

CONSTITUTION AND REGULATIONS OF
WOODLAND MEADOWS

WHEREAS, Nora J. Adams and Joseph Oren Godsey, as Co-Executors of the Estate of Goldie Opal Godsey, deceased, and as individuals, are owners of certain real estate located in Morgan County, Indiana described in Exhibit "A", attached hereto a part hereof and incorporated herein by reference;

WHEREAS, Nora J. Adams and Joseph Oren Godsey, as such Co-Executors and as individuals, desire to grant deeds to various individuals and execute land sales as to portion of the described real estate; and

WHEREAS, for the mutual benefit of all purchasers, it is desired that Rules and Regulations be formulated for the use and maintenance of real estate and roadways heretofore installed on the real estate;

NOW THEREFORE, the following Constitution and Regulations are declared and adopted:

I

There is hereby established an unincorporated association to be known as Woodland Meadows Association and the above-described real estate shall hereinafter be designated as Woodland Meadows. All deeds of conveyance executed by Nora J. Adams and Joseph Oren Godsey, as Co-Executors of the Estate of Goldie Opal Godsey or as individuals, to any portion of the real estate described in Exhibit "A" shall contain a restriction that such deed is subject to the terms and provisions of this Constitution and Regulations and each grantee in such deed of conveyance shall be deemed by the acceptance thereof to agree to be bound by and take subject to the terms and conditions of this Constitution and Regulations.

II

Memberships in the Association shall be transferred or created in the event any ownership interest legal or equitable is transferred as to any portion of the described real estate to any party. Each fee simple ownership interest shall have one vote in the event the modification of this Constitution is proposed. Modification of any part of this Constitution and Regulations shall be only upon unanimous vote of all members.

III

Length of time for which this Association is formed is from August 1, 1986 until July 31, 1996 provided that unless at least fifty percent (50%) of the members elect by an instrument record in the Miscellaneous Records of the Office of the Morgan County Recorder at such time. This Association shall be deemed to be renewed for additional successive periods of ten (10) years.

IV

The following Regulations shall take effect on execution and recording of this instrument and shall continue in effect until modified by two-thirds vote of the Association which modification shall be evidenced by an amendment making reference to this document duly executed by two-thirds of the membership and record it in the Miscellaneous Record of the Office of the Recorder of Morgan County, Indiana:

1. All roadways as shown on Exhibit "A", attached hereto and hereby dedicated to the private use of the owners of the lots of subdivision until such time as such owners shall petition the Morgan County Board of Commissioners to accept the same and the same be accepted by the Morgan County Board of Commissioners and to the Morgan County Highways. There is dedicated for each roadway depicted on Exhibit "A" a minimum of fifty (50) foot right-of-way.

2. There is hereby dedicated to the use of all public utilities an easement for the installation of poles, lines, ducts, gas or water mains, laterals, sewers or open drain ten (10) feet in width over and along each property line of a tract conveyed subject to these provisions. These easements are not for the use of and shall not be used for high voltage electric transmission lines or high pressure liquids or gas pipelines except by unanimous consent of the members of this Association.

3. The real estate shall be used for the residential purposes only. No buildings shall be erected, altered, placed or permitted to remain on any of the tracts other than one single family dwelling not to exceed two (2) stories in height with a minimum ground floor area of fifteen hundred (1500) square feet of living quarters exclusive of garage and open porches for a one story dwelling and minimum ground area of nine hundred (900) square feet of living quarters exclusive of garage and open porches for a dwelling of two stories. No structure shall be erected within eighty-five (85) feet from the centerline of the road nor twenty (20) feet of any side property line. All outbuildings or detached structures shall be set back at least twenty (20) feet from the rear of any house.

4. Dogs, cats, horses and one (1) head of cattle per acre of pasture shall be permitted, provided they are not bred or maintained for any commercial purposes. No swine shall be permitted.

5. All above ground swimming pools must be enclosed with a privacy fence.

6. No trailer or other portable device or modular home, garage or outbuilding shall be used as a residence.

7. No nocuous or offensive activity shall be carried on upon any lot or anything be done thereon which may be or become a nuisance to the neighborhood.

