# SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY AUGUSTANCE OWNERSHIP BAYSHORE VILLAS HORIZONTAL RROPERTY REGIME

ROPOLITANTHIS SUPPLEMENTAL DECLARATION made this 30 day of MAY by The Augusta Group, LLC (the "Declarant").

WITNESSETH:

FILED

MAY 3 0 2001 FRANKLIN TOWNSHIP

ASSESSOR

MAILS 182 WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No.2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

C. Phase  $\underline{V}$  as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration

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Inst # 2001-0090115

provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase  $\underline{V}$  into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

- 1. Declaration, Declarant hereby expressly declares that Phase  $\underline{V}$  and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase  $\underline{V}$  hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.
- 2. <u>Description of Buildings</u>. There shall be <u>ONE (1)</u> Building containing <u>EIGHT (8)</u> Condominium Units in each Building in Phase <u>V</u> as shown on the Supplemental Plans for Phase <u>V</u>. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 6

  Bayshore Villas Horizontal Property Regime or the Tract now has <u>5</u> Building(s).
- 3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building #6.
- 4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be

amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Associates, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase V and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of May 30 the 200 have incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of May 30 the Cool of the Recorder of Marion County, Indiana, as of May 30 the Cool of the Recorder of Marion County, Indiana, as of May 30 the Cool of the Recorder of Marion County, Indiana, as of May 30 the Cool of the Recorder of Marion County, Indiana, as of May 30 the Cool of the Recorder of Marion County, Indiana, as of May 30 the Cool of the Recorder of Marion County, Indiana, as of May 30 the Cool of the Recorder of Marion County, Indiana, as of May 30 the Cool of the Recorder of Marion County, Indiana, as of May 30 the Cool of the Recorder of Marion County indiana, as of May 30 the Cool of the Recorder of Marion County indiana, as of May 30 the Cool of the Recorder of Marion County indiana, as of May 30 the Cool of the Recorder of Marion County indiana, as of May 30 the Cool of the Recorder of Marion County indiana, as of May 30 the Cool of the Recorder of Marion County indiana, as of May 30 the Cool of the Recorder of Marion County indiana, as of May 30 the Cool of the Recorder of Marion County indiana, as of May 30 the Cool of the Recorder of Marion County indiana, as of May 30 the Cool of the Recorder of Marion County indiana, as of May 30 the Cool of the Recorder of Marion County indiana, as of May 30 the Cool of the Recorder of Marion County indiana, as of May 30 t

EXECUTED the day and year first above written

THE AUGUSTA GROUP, LLC

Printed: Dennis Yovanovich

CHICAGO TITLE

STATE OF INDIANA)

) SS:

**COUNTY OF MARION)** 

Before me, a Notary Public in and for said County and State, personally appeared <u>Dennis Yovanovich</u>, as <u>The Augusta Group, LLC</u>, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 30th day of May

Notary Public

Kathlene J. Maurer Printed Signature

My Commissions Expires:

My County of Residence:

March 26, 2008

<u>Johnson</u>

KATHLENE J. MAURER
NOTARY PUBLIC
STATE OF INDIANA
MY COMMISSION EXPIRES 3-26-2008

### CHICAGO TITLE

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

### **EXHIBIT "A"**

#### <u>LEGAL DESCRIPTION</u> PARCEL "6" - BAYSHORE VILLAS

A part of the East Half of the Northeast Quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said East Half Quarter Section; thence South 88 degrees 14 minutes 55 seconds West (bearings based upon survey prepared by Franklin Engineering, Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the North line of said East Half Quarter Section 564.14 feet; thence South 01 degrees 45 minutes 05 seconds East 372.52 feet; thence South 88 degrees 14 minutes 55 seconds West parallel with the North line of said East Half Quarter Section 213.37 feet to the POINT OF BEGINNING of the herein described parcel; thence South 01 degrees 45 minutes 05 seconds East 177.08 feet to the northerly boundary of Southern Springs Section One as recorded in the Office of the Marion County Recorder, the next two courses follow aforesaid northerly and easterly boundary of said Southern Springs; 1) thence South 88 degrees 14 minutes 55 seconds West parallel with said North line 233.49 feet; 2) thence North 00 degrees 26 minutes 13 seconds East 177.21 feet; thence North 88 degrees 14 minutes 55 seconds East parallel with said North line 226.73 feet to the Point of Beginning, containing 0.94 acres, more or less.

SUBJECT TO all easements, restrictions, and right-of-ways.



### **CHICAGO TITLE**

See Exhibit "B"

### **EXHIBIT "B"**

#### **Percentage Interest**

All units have 1/40<sup>th</sup> percentage interest.



See Exhibit "C"

### **EXHIBIT "C"**

| BLDG. | UNIT  | ADDRESS                                    |
|-------|-------|--|
| 1     | 1     | 5847 Shipwatch Lane                        |
|       | 2     | 5843 Shipwatch Lane                        |
|       | 3     | 5839 Shipwatch Lane                        |
|       | 4     | 5835 Shipwatch Lane                        |
|       | 5     | 5836 Shipwatch Lane                        |
|       | 6     | 5840 Shipwatch Lane                        |
|       | 7     | 5844 Shipwatch Lane                        |
|       | 8     | 5848 Shipwatch Lane                        |
|       |       |  |
| 2     | 9     | 5825 Shipwatch Lane                        |
|       | 10    | 5821 Shipwatch Lane                        |
|       | 11    | 5817 Shipwatch Lane                        |
|       | 12    | 5813 Shipwatch Lane                        |
|       | 13    | 5814 Shipwatch Place                       |
|       | 14    | 5818 Shipwatch Place                       |
|       | 15    | 5822 Shipwatch Place                       |
| CH    | HICAC | 5826 Shipwatch Place  5827 Shipwatch Place |
|       | 26    | 5823 Shipwatch Place                       |
|       | 27    | 5819 Shipwatch Place                       |
|       | 28    | 5815 Shipwatch Place                       |
|       | 29    | 5816 Beacon Cove Way                       |
|       | 30    | 5820 Beacon Cove Way                       |
|       | 31    | 5824 Beacon Cove Way                       |
|       | 32    | 5828 Beacon Cove Way                       |

