

AMAZON LAKE

CURVE DATA

Δ	R	T	L
① 83°20'	43.83'	39.17'	47.50'
② 102°15'	50.40'	75.00'	51.69'

**LEGAL DESCRIPTION**

A part of the Southeast quarter of the Southeast quarter of Section 24, Township 11 North, Range 3 West, and a part of the Southwest quarter of the Southwest quarter of Section 27, Township 11 North, Range 3 West, Owen County, Indiana, described as follows: Beginning at the intersection of the North line of the Southeast quarter of the Southeast quarter of the said Section 27 with the centerline of a county road, said point being 1331.26 feet North and 30.27 feet West of the Southeast corner of said quarter-quarter, thence West over and along the North line of said quarter-quarter for a distance of 866.84 feet, thence S07°28'-45"W for a distance of 841.4 feet, thence S17°51'-34"W for a distance of 45.13 feet, thence S03°10'-30"E for a distance of 81.36 feet, thence S01°07'W for a distance of 81.35 feet, thence S08°27'-36"W for a distance of 83.54 feet, thence W72°50'-36"W for a distance of 83.80 feet, thence S01°42'W for a distance of 80.81 feet, thence S05°11'W for a distance of 83.97 feet, thence N05°21'W for a distance of 117.94 feet, thence S01°07'W for a distance of 172.04 feet, thence N82°37'-40"W for a distance of 146.04 feet, thence N44°17'W for a distance of 85.81 feet, thence N37°23'W for a distance of 130.13 feet, thence N75°38'W for a distance of 141.16 feet, thence N76°36'W for a distance of 137.39 feet, thence N64°06'W for a distance of 152.01 feet to the centerline of a county road, thence Northwesterly over and along the centerline of said county road by the following courses and distances: N07°22'N, 100.00 feet; N18°32'N, 159.87 feet; N35°24'N, 271.50 feet; N25°57'N, 259.18 feet to the place of beginning. Containing 26,470 acres, more or less.



*Robert W. ...*

AMAZON SHORES  
FIRST ADDITION  
A PART OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 24  
& A PART OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 27  
TOWNSHIP 11 NORTH-RANGE 3 WEST  
OWEN COUNTY, INDIANA

THIS PLAN APPROVED AND ENTITLED  
TO RECORD THIS 19<sup>th</sup> DAY OF NOVEMBER, 1973  
BY THE BOARD OF COMMISSIONERS OF  
OWEN COUNTY:

*Robert W. ...*  
*Harland ...*  
*Reginald ...*

RECORDED  
NOV 20 1973

232A1

RECEIVED FOR RECORD  
7:14  
NOV 27 1973  
3:00  
and recorded in Plat Book no. 2 of A-1

RESTRICTIONS APPLICABLE TO LOTS WITHIN THE PLAT OF  
AMAZON SHORES, FIRST, SECOND, THIRD AND FOURTH ADDITIONS

The undersigned DBS, Inc., a corporation, Ralph Ketcham and Pearl Ketcham, his wife, Ralph McFarren, unmarried, C. Howard Murray and Mary Murray, husband and wife, being the owners of real estate described in the above and foregoing plat of Amazon Shores, First, Second, Third and Fourth Additions, having heretofore made their dedication on the annexed plat of said additions, do now and hereby set out the protective covenants and restrictions applicable to said real estate. All of the lots in all of said additions and the use thereof by present and future owners or occupants thereof shall be subject to the following conditions and restrictions which shall constitute covenants running with the land, and each of them, to-wit:

1. The premises shall be used for residential purposes only, and no business of any kind or no noxious or offensive activity of any kind shall be carried on upon said tract, nor shall anything be done thereon which may become an annoyance or a nuisance to the neighborhood and the neighboring lot owners.

2. Mobile homes shall be permitted in the First Addition only and all such mobile homes shall be skirted and the owners thereof are subject to all of the rules and restrictions herein contained.

3. All one-story residences shall contain at least 700 square feet of living space. Split-levels shall contain at least 1,000 square feet and two-story residences at least 1,400 square feet.

*Robert B. Ketcham*  
Owen County Recorder

4. All new material shall be used on the exterior of all residences and all exteriors must be finished within six (6) months after starting construction. Campers may be allowed on lots only during construction period.

5. All septic systems shall adhere to all state health laws except that such systems must be at least fifty (50) feet from water's edge.

6. A-frame residences and other vacation type homes are acceptable if they meet minimum building requirements.

7. All toilet facilities shall be indoors.

8. All property owners shall keep property in eye-pleasing condition at all times. No trash accumulation shall be allowed. All trash containers shall be sanitary and of a closed type and kept away from neighbors' boundaries so far as possible. All weeds and grass shall be regularly cut and the area picked up so as to remain in a sanitary condition.

9. All lots are measured to center of road for the purpose of a twenty (20) foot easement from center of road for access purposes and for all utilities and for possible future widening of roads.

10. All waterfront and off-water lot owners shall have full and equal resort and recreational facilities, including the pool, lake, tennis courts, playgrounds, etc., including guests of owners, all being subject to the rules of Amazon, Inc.

11. All off-water lot owners shall have free boat dock.

12. Lots Numbered 35 and 36 of Amazon Shores First Addition are subject to a walk-way easement between them.

13. Each lot in all additions shall be subject to an annual maintenance assessment of Fifty Dollars (\$50.00), the first payment thereof being due with the purchase of the lot and annually thereafter. The Board of Commissioners of Owen County shall not be obligated for care or maintenance of the roads in said additions.

14. No livestock or poultry of any kind shall be kept on any lot except this shall not prevent owners from keeping dogs, cats, or other household pets provided they are reasonably maintained.