8. All exterior fronts of residences shall be of masonry except that wood construction of primarily redwood or cedar shall be permitted. Aluminum siding shall not be permitted.

9. The Association shall elect a Road Director on or before November 30th of each year. The election shall be by a majority vote of members present and voting at a meeting held upon notice to all property holders of record provided that until such time as the Estate of Goldie Opal Godsey or Nora J. Adams and Joseph Oren Godsey shall cease to be owners of any of the real estate which is subject to this Constitution and Regulations, Nora J. Adams shall be entitled to be Road Director. The roadway depicted in Exhibit "A" shall be maintained as easements for access to the various tracts. The owner of each said numbered tract shall be assessed for One Hundred Dollars (\$100.00) per year for road maintenance and snow removal. Such assessments shall be paid into a separate account and each member shall be entitled to full and complete disclosure of the use thereof, however, sole discretion as to the application of said funds shall rest with the Road Director provided that in no event may such funds be used for any purpose other than the maintenance of roadways and snow removal described herein.

10. Assessments shall be due and payable to the Director on or before February 1st of each calendar year and if not paid by March 31st of each calendar year, shall become a lien or real estate owned by the person or persons liable for such assessment which lien may be foreclosed by the Association in the same manner and procedure as is applicable for the foreclosure of mortgages then in effect.

11. The right to enforce these provisions by injunction together with the right to cause removal by due process of law is reserved to the members provided, however, that violation will not result in a forfeiture or reversion of title.

IN WITNESS WHEREOF, this Constitution and Regulations has been executed this 29th day of July, 1986.

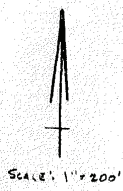
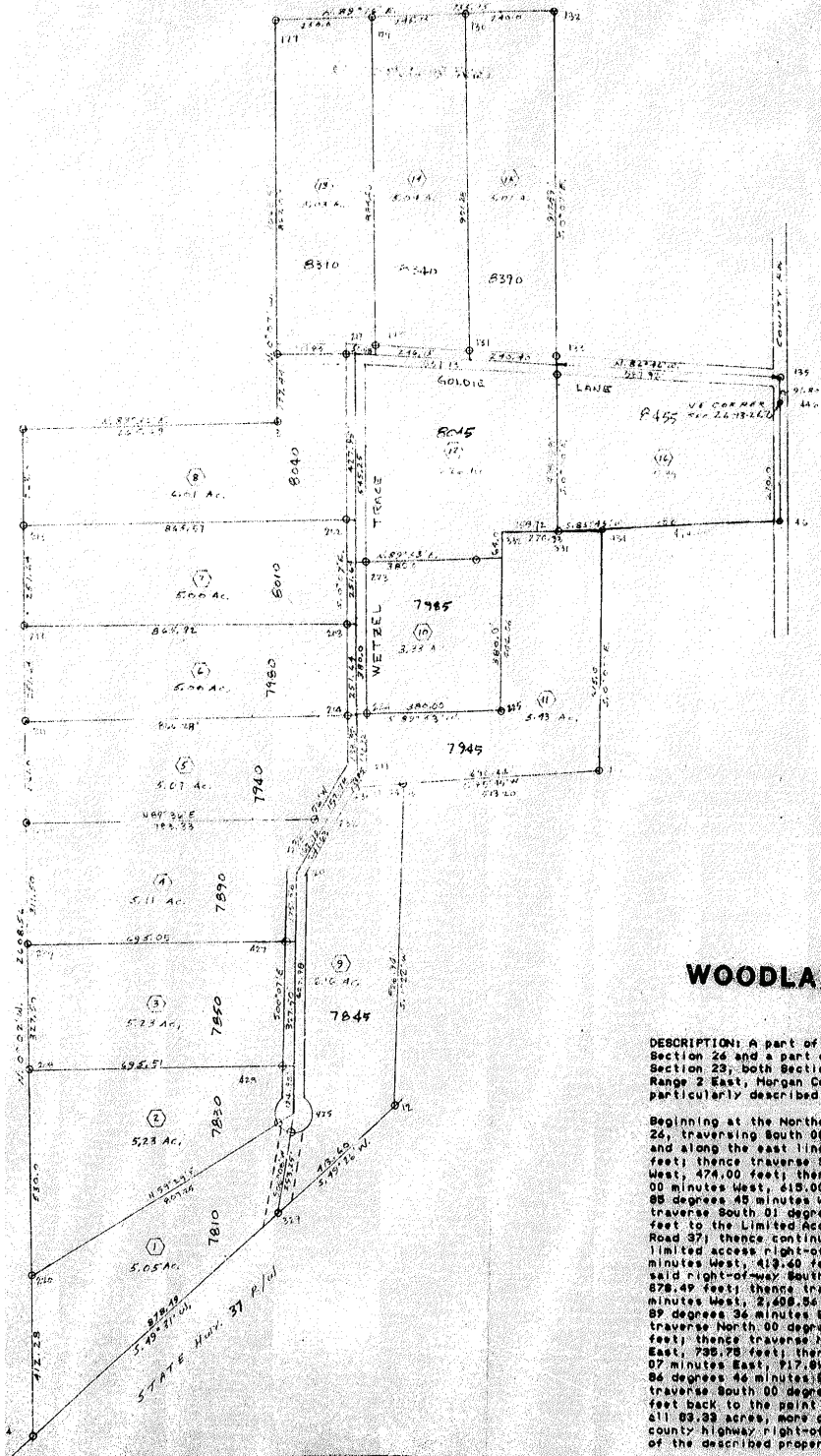
Nora J. Adams
NORA J. ADAMS, As Co-Executor
of the Estate of Goldie Opal
Godsey
Joseph Oren Godsey
JOSEPH OREN GODSEY, As Co-
Executor of the Estate of
Goldie Opal Godsey

