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Rec'd for Record

Book 431 Page 658-1602  
Date 5-10 Time 10:35

**COVENANTS AND RESTRICTIONS  
ADDENDUM 1**

We the undersigned, all having an interest in all or portions of the real estate described on the attached "Exhibit A", do hereby certify that we have agreed to amend the *Protective Covenants and Restrictions for Artesian Acres, Sections 4 & 5* as set forth on the Plat thereof, recorded in Deed Record 426, pages 865-866, in the Office of the Recorder of Morgan County, Indiana.

The purpose of this Addendum is to amend certain provisions contained in the *Protective Covenants and Restrictions* as set forth on the Plat. The amendments to the *Protective Covenants and Restrictions* are as follows:

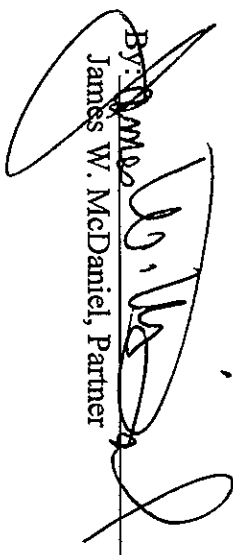
1. **Paragraph 5** is hereby amended to read as follows:  
  
The minimum living space allowed for any dwelling shall be 900 square feet, exclusive of porch area. Two (2) story dwellings shall consist of a minimum ground or first floor living space of 600 square feet, exclusive of porch area.
2. The following provision is hereby added to the provisions shown on the Plat, and replaces and supersedes any provisions concerning amendment to the *Protective Covenants and Restrictions* as shown on the Plat:

Land Development Partnership ("Developer") may amend and revise the *Protective Covenants and Restrictions* unilaterally at any time so long as Developer retains ownership of at least fifty percent (50%) of the lots shown on the Plat. Any such amendments shall be in writing, executed by the Developer, and recorded in the Office of the Recorder of Morgan County, Indiana. No such amendment, however, shall restrict or diminish the rights or obligations nor disproportionately increase or enlarge the obligations of any lot owner or impose a greater restriction on any lot conveyed prior to the amendment. After Developer has sold more than fifty (50%) of the lots, amendments may be made by vote of a majority of the then lot owners. The *Protective Covenants and Restrictions* are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years, at which time said *Protective Covenants and Restrictions* shall be automatically extended for successive periods of ten (10) years unless changed by the owners as provided for herein.

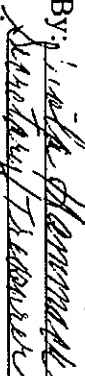
All other provisions set forth on the Plat, and in the *Protective Covenants and Restrictions* for **Artesian Acres, Sections 4 & 5** shall remain in full force and effect. Provisions amended herein shall remain in full force for the term set forth on the Plat and in the *Protective Covenants and Restrictions*.


In witness whereof, the undersigned have set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

LAND DEVELOPMENT PARTNERSHIP

  
James W. McDaniel, Partner

RVH CONTRACTING, INC.

By:   
*Linda Hammel*

  
DAN SKAGGS

  
TIMOTHY MULLINS

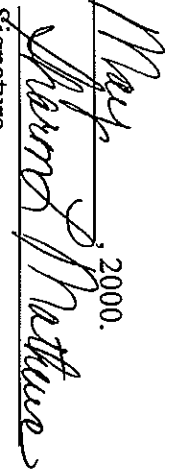
STATE OF INDIANA )  
                                  )SS:  
COUNTY OF MORGAN )

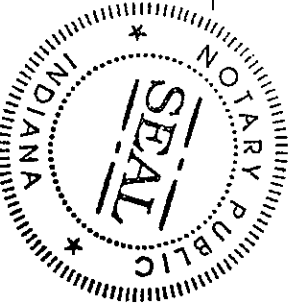
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Land Development Partnership, by James W. McDaniel, Partner, and acknowledged the execution of the attached Addendum to the *Protective Covenants and Restrictions of Artesian Acres, Sections 4 & 5*.

Witness my Hand and Seal this 9th day of May, 2000.

County of Residence: MORGAN

My commission expires: 9-31-2000

  
Signature  
SHARON L. MATTHEWS  
Printed



STATE OF INDIANA )  
 )SS:  
COUNTY OF MORGAN )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Viola Hammack Sec 1 Treasurer of RVH CONTRACTING, INC., and acknowledged the execution of the attached Addendum to the *Protective Covenants and Restrictions of Artesian Acres, Sections 4 & 5.*

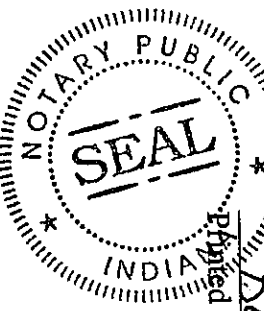
Witness may Hand and Seal this 10 day of May, 2000.

County of Residence: Morgan

My commission expires:

4-26-08

Betsy A. Balett  
Signature



STATE OF INDIANA )  
 )SS:  
COUNTY OF MORGAN )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DAN SKAGGS, and acknowledged the execution of the attached Addendum to the *Protective Covenants and Restrictions of Artesian Acres, Sections 4 & 5.*

Witness may Hand and Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

County of Residence: \_\_\_\_\_

Opal S. Chambers  
Signature

My commission expires: \_\_\_\_\_

Printed \_\_\_\_\_



Opal S. Chambers  
Resident of Morgan County, Indiana  
Commission Expires 3-7-08

STATE OF INDIANA )  
 )SS:  
COUNTY OF MORGAN )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared TIMOTHY MULLINS, and acknowledged the execution of the attached Addendum to the *Protective Covenants and Restrictions of Artesian Acres, Sections 4 & 5.*

Witness my Hand and Seal this 9 day of May, 2000.

County of Residence: Morgan

My commission expires: 4-26-08

Signature Betsy A. Baugh  
Printed Betsy A. Baugh

This document are prepared by John G. Marvel, Attorney at Law



**EXHIBIT A**

Lot Numbers Ninety-nine (99) through One Hundred Fifty-nine (159) in ARTESIAN ACRES, SECTIONS FOUR & FIVE, a subdivision in the City of Martinsville, as per plat thereof recorded in Deed Record 426, pages 865-866, in the Office of the Recorder of Morgan County, Indiana.