section 5, Township 17 North of Range 4 East in Hamilton County, Indiana, being more particularly described as follows, to-wit:

Beginning at a point on the South line of said Quarter Section 991.34 feet North 89 degrees 40 minutes 15 seconds West of the Southeast corner of the said Quarter Section; thence North 89 degrees 40 minutes 15 seconds West upon and along the said South line 997.88 feet to a point; thence North 00 degrees 19 minutes 45 seconds East 40.00 feet to the POINT OF CURVATURE of a 6.82093 degree curve to the right, the radius point of said curve being South 89 degrees 40 minutes 15 seconds East 840.00 feet from said point; thence Northeasterly upon and along said curve 549.05 feet to the POINT OF TANGENCY, the radius point of said curve being South 52 degrees 13 minutes 15 seconds East 840.00 feet from said point; thence North 37 degrees 46 minutes 45 seconds East 273.55 feet to a point; thence South 52 degrees 13 minutes 15 seconds East 826.13 feet to a point; thence South 00 degrees 13 minutes 15 seconds East and parallel with the East line of said Quarter Section 256.61 feet to the POINT OF BEGINNING, containing 11.853 acres, more or

Subject, however, to the right-of-way for East 106th Street off the entire South side thereof; subject, further to all other legal easements and rights-of-ways.

CHICAGO TITLE

6/13/72

ADDITIONAL REAL ESTATE

EXHIBIT "A"

Page 1



Schneider  
engineering  
corporation

3875 north post road

civil engineers

Indianapolis Indiana 46226

land surveyors

(317) 8-8202

Vincent J. Schneider, President

BOOK 272 PAGE 477

LEGAL DESCRIPTION

80 ACRES

The West Half of the Northwest Quarter of Section 8  
Township 17 North, Range 4 East in Hamilton County,  
Indiana, containing 80 acres, more or less.

Subject, however, to all legal easements and rights  
of ways.

This Instrument Recorded Mar 13, 1977  
DENE M. HEDGES, RECORDER HAMILTON COUNTY, IND.

6/15/72



(a part of which is platted as Briar Creek, Section  
One -- Plat Book 5, pages 14 and 15)

CHICAGO TITLE

ADDITIONAL REAL ESTATE

EXHIBIT "A"

Page 2

DESIGNATION OF SUPPLEMENTAL  
REAL ESTATE

272

BOOK PAGE 478

2016

This Designation made this 11<sup>th</sup> day of March,  
1974, by SCHUTZ & THOMPSON, INC. (hereinafter referred to as  
"Declarant").

W I T N E S S E T H:

WHEREAS, by that certain Declaration of Covenants and  
Restrictions dated September 27, 1972 and recorded September 27,  
1972 as Instrument No. 8516 in Book 261, pages 87-120 inclusive,  
in the office of the Recorder of Hamilton County, Indiana (herein-  
after referred to as the "Declaration"), Declarant subjected certain  
real estate therein described to the provisions, agreements, conditions,  
covenants, restrictions, easements, charges and liens of the  
Declaration; and

WHEREAS, Declarant has the right, pursuant to Article III,  
Section 2. of the Declaration, to grant to the Owners (as defined in  
the Declaration) of certain other real estate (as described in  
Exhibit "D" attached to the Declaration) certain rights to the use,  
enjoyment and benefit of the Common Properties (as defined in the  
Declaration) by the recording in Hamilton County, Indiana of an instru-  
ment entitled "Designation of Supplemental Real Estate"; and

WHEREAS, Declarant desires that the real estate described in  
Exhibit "A" attached hereto and hereby made a part hereof (hereinafter  
referred to as the "Real Estate") be deemed "Supplemental Real Estate"  
as said term is defined in the Declaration (the Real Estate lying  
within the real estate described in Exhibit "D" attached to the  
Declaration).

NOW, THEREFORE, in accordance with and pursuant to Article  
III, Section 2. of the Declaration, Declarant hereby declares that  
the Real Estate is to be deemed and is hereby designated as  
"Supplemental Real Estate" (as defined in the Declaration) for all  
purposes under the Declaration and each Owner of any parcel of real  
estate within the Real Estate (hereby designated "Supplemental Real  
Estate") shall have the rights granted to such Owners under said  
Article III, Section 2. of the Declaration, subject to the terms,  
covenants and conditions set forth in the Declaration.