### EXHIBIT "C" (cont)

| BLDG. | UNIT              | ADDRESS                |
|-------|-------------------|------------------------|
| 3     | 17                | 5849 Shipwatch Place   |
|       | 18                | 5845 Shipwatch Place   |
|       | 19                | 5841 Shipwatch Place   |
|       | 20                | 5837 Shipwatch Place   |
|       | 21                | 5838 Beacon Cove Way   |
|       | 22                | 5842 Beacon Cove Way   |
|       | 23                | 5846 Beacon Cove Way   |
|       | 24                | 5850 Beacon Cove Way   |
| 6     | 41                | 5825 Beacon Cove Way   |
|       | 42                | 5821 Beacon Cove Way   |
|       | 43                | 5817 Beacon Cove Way   |
|       | 44                | 5813 Beacon Cove Way   |
|       | 45                | 5814 Beacon Cove Place |
|       | 46                | 5818 Beacon Cove Place |
|       | 47                | 5822 Beacon Cove Place |
|       | $11C^{48}AC^{-1}$ | 5826 Beacon Cove Place |



### SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY **BAYSHORE VILLAS** HORIZONTAL RROPERTY REGIME

THIS SUPPLEMENTAL DECLARATION made this 24<sup>TH</sup> day of September. 2001 by The Augusta Group, LLC (the "Declarant").

#### WITNESSETH:

WHEREAS, the following facts are true:

- A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description
  - B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

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OCT 0 3 2001 FRANKLIN TOWNSHIP ASSESSOR



**# 2001-0176376** 

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C. Phase IV as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase IV into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

- 1. Declaration, Declarant hereby expressly declares that Phase IV and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase IV hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.
- 2. Description of Buildings. There shall be ONE (1) Building containing EIGHT (8) Condominium Units in each Building in Phase IV as shown on the Supplemental Plans for Phase IV. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 5 Bayshore Villas Horizontal Property Regime or the Tract now has 6 Building(s).
- 3. <u>Percentage Interest.</u> The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 5.

- 4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

EXECUTED the day and year first above written.

THE AUGUSTA GROUP, LLC

CHICAGO TITLE Yourseil

Printed: Dennis Yovanovich

Its: Owner

STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared <u>Dennis Yovanovich</u>, as <u>The Augusta Group, LLC</u>, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 24 day of Septen Ber, 2001

Notary Public

Kathlene J. Maurer Printed Signature

My Commissions Expires:

My County of Residence:

March 26, 2008

Johnson

KATHLENE J. MAURER
NOTARY PUBLIC
STATE OF INDIANA
MY GOMMISSION EXPIRES 3:26-2008

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

### **EXHIBIT "A"**

### <u>LEGAL DESCRIPTION</u> PARCEL "5" - BAYSHORE VILLAS

A part of the East Half of the Northeast Quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said East Half Quarter Section; thence South 88 degrees 14 minutes 55 seconds West (bearings based upon survey prepared by Franklin Engineering, Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the North line of said East Half Quarter Section 564.14 feet; thence South 01 degrees 45 minutes 05 seconds East 372.52 feet to the POINT OF BEGINNING of the herein described parcel; thence South 00 degrees 28 minutes 00 seconds West 177.22 feet to the northerly boundary of Southern Springs Section One as recorded in the Office of the Marion County Recorder; thence South 88 degrees 14 minutes 55 seconds West along said northerly boundary and parallel with the North line of said East Half Quarter Section 206.51 feet, thence North 01 degrees 45 minutes 05 seconds West 177.08 feet; thence North 88 degrees 14 minutes 55 seconds East parallel with the North line of said East Half Quarter Section 213.37 feet to the Point of Beginning, containing 0.85 acres, more or less.

SUBJECT TO all easements, restrictions, and right-of-ways.

R

**CHICAGO TITLE** 

### **EXHIBIT B**

#### Percentage Interest

All units have 1/48th percentage interest.