Nora J. Adams
NORA J. ADAMS, Individuals
Joseph Oren Godsey
JOSEPH OREN GODSEY, AS
Individuals

RECEIVED FOR RECORD

JUL 30 1 58 PM '86

Cornelia J. Smith
MORGAN COUNTY RECORDER



WOODLAND MEADOWS

DESCRIPTION: A part of the Northeast Quarter of Section 24 and a part of the Southeast Quarter of Section 23; both Sections in Township 13 North, Range 2 East, Morgan County, Indiana, more particularly described as follows to-wit:

Beginning at the Northeast corner of said Section 24, traversing South 00 degrees 00 minutes East on and along the east line of the section, 270.00 feet; thence traverse South 85 degrees 45 minutes West, 474.00 feet; thence traverse South 85 degrees 00 minutes West, 615.00 feet; thence traverse South 85 degrees 45 minutes West, 519.20 feet; thence traverse South 01 degree 22 minutes West, 224.94 feet to the Limited Access Right-of-way for State Road 37; thence continuing on and along the said limited access right-of-way South 49 degrees 24 minutes West, 419.40 feet; thence continuing on said right-of-way South 49 degrees 31 minutes West, 878.49 feet; thence traverse North 00 degrees 02 minutes West, 2,608.56 feet; thence traverse North 89 degrees 36 minutes East, 448.49 feet; thence traverse North 00 degrees 07 minutes West, 1,948.81 feet; thence traverse North 89 degrees 14 minutes East, 735.75 feet; thence traverse South 80 degrees 07 minutes East, 117.89 feet; thence traverse South 86 degrees 46 minutes East, 307.72 feet; thence traverse South 00 degrees 00 minutes West, 11.80 feet back to the point of beginning, containing in all 83.33 acres, more or less, subject to the county highway right-of-way on the entire East side of the described property.

RECORDER'S NOTE:
INSTRUMENT POOR COPY
MAY NOT REPRODUCE.

Dan D. Burt
July 30, 1986

Exhibit "A"

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