IN WITNESS WHEREOF, this Designation of Supplemental Real  
Estate is executed on the day and year first hereinabove set forth.

This Instrument Recorded Mar-13, 1974  
RUSSELL M. HEDGES, RECORDER HAMILTON COUNTY, IND.

SCHUTZ & THOMPSON, INC.

WITNESSES:

  
John T. Schutz, Secretary

BY   
Kenneth Thompson, President



MAR 26 '87 09:49

F07

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

BOOK 272 PAGE 479

Before me, a Notary Public in and for said County and State, personally appeared KENNETH THOMPSON and JOHN T. SCHUTZ, the President and Secretary, respectively, of SCHUTZ & THOMPSON, INC., an Indiana corporation, who acknowledged the execution of the foregoing Designation of Supplemental Real Estate for and on behalf of said corporation for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this 11 day of March, 1974.

*Peggy Jo Smetkowski*  
Notary Public

My commission expires:

Nov 14 1976

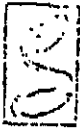
RECEIVED FOR RECORD  
AT 2:40 O'CLOCK P. M.

MAR 13 1974



BOOK 272 PAGE 479  
*J. B. Dann*  
CHICAGO TITLE

This Instrument was Prepared by Dixon B. Dann, Attorney at Law.



schneider  
engineering  
corporation  
3875 North East Road

civil engineers

land surveyors

Indianapolis, Indiana 46226

Phone: 898 6233

BOOK 272 PAGE 480

SUPPLEMENTAL REAL ESTATE

LEGAL DESCRIPTION

WOODLAND GREEN - PHASE I

A part of the Northeast Quarter of Section 5, Township 17 North of Range 4 East in Hamilton County, Indiana, being more particularly described as follows, to-wit:

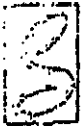
Commencing at the Southwest corner of the Northeast Quarter of Section 5 thence North 22 degrees 11 minutes 55 seconds East upon and along the centerline of Haverstick Road as now located and established, a distance of 256.730 feet to a point; thence North 18 degrees 16 minutes 25 seconds East upon and along said centerline a distance of 1146.862 feet to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION; thence North 18 degrees 16 minutes 25 seconds East upon and along said centerline a distance of 1146.862 feet to a point; thence North 17 degrees 06 minutes 25 seconds East upon and along said centerline a distance of 1648.976 feet to a point in the North line of said Northeast Quarter Section and the centerline of East 116th Street, as now located and established; thence South 89 degrees 58 minutes 59 seconds East upon and along said North line and said centerline a distance of 729.800 feet to a point; thence South 00 degrees 04 minutes 53 seconds West a distance of 1667.000 feet to a point; thence North 89 degrees 55 minutes 07 seconds West a distance of 200.00 feet to a point; thence North 00 degrees 04 minutes 53 seconds East a distance of 25.00 feet to a point; thence North 89 degrees 55 minutes 07 seconds West a distance of 320.00 feet to a point; thence South 00 degrees 04 minutes 53 seconds West a distance of 68.497 feet to a point; thence North 89 degrees 55 minutes 07 seconds West a distance of 85.00 feet to a point; thence North 10 degrees 16 minutes 55 seconds East a distance of 5.497 feet to a point; thence North 72 degrees 55 minutes 35 seconds West a distance of 133.652 feet to a point; thence South 17 degrees 06 minutes 25 seconds West a distance of 20,000 feet to a point; thence North 72 degrees 53 minutes 35 seconds West a distance of 190.00 feet to a point; thence South 17 degrees 29 minutes 53 seconds West a distance of 13.257 feet to a point; thence North 17 degrees 43 minutes 35 seconds West a distance of 200.00 feet to the POINT OF BEGINNING, containing 37.421 acres, more or less.

Subject, also, to all legal easements and rights-of-ways.