### **EXHIBIT** C

| BLDG. | UNIT                       | ADDRESS                                    |
|-------|----------------------------|--|
| 1     | 1                          | 5847 Shipwatch Lane                        |
|       | 2                          | 5843 Shipwatch Lane                        |
|       | 3                          | 5839 Shipwatch Lane<br>5835 Shipwatch Lane |
|       | 4                          | 5836 Shipwatch Place                       |
|       | 6                          | 5840 Shipwatch Place                       |
|       | 2<br>3<br>4<br>5<br>6<br>7 | 5844 Shipwatch Place                       |
|       | 8                          | 5848 Shipwatch Place                       |
| 2     | 9                          | 5825 Shipwatch Lane                        |
| 7     | 10                         | 5821 Shipwatch Lane                        |
|       | 11                         | 5817 Shipwatch Lane                        |
|       | 12                         | 5813 Shipwatch Lane                        |
|       | 13                         | 5814 Shipwatch Place                       |
|       | 14                         | 5818 Shipwatch Place                       |
|       | 15                         | 5822 Shipwatch Place                       |
|       | 16                         | 5826 Shipwatch Place                       |
| 4     | 25                         | 5827 Shipwatch Place                       |
| 4     | 26                         | 5823 Shipwatch Place                       |
|       | 27                         | 5819 Shipwatch Place                       |
| CITTO | 27 28 29                   | 5815 Shipwatch Place                       |
| CHICA | 29                         | 5816 Beacon Cove Way                       |
|       | 30                         | 5820 Beacon Cove Way                       |
|       | 31                         | 5824 Beacon Cove Way                       |
|       | 32                         | 5828 Beacon Cove Way                       |
| 3     | 17                         | 5849 Shipwatch Place                       |
| •     | 18                         | 5845 Shipwatch Place                       |
|       | 19                         | 5841 Shipwatch Place                       |
|       | 20                         | 5837 Shipwatch Place                       |
|       | 21                         | 5838 Beacon Cove Way                       |
|       | 22                         | 5842 Beacon Cove Way                       |
|       | 23                         | 5846 Beacon Cove Way                       |
|       | 24                         | 5850 Beacon Cove Way                       |

### **EXHIBIT C (cont)**

| 5 | 41<br>42<br>43<br>44<br>45<br>46<br>47<br>48<br>33<br>34<br>35<br>36<br>37<br>38<br>39<br>40 | 5825 Beacon Cove Way 5821 Beacon Cove Way 5817 Beacon Cove Way 5813 Beacon Cove Place 5818 Beacon Cove Place 5822 Beacon Cove Place 5826 Beacon Cove Place 5847 Beacon Cove Place 5848 Beacon Cove Way 5835 Beacon Cove Way 5836 Beacon Cove Place 5840 Beacon Cove Place 5848 Beacon Cove Place |
|---|--|--|
|   |  |  |

# CHICAGO TITLE



# SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS HORIZONTAL RROPERTY REGIME

THIS SUPPLEMENTAL DECLARATION made this 13th day of March, 2002 by The Augusta Group, LLC (the "Declarant").

#### **WITNESSETH:**

WHEREAS, the following facts are true:

- A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description
  - B. On the 26th day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No.2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

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FILED

MAR 1 4 2002 FRANKLIN TOWNSHIP ASSESSOR



MARTHA A. WOMACKS
MADICII

1 1 9 1 7 MAR 14 8

SÜBJECT TATIKAL AUGEPTÄNCE
FOR TRANSFER



C. Phase <u>VIII</u> as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase <u>VIII</u> into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. <u>Declaration</u>, <u>Declarant</u> hereby expressly declares that Phase <u>VIII</u> and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase <u>VIII</u> hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1 (r) of the Declaration.



- 2. <u>Description of Buildings</u>. There shall be <u>ONE (1)</u> Building containing <u>EIGHT (8)</u> Condominium Units in each Building in Phase <u>VIII</u> as shown on the Supplemental Plans for Phase <u>VIII</u>. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building #7 Bayshore Villas Horizontal Property Regime or the Tract now has <u>8</u> Building(s).
- 3. <u>Percentage Interest.</u> The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 7.

- 4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.

EXECUTED the day and year first above written

R

THE AUGUSTA GROUP, LLC

CHICAGO TBy Le Journal

Printed: Dennis Yovanovich

Its: Owner

STATE OF INDIANA)

) SS:

**COUNTY OF MARION)** 

Before me, a Notary Public in and for said County and State, personally appeared Dennis Yovanovich, as The Augusta Group, LLC, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 13th day of North, 2002.

ANGELIKA E OAKES

Seal

Notary Public State of Indiana Resident of Johnson County My Commission Expires Feb 17 2008

Notary Public

Angelika E. Oakes Printed Signature



My Commissions Expires:

My County of Residence:

February 17, 2008

Johnson

CHICAGO TITLE

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204

#### **EXHIBIT "A"**

### PARCEL "7" (LAND DESCRIPTION)

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said half quarter section; thence South 88 degrees 14 minutes 55 seconds West along the North line of said half quarter section 270.05 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing South 88 degrees 14 minutes 55 seconds West along said North line 180.34 feet; thence South 01 degrees 45 minutes 05 seconds East 291.24 feet; thence North 88 degrees 14 minutes 55 seconds East parallel with said North line 169.21 feet; thence North 00 degrees 26 minutes 13 seconds East 291.45 feet to the POINT OF BEGINNING containing 1.168 acres more or less.

Subject to all easements, restrictions and rights-of-ways.

R

### **CHICAGO TITLE**

SEE EXHIBIT "B"

### **EXHIBIT B**

### Percentage Interest

All units have 1/64<sup>th</sup> percentage interest.