15. A failure to comply with any of the above rules and restrictions shall mean forfeiture of the owner's Amazon Club membership and all rights and privileges thereof.

16. The Grantee herein and each and every subsequent grantee and owner of the property described in this conveyance hereby accepts and agrees to be bound by each and every one of the foregoing provisions, specifications, regulations and restrictions concerning the use and occupancy of the real estate hereby conveyed. It is specifically agreed and understood by the grantee herein that upon failure of such grantee to comply with any of the foregoing provisions that such grantee shall have thirty (30) days notice from the Board of Directors of Amazon, Inc. to comply with such provision and in the event of the Grantee's failure so to comply at the expiration of said thirty (30) day period, Amazon, Inc. shall have the right to enforce said provisions by appropriate action against the owner

of said property at the expense of said owner and upon successful completion of such enforcement litigation the fee simple title to said property shall revert to and be vested in Amazon, Inc. and the said corporation may thereupon re-enter and take possession of the whole of said real estate.

17. It is agreed and understood that the conditions in this conveyance shall be construed as covenants running with the land and that the same shall extend to and be binding upon the grantee named herein and all persons or other subsequent grantees claiming from, through or under the named grantee.

The undersigned DBS, Inc., Ralph Ketcham and Pearl Ketcham, his wife, Ralph McFarren, unmarried and C. Howard Murray and Mary Murray, husband and wife hereby certify that they are the owners of the real estate comprising the Amazon Shores First, Second, Third and Fourth Additions as described in the annexed plat and that said real estate is not within the corporate limits of any city or town. The undersigned further certify that the real estate comprising said additions as herein described is a part of a tract sold by DBS, Inc., Ralph Ketcham and Pearl Ketcham, his wife and Ralph McFarren, unmarried to C. Howard Murray and Mary Murray, husband and wife on conditional sales contract bearing date of December 30, 1972 as recorded in Miscellaneous Record Number 37 at page 481 in the office of the Owen County Recorder on May 3, 1973 and that said real estate comprising each and all of said subdivisions has been by the said C. Howard Murray and Mary Murray, husband and wife, subdivided, surveyed and platted as residential subdivisions which survey

and plat is attached hereto and made a part hereof. Said survey and plat was made and prepared by Robert W. Brunnemer, Registered Land Surveyor of the State of Indiana, Registry No. 6812 and was certified to by him on the 15<sup>th</sup> day of SEPTEMBER, 1973. The undersigned further certify that said survey and plat is a true and correct survey and plat of each of said subdivisions as laid out and platted by the undersigned which said subdivision shall be known as Amazon Shores Subdivision, First, Second, Third and Fourth Additions.

IN WITNESS WHEREOF, The undersigned have hereunto set their hands and seals this 26<sup>th</sup> day of OCTOBER, 1973.

DBS, INC.

By Richard Bond (SEAL)  
President

James A. Deane (SEAL)  
Secretary-Treasurer

Ralph Ketcham (SEAL)  
Ralph Ketcham

Pearl Ketcham (SEAL)  
Pearl Ketcham

Ralph McFarren (SEAL)  
Ralph McFarren

Howard Murray (SEAL)  
C. Howard Murray

Mary Murray (SEAL)  
Mary Murray









RECEIVED FOR RECORD

This 24th day of MARCH 1997  
at 3:02 o'clock P M

and recorded in Page record no. 133 P 193

*Anna Jean Franklin*  
Recorder Owen County

RESOLUTION

**114083**

WHEREAS, the Board of Directors of Amazon Shores Homeowners Association, Inc. has the authority pursuant to Paragraph 6.02 of the Bylaws to enact new rules and regulations as they apply to the use of property in the Amazon Shore Subdivision, and

WHEREAS, the Architectural Review Committee has indicated its concern over the standards of new construction on unimproved lots within the subdivision, and

WHEREAS, the Architectural Review Committee has studied and made recommendations for changes in the current rules and regulations for new construction in the subdivision, and

WHEREAS, the Board of Directors desires to protect the property owners' values of their properties and insure the uniformity and consistence of new construction upon the subject properties, and further desires to clarify and insure that the Architectural Review Committee is given adequate guidance for the purpose of approving new construction,

NOW, THEREFORE, BE IT RESOLVED:

1. That from and after the 4th day of January, 1997, the following amendment was made to the restrictions and regulations contained in the Resolution as follows:

- a. Single level construction shall be not less than 1,200 square feet, split level construction shall not be less than 1,400 square feet, and two-story construction shall not be less than 1,600 square feet.

b. The Board further clarifies that modular housing placed upon permanent foundations is approved for the subdivision so long as it has been certified in accordance with IC 36-7-4-1106 and has been approved by the Architectural Review Committee.

c. Mobile homes and any property constructed without permanent footers and foundations continue to be barred from construction within the subdivision.

Dated: Jan 7, 1997

APPROVED:

Jack B. Carlin  
Harry Adams  
John Murdoch  
Deppa Spence  
David Ford  
David A. Masterson  
Bobby L. Daniel  
[Signature]

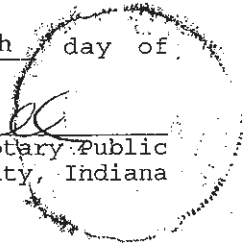
Directors

CERTIFICATION BY SECRETARY

Jack B. Carlin  
Secretary

Subscribed and sworn to before me this 7th day of January, 1997.

Diana J. Wall  
 Diana J. Wall, Notary Public  
 Resident of Owen County, Indiana



My Commission Expires: December 29, 2000

THIS INSTRUMENT PREPARED BY:  
Richard W. Lorenz, Attorney at Law, Spencer, IN 47460