6/15/72

EXHIBIT "A"  
Page 1

vincent j. schneider, president



schneider  
engineering  
corporation

3675 North Post Road

civil engineers

Indianapolis, Indiana 46226

land surveyors

(317) 578-9282

BOOK 272 PAGE 481

SUPPLEMENTAL REAL ESTATE

LEGAL DESCRIPTION

WOODLAND GREEN - PHASE II

A part of the Northeast Quarter of Section 5, Township 17 North of Range 4 East in Hamilton County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said Northeast Quarter Section thence North 22 degrees 11 minutes 55 seconds East upon and along the centerline of Haverstick Road, as now located and established, a distance of 256.73 feet to a point; thence North 18 degrees 16 minutes 25 seconds East upon and along said centerline a distance of 1146.862 feet to the Southwest corner of "Woodland Green - First Section", a subdivision in Hamilton County, Indiana, the plat of which is recorded in Plat Book 3, Pages 104-105 in the Office of the Recorder of Hamilton County, Indiana, thence South 71 degrees 43 minutes 35 seconds East a distance of 200.00 feet to a point; thence North 17 degrees 29 minutes 06 seconds East a distance of 13.257 feet to a point; thence South 72 degrees 53 minutes 35 seconds East a distance of 190.00 feet to a point; thence North 17 degrees 06 minutes 25 seconds East a distance of 20.00 feet to a point; thence South 72 degrees 53 minutes 35 seconds East a distance of 133.652 feet to a point; thence South 10 degrees 16 minutes 55 seconds West a distance of 5.497 feet to a point; thence South 89 degrees 55 minutes 07 seconds East a distance of 185.00 feet to a point; thence North 00 degrees 04 minutes 53 seconds East a distance of 68.497 feet to a point; thence South 89 degrees 55 minutes 07 seconds East a distance of 320.00 feet to a point; thence South 00 degrees 04 minutes 53 seconds West a distance of 25.00 feet to a point; thence South 89 degrees 55 minutes 07 seconds East a distance of 200.00 feet to the Southeast corner of said "Woodland Green - First Section" (the preceding eleven (11) described courses being continuous and contiguous with the South line of said "Woodland Green - First Section"); thence South 00 degrees 04 minutes 53 seconds West a distance of 1240.453 feet to the South line of said Northeast Quarter Section; thence North 89 degrees 54 minutes 14 seconds West upon and along the South line of said Quarter Section a distance of 1668.037 feet to the POINT OF BEGINNING, containing 41.477 acres, more or less.

Subject, also, to all legal easements and rights-of-ways.

6/15/72

CHNEIDER ENGINEERING CORPORATION

chneider  
engineering  
corporation

civil engineers

land surveyors

1675 NORTH POST ROAD

INDIANAPOLIS, INDIANA 46224

PHONE 552-5232

SUPPLEMENTAL REAL ESTATE

BOOK 272 PAGE 482

LEGAL DESCRIPTION  
EDEN FOREST

A part of the East Half of the Southwest Quarter of Section 32, Township 18 North of Range 4 East in Hamilton County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the East Half of the said Southwest Quarter Section; thence North 00 degrees 22 minutes 34 seconds West a distance of 2656.910 feet to a point; thence South 89 degrees 27 minutes 42 seconds East a distance of 660.572 feet to a point; thence South 00 degrees 14 minutes 35 seconds East a distance of 924.400 feet to a point; thence South 84 degrees 36 minutes 18 seconds East a distance of 205.620 feet to a point; thence South 00 degrees 27 minutes 28 seconds East a distance of 1705.099 feet to a point on the South line of the East Half of said Southwest Quarter Section; thence South 89 degrees 52 minutes 55 seconds West upon and along said South line a distance of 378.352 feet to a point; thence North 00 degrees 54 minutes 58 seconds East a distance of 500.092 feet to a point; thence South 89 degrees 52 minutes 55 seconds West and parallel with said South line a distance of 28.760 feet to a point; thence South 70 degrees 19 minutes 55 seconds West a distance of 113.660 feet to a point; thence South 34 degrees 07 minutes 22 seconds West a distance of 81.231 feet to a point; thence South 01 degrees 41 minutes 17 seconds West a distance of 395.018 feet to a point on said South line; thence South 89 degrees 52 minutes 55 seconds West upon and along said South line a distance of 303.000 feet to the POINT OF BEGINNING, containing 46.295 acres, more or less.

Subject, however, to all legal easements and rights of ways.

6/15/72

EXHIBIT "A"  
Page 3