### **EXHIBIT Ç**

| BLDG. | UNIT                                    | ADDRESS              |
|-------|---|----------------------|
| 1     | 1                                       | 5847 Shipwatch Lane  |
|       | 2                                       | 5843 Shipwatch Lane  |
|       | 3<br>4                                  | 5839 Shipwatch Lane  |
|       | 5                                       | 5835 Shipwatch Lane  |
|       |   | 5836 Shipwatch Place |
|       | 6 7                                     | 5840 Shipwatch Place |
|       | 8                                       | 5844 Shipwatch Place |
|       | 0                                       | 5848 Shipwatch Place |
| 2     | 9                                       | 5825 Shipwatch Lane  |
|       | 10                                      | 5821 Shipwatch Lane  |
|       | 11                                      | 5817 Shipwatch Lane  |
|       | 12                                      | 5813 Shipwatch Lane  |
|       | 13                                      | 5814 Shipwatch Place |
|       | 14                                      | 5818 Shipwatch Place |
|       | 15                                      | 5822 Shipwatch Place |
|       | 16                                      | 5826 Shipwatch Place |
|       |   | R                    |
| 4     | 25                                      | 5827 Shipwatch Place |
|       | 26                                      | 5823 Shipwatch Place |
|       | 27                                      | 5819 Shipwatch Place |
| CHICA | 28                                      | 5815 Shipwatch Place |
|       | $\begin{array}{c} 29 \\ 30 \end{array}$ | 5816 Beacon Cove Way |
|       | 30<br>31                                | 5820 Beacon Cove Way |
|       |   | 5824 Beacon Cove Way |
|       | 32                                      | 5828 Beacon Cove Way |
| 3     | 17                                      | 5849 Shipwatch Place |
|       | 18                                      | 5845 Shipwatch Place |
|       | 19                                      | 5841 Shipwatch Place |
|       | 20                                      | 5837 Shipwatch Place |
|       | 21                                      | 5838 Beacon Cove Way |
|       | 22                                      | 5842 Beacon Cove Way |
|       | 23                                      | 5846 Beacon Cove Way |
|       | 24                                      | 5850 Beacon Cove Way |
|       |   | •                    |

### EXHIBIT C (cont)

| 6     | 41<br>42<br>43<br>44<br>45<br>46<br>47<br>48 | 5825 Beacon Cove Way<br>5821 Beacon Cove Way<br>5817 Beacon Cove Way<br>5813 Beacon Cove Place<br>5818 Beacon Cove Place<br>5822 Beacon Cove Place<br>5826 Beacon Cove Place                                      |
|-------|--|---|
| 5     | 33<br>34<br>35<br>36<br>37<br>38<br>39<br>40 | 5847 Beacon Cove Way<br>5843 Beacon Cove Way<br>5839 Beacon Cove Way<br>5835 Beacon Cove Place<br>5840 Beacon Cove Place<br>5844 Beacon Cove Place<br>5848 Beacon Cove Place                                      |
| CHICA | 49<br>50<br>51<br>52<br>53<br>54<br>55<br>56 | 8017 Harbour Walk Lane<br>8021 Harbour Walk Lane<br>8025 Harbour Walk Lane<br>8029 Harbour Walk Place<br>8030 Harbour Walk Place<br>8026 Harbour Walk Place<br>8022 Harbour Walk Place<br>8018 Harbour Walk Place |

| 57 | 8015 Seabrook Drive    |
|----|------------------------|
| 58 | 8019 Seabrook Drive    |
| 59 | 8023 Seabrook Drive    |
| 60 | 8027 Seabrook Drive    |
| 61 | 8028 Harbour Walk Lane |
| 62 | 8024 Harbour Walk Lane |
| 63 | 8020 Harbour Walk Lane |
| 64 | 8016 Harbour Walk Lane |



## **CHICAGO TITLE**



#### SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP **BAYSHORE VILLAS HORIZONTAL RROPERTY REGIME**

THIS SUPPLEMENTAL DECLARATION made this 13th day of March, 2002 by The Augusta Group, LLC (the "Declarant").

#### WITNESSETH:

WHEREAS, the following facts are true:

Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

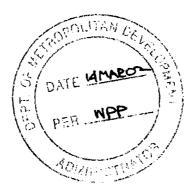
B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

175t # 2002-0049296 RECORDER

FILED

MAR 1 4 2002 FRANKLIN TOWNSHIP ASSESSOR



3 26.00 PAGES:

C. Phase <u>IX</u> as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XI into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. <u>Declaration</u>, <u>Declarant hereby expressly declares that Phase IX</u> and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase <u>IX</u> hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.



- 2. <u>Description of Buildings</u>. There shall be <u>ONE (1)</u> Building containing <u>EIGHT (8)</u> Condominium Units in each Building in Phase <u>IX</u> as shown on the Supplemental Plans for Phase <u>IX</u>. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building #9 Bayshore Villas Horizontal Property Regime or the Tract now has <u>9</u> Building(s).
- 3. <u>Percentage Interest</u>. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building #9.

- 4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.
- 5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Associates, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase IX and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of NUMBER 1007, as Instrument No. 2007 49795

EXECUTED the day and year first above written.

THE AUGUSTA GROUP, LLC

CHICAGO TI

Printed: Dennis Yovanovich

Its: Owner

STATE OF INDIANA)

) SS:

**COUNTY OF MARION)** 

Before me, a Notary Public in and for said County and State, personally appeared <u>Dennis Yovanovich</u>, as <u>The Augusta Group, LLC</u>, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 13th day of Morch 7002

ANGELIKA E OAKES

Seal

Notary Public State of Indiana Resident of Johnson County My Commission Expires Feb 17 2008 Notary Public

Angelika E. Oakes Printed Signature

My Commissions Expires:

February 17, 2008

My County of Residence:

<u>Johnson</u>

R

**CHICAGO TITLE** 

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

### **EXHIBIT "A"**

### PARCEL "9" (LAND DESCRIPTION)

A part of the East Half of the Northeast Quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said East Half Quarter Section; thence South 88 degrees 14 minutes 55 seconds West (bearings based upon survey prepared by Franklin Engineering, Dated: April 7, 1993 and sealed by Steven B. Williams - Registered Land Surveyor, No. S0390) along the North line of said Half Quarter Section 270.05 feet; thence South 00 degrees 26 minutes 13 seconds West parallel with the East line of said Half Quarter Section 291.43 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing South 00 degrees 26 minutes 13 seconds West parallel with the East line of said Half Quarter Section 253.60 feet; thence South 38 degrees 08 minutes 04 seconds West 30.09 feet to a point on a non-tangent curve concave northeasterly having a central angle of 15 degrees 06 minutes 37 seconds, the radius point of said curve bears North 28 degrees 44 minutes 28 seconds East 75.00 feet; thence northwesterly along said curve 19.78 feet to the point of curvature of a reverse curve concave southwesterly having a central angle of 43 degrees 24 minutes 52 seconds, the radius point of said curve bears South 43 degrees 51 minutes 05 seconds West 75.00 feet; thence northwesterly along said curve 56.83 feet to the point of tangency; thence north 89 degrees 33 minutes 47 seconds West 74.03 feet; thence North 01 degrees 45 minutes 05 seconds West 239.05 feet; thence North 88 degrees 14 minutes 55 seconds East 169.21 feet to the Point of Beginning, containing 0 941 acres, more or less.

**SUBJECT TO** all easements, restrictions, and right-of-ways.

CHICAGO TITLE

See Exhibit "B"

#### **EXHIBIT B**

#### Percentage Interest

All units have 1/72<sup>nd</sup> percentage interest.



### **EXHIBIT C**

| BLDG. | UNIT     | ADDRESS                                      |
|-------|----------|--|
| t     | 1        | 5847 Shipwatch Lane                          |
|       | 2        | 5843 Shipwatch Lane                          |
|       | 2<br>3   | 5839 Shipwatch Lane                          |
|       | 4        | 5835 Shipwatch Lane                          |
|       | 5        | 5836 Shipwatch Place                         |
|       | 6        | 5840 Shipwatch Place                         |
|       | 7        | 5844 Shipwatch Place                         |
|       | 8        | 5848 Shipwatch Place                         |
| 2     | 9        | 5825 Shipwatch Lane                          |
|       | 10       | 5821 Shipwatch Lane                          |
|       | 11       | 5817 Shipwatch Lane                          |
|       | 12       | 5813 Shipwatch Lane                          |
|       | 13       | 5814 Shipwatch Place                         |
|       | 14       | 5818 Shipwatch Place                         |
|       | 15       | 5822 Shipwatch Place                         |
|       | 16       | 5\$26 Shipwatch Place                        |
|       | 0.5      | CAOT CI : A IL DI                            |
| 4     | 25       | 5\$27 Shipwatch Place                        |
|       | 26<br>27 | 5\$23 Shipwatch Place                        |
|       | 28       | 5819 Shipwatch Place<br>5815 Shipwatch Place |
|       | 29       | 5816 Beacon Cove Way                         |
|       | 30       | 5820 Beacon Cove Way                         |
| OTTTO | 31       | 5824 Beacon Cove Way                         |
| CHICA | 32       | 5828 Beacon Cove Way                         |
| 3     | 17       | 5849 Shipwatch Place                         |
|       | 18       | 5845 Shipwatch Place                         |
|       | 19       | 5841 Shipwatch Place                         |
|       | 20       | 5837 Shipwatch Place                         |
|       | 21       | 5838 Beacon Cove Way                         |
|       | 22       | 5842 Beacon Cove Way                         |
|       | 23       | 5846 Beacon Cove Way                         |
|       | 24       | 5850 Beacon Cove Way                         |

### **EXHIBIT C (cont)**

| 9 | 65 | \$039 Harbor Walk Lane  |
|---|----|-------------------------|
|   | 66 | 8043 Harbor Walk Lane   |
|   | 67 | 8047 Harbor Walk Lane   |
|   | 68 | 8051 Harbor Walk Lane   |
|   | 69 | 8052 Harbor Walk Place  |
|   | 70 | 8048 Harbor Walk Place  |
|   | 71 | 8044 Harbor Walk Place  |
|   | 72 | \$040 Harbor Walk Place |



**CHICAGO TITLE** 

### EXHIBIT C (cont)

| 6     | 41         | \$825 Beacon Cove Way               |
|-------|------------|-------------------------------------|
|       | 42         | 5821 Beacon Cove Way                |
|       | 43         | \$817 Beacon Cove Way               |
|       | 44         | \$813 Beacon Cove Way               |
|       | 45         | 5814 Beacon Cove Place              |
|       | 46         | 5818 Beacon Cove Place              |
|       | 47         | 5822 Beacon Cove Place              |
|       | 48         | 5826 Beacon Cove Place              |
|       |            | <b>4000 Domon Do</b> /- <b>1100</b> |
| 5     | 33         | \$847 Beacon Cove Way               |
|       | 34         | 5843 Beacon Cove Way                |
|       | 35         | 5839 Beacon Cove Way                |
|       | 36         | 5835 Beacon Cove Way                |
|       | 37         | 5836 Beacon Cove Place              |
|       | 38         | 5840 Beacon Cove Place              |
|       | 39         | 5844 Beacon Cove Place              |
|       | 40         | 5848 Beacon Cove Place              |
|       |            |                                     |
| 7     | 49         | 8017 Harbor Walk Lane               |
|       | 50         | 8021 Harbor Walk Lane               |
|       | 51         | \$025 Harbor Walk Lane              |
|       | 52         | 8029 Harbor Walk Lane               |
|       | 53         | 8030 Harbor Walk Place              |
|       | 54         | 8026 Harbor Walk Place              |
|       | 55         | 8022 Harbor Walk Place              |
|       | 56         | 8018 Harbor Walk Place              |
| CHICA |            |                                     |
|       | 57         | 8015 Seabrook Drive                 |
|       | 58         | 8019 Seabrook Drive                 |
|       | 59         | 8023 Seabrook Drive                 |
|       | 60         | 8027 Seabrook Drive                 |
|       | 61         | 8028 Harbor Walk Lane               |
|       | 62         | 8024 Harbor Walk Lane               |
|       | <b>6</b> 3 | 8020 Harbor Walk Lane               |
|       | 64         | 8016 Harbor Walk Lane               |
|       |            |                                     |

Inst # 2002-0170059

this Supplemental Declaration.

### FILED

SEP 0 9 2002

## SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY IN TOWNSHIP OWNERSHIP ASSESSOR BAYSHORE VILLAS

### HORIZONTAL RROPERTY REGIME

THIS SUPPLEMENTAL DECLARATION made this 4th day of September, 2002 by The Augusta Group, LLC (the "Declarant").

#### **WITNESSETH:**

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No.2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in

2002-170060



C. Phase X as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase X into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration, Declarant hereby expressly declares that Phase X and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase X hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.



- 2. <u>Description of Buildings</u>. There shall be <u>ONE (1)</u> Building containing <u>EIGHT (8)</u> Condominium Units in each Building in Phase <u>X</u> as shown on the Supplemental Plans for Phase <u>X</u>. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 10 Bayshore Villas Horizontal Property Regime or the Tract now has <u>10</u> Building(s).
- 3. <u>Percentage Interest.</u> The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building #10.

- 4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.
- 5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase X and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of \_\_\_\_\_\_\_, \_\_\_\_\_\_, as Instrument No. \_\_\_\_\_\_\_.

EXECUTED the day and year first above written.

THE AUGUSTA GROUP, LLC

CHICAGO T

Its: Owner

STATE OF INDIANA)

) SS:

**COUNTY OF MARION)** 

Before me, a Notary Public in and for said County and State, personally appeared <u>Dennis Yovanovich</u>, as <u>The Augusta Group, LLC</u>, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this Ath day of September 2002

Notary Public

Angelika E. Oakes Printed Signature

My County of Residence:

February 17, 2008

My Commissions Expires:

<u>Johnson</u>



This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

#### **EXHIBIT "A"**

#### <u>LEGAL DESCRIPTION</u> <u>PARCEL "10" - BAYSHORE VILLAS</u>

A part of the East Half of the Northeast Quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said East Half Quarter Section; thence South 88 degrees 14 minutes 55 seconds West (bearings based upon survey prepared by Franklin Engineering, Dated: April 7, 1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the North line of said East Half Quarter Section 564.14 feet; thence South 01 degrees 45 minutes 05 seconds East 291.24 feet to the Point of Beginning of the herein described parcel; thence continuing South 01 degrees 45 minutes 05 seconds East 81.27 feet; thence South 00 degrees 28 minutes 00 seconds West 105.75 feet to a point on a non-tangent curve to the left having a central angle of 58 degrees 22 minutes 43 seconds, the radius point of said curve bears North 58 degrees 48 minutes 56 seconds East 100.00 feet; thence southeasterly along said curve 101.89 feet; thence South 89 degrees 33 minutes 47 seconds East 34.59 feet; thence North 01 degrees 45 minutes 05 seconds West 239.05 feet; thence South 88 degrees 14 minutes 55 seconds West parallel with the North line of said Quarter section 113.75 feet to the Point of Beginning, containing 0.602 acres, more or less.

SUBJECT TO all easements, restrictions, and right-of-ways.

R

## CHICAGO TITLE

See Exhibit "B"

### **EXHIBIT B**

### Percentage Interest

All units have 1/80<sup>th</sup> percentage interest.

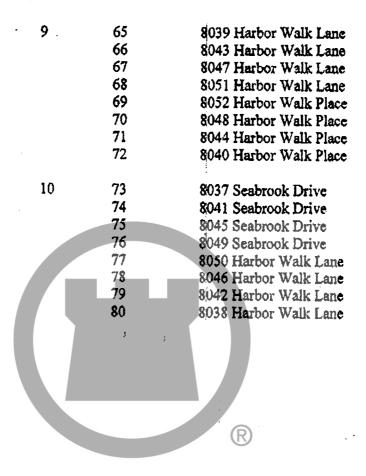


**CHICAGO TITLE** 

### EXHIBIT C

| BLDG.        | UNIT           | ADDRESS                                      |
|--------------|----------------|--|
| 1            | 1              | 5847 Shipwatch Lane                          |
|              | 2              | 5843 Shipwatch Lane                          |
|              | 3              | 5839 Shipwatch Lane                          |
|              | 4 .            | 5835 Shipwatch Lane                          |
|              | 5<br>6         | 5836 Shipwatch Place                         |
|              | 7              | 5840 Shipwatch Place<br>5844 Shipwatch Place |
|              | 8              | 5848 Shipwatch Place                         |
| 1            |                | Jo46 Singwatch Flace                         |
| 2            | 9              | 5825 Shipwatch Lane                          |
|              | 10             | 5821 Shipwatch Lane                          |
|              | 11             | 5817 Shipwatch Lane                          |
|              | 12             | 5813 Shipwatch Lane                          |
|              | 13             | 5814 Shipwatch Place                         |
|              | 14             | 5818 Shipwatch Place                         |
|              | 15             | 5822 Shipwatch Place                         |
|              | 16             | 5826 Shipwatch Place                         |
| 4            | 26             |  |
| 4            | 25             | 5827 Shipwatch Place                         |
|              | 26<br>27       | 5823 Shipwatch Place                         |
|              | 28             | 5819 Shipwatch Place                         |
|              | 20             | 5815 Shipwatch Place                         |
| CITICA       | 30             | 5816 Beacon Cove Way<br>5820 Beacon Cove Way |
| <b>CHICA</b> | 29<br>30<br>31 | 5824 Beacon Cove Way                         |
|              | 32             | 5828 Beacon Cove Way                         |
|              |                | opo Praton Coro may                          |
| 3            | 17             | 5849 Shipwatch Place                         |
|              | 18             | 5845 Shipwatch Place                         |
|              | 19             | 5841 Shipwatch Place                         |
|              | 20             | 5837 Shipwatch Place                         |
|              | 21             | 5838 Beacon Cove Way                         |
| 4            | 22             | 5842 Beacon Cove Way                         |
|              | 23             | 5846 Beacon Cove Way                         |
|              | 24             | 5850 Beacon Cove Way                         |

| 6    | 41         | 5825 Beacon Cove Way   |
|------|------------|--|
|      | 42         | 5821 Beacon Cove Way   |
|      | 43         | 5817 Beacon Cove Way   |
|      | 44         | 5813 Beacon Cove Way   |
|      | 45         | 5814 Beacon Cove Place   |
|      | 46         | 5818 Beacon Cove Place   |
|      | 47         | 5822 Beacon Cove Place   |
|      | 48         | 5826 Beacon Cove Place   |
|      | ••         | Sozo Beacon Cove Flace   |
| 5    | 33         | 5847 Beacon Cove Way   |
|      | 34         | 5843 Beacon Cove Way   |
|      | 35         | 5839 Beacon Cove Way   |
|      | 36         | 5835 Beacon Cove Way   |
|      | 37         | 5836 Beacon Cove Place   |
|      | 38         | 5840 Beacon Cove Place   |
|      | 39         | 5844 Beacon Cove Place   |
|      | 40         | 5848 Beacon Cove Place   |
| 4    |            |  |
| 7    | 49         | 8017 Harbor Walk Lane  |
|      | 50         | 8021 Harbor Walk Lane  |
| 1    | 51         | 8025 Harbor Walk Lane  |
|      | 52         | 8029 Harbor Walk Lane  |
| :    | 53         | 8030 Harbor Walk Place   |
|      | 54         | 8026 Harbor Walk Place   |
|      | 55         | 8022 Harbor Walk Place   |
|      | 56         | 8018 Harbor Walk Place   |
|      |            | The state of the s |
| CHI® | 57         | 8015 Seabrook Drive  |
|      | 57 58      | 3019 Seabrook Drive  |
|      | 59         | 8023 Scabrook Drive  |
|      | 60         | 8027 Seabrook Drive  |
|      | 61         | 8028 Harbor Walk Lane  |
| 4    | 62         | 8024 Harbor Walk Lane  |
|      | 63         | 8020 Harbor Walk Lane  |
|      | 64         | 8016 Harbor Walk Lane  |
|      | <b>V</b> . | opto Hallout Walk Lane   |
|      |            |  |



# **CHICAGO TITLE**



# SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS HORIZONTAL RROPERTY REGIME

THIS SUPPLEMENTAL DECLARATION made this 28th day of October, 2002 by The Augusta Group, LLC (the "Declarant").

#### WITNESSETH:

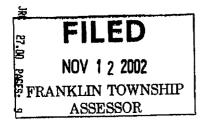
WHEREAS, the following facts are true:

- A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description
  - B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No.2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this

.

Supplemental Declaration.





MARTHA A. WOMACKS

11/12/02 02:33PH MANDA MARTIN MARION CTY RECORDER
11/12/02 02:33PH MANDA MARTIN MARION CTY RECORDER

JRC 27.00 PAGES:

C. Phase XI as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XI into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration, Declarant hereby expressly declares that Phase XI and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase XI hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.



- 2. <u>Description of Buildings</u>. There shall be <u>ONE (1)</u> Building containing <u>EIGHT (8)</u> Condominium Units in each Building in Phase <u>XI</u> as shown on the Supplemental Plans for Phase <u>XI</u>. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 11 Bayshore Villas Horizontal Property Regime or the Tract now has <u>11</u> Building(s).
- 3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building #11.

- 4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.
- 5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XI and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of You 17, 2007, as Instrument No. 2007, 218580.

EXECUTED the day and year first above written.

THE AUGUSTA GROUP, LLC

CHICAGO T

Its: Owner

STATE OF INDIANA)

) SS:

**COUNTY OF MARION)** 

Before me, a Notary Public in and for said County and State, personally appeared <u>Dennis Yovanovich</u>, as <u>The Augusta Group</u>, <u>LLC</u>, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this ZE day of Det. ZDOZ.

Notary Public

Angelika E. Oakes Printed Signature SEAL

My Commissions Expires:

My County of Residence:

February 17, 2008

**Johnson** 

**CHICAGO TITLE** 

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

#### **EXHIBIT "A"**

#### <u>LEGAL DESCRIPTION</u> PARCEL 11 – BAYSHORE VILLAS

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

**COMMENCING** at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7,1993 and sealed by Steven B. Williams - Registered Land Surveyor, No. S0390) along the East line of said half quarter section 545.05 feet; thence South 88 degrees 14 minutes 55 seconds West 270.05 feet; thence South 38 degrees 08 minutes 04 seconds West 30.09 feet to the POINT OF BEGINNING of the herein described parcel; thence South 00 degrees 26 minutes 13 seconds West parallel with said East line 98.68 feet; thence North 89 degrees 33 minutes 47 seconds West 261.34 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 106.85 feet; thence North 00 degrees 28 minutes 00 seconds East 71.47 feet to the point of a nontangent curve to the left having a central angle of 58 degrees 22 minutes 43 seconds, the radius point of said curve bears North 58 degrees 48 minutes 56 seconds East 100.00 feet; thence southeasterly along said curve 101.89 feet; thence South 89 degrees 33 minutes 47 seconds East 108.62 feet to the pint of a tangent curve to the right having a central angle of 43 degrees 24 minutes 52 seconds, the radius point of said curve bears South 00 degrees 26 minutes 13 seconds West 75.00 feet; thence southeasterly along said curve 56.83 feet to the point of tangency of a reverse curve to the left having a central angle of 15 degrees 06 minutes 38 seconds, the radius point of said curve bears North 43 degrees 51 minutes 05 seconds East 75.00 feet; thence southeasterly along said curve 19.78 feet to the **POINT OF BEGINNING** containing 0.794 acres more or less.

Subject to all easements, restrictions and rights-of-ways.

SEE EXHIBIT "B"

### **EXHIBIT B**

#### Percentage interest

All units have 1/88<sup>th</sup> percentage interest.



### **EXHIBIT C**

| BLDG.    | UNIT        | ADDRESS              |
|----------|-------------|----------------------|
| 1        | 1           | 5847 Shipwatch Lane  |
|          | 2<br>3<br>4 | 5843 Shipwatch Lane  |
|          | 3           | 5839 Shipwatch Lane  |
|          |             | 5835 Shipwatch Lane  |
|          | 5<br>6      | 5836 Shipwatch Place |
|          | 6           | 5840 Shipwatch Place |
|          | 7           | 5844 Shipwatch Place |
|          | 8           | 5848 Shipwatch Place |
| 2        | 9           | 5825 Shipwatch Lane  |
|          | 10          | 5821 Shipwatch Lane  |
|          | 11          | 5817 Shipwatch Lane  |
|          | 12          | 5813 Shipwatch Lane  |
|          | 13          | 5814 Shipwatch Place |
|          | 14          | 5818 Shipwatch Place |
|          | 15          | 5822 Shipwatch Place |
|          | 16          | 5826 Shipwatch Place |
| 4        | 25          | 5827 Shipwatch Place |
|          | 26          | 5823 Shipwatch Place |
|          | 27          | 5819 Shipwatch Place |
|          | 28          | 5815 Shipwatch Place |
|          | 29          | 5816 Beacon Cove Way |
|          | 30          | 5820 Beacon Cove Way |
|          | 31          | 5824 Beacon Cove Way |
| CITIC    | 32          | 5828 Beacon Cove Way |
| CHICA    | 17 ]        | 5849 Shipwatch Place |
|          | 18          | 5845 Shipwatch Place |
|          | 19          | 5841 Shipwatch Place |
|          | 20          | 5837 Shipwatch Place |
|          | 21          | 5838 Beacon Cove Way |
|          | 22          | 5842 Beacon Cove Way |
| <b>)</b> | 23          | 5846 Beacon Cove Way |
|          | 24          | 5850 Beacon Cove Way |

| 6     | 41        | 5825 Beacon Cove Way                             |
|-------|-----------|--|
|       | 42        | 5821 Beacon Cove Way                             |
|       | 43        | 5817 Beacon Cove Way                             |
|       | 44        | 5813 Beacon Cove Way                             |
|       | 45        | 5814 Beacon Cove Place                           |
|       | 46        | 5818 Beacon Cove Place                           |
|       | 47        | 5822 Beacon Cove Place                           |
|       | 48        | 5826 Beacon Cove Place                           |
| _     |           |  |
| 5     | 33        | 5847 Beacon Cove Way                             |
|       | 34        | 5843 Beacon Cove Way                             |
|       | 35        | 5839 Beacon Cove Way                             |
|       | 36        | 5835 Beacon Cove Way                             |
|       | 37        | 5836 Beacon Cove Place                           |
|       | 58        | 5840 Beacon Cove Place                           |
|       | 39        | 5844 Beacon Cove Place                           |
|       | 40        | 5848 Beacon Cove Place                           |
|       |           | 00.44.7  |
| 7     | 49        | 8017 Harbor Walk Lane                            |
|       | 50        | 8021 Harbor Walk Lane                            |
|       | 51        | 8025 Harbor Walk Lane                            |
|       | 52        | 8029 Harbor Walk Lane                            |
|       | 53        | 8030 Harbor Walk Place                           |
|       | 54        | 8026 Harbor Walk Place<br>8022 Harbor Walk Place |
|       | 55        | 8018 Harbor Walk Place                           |
|       | 56        | SUIS HARDOF WAIK FIACE                           |
|       | 57        | 8015 Scabrook Drive                              |
|       | <b>1</b>  | 8019 Seabrook Drive                              |
| CHICA | A58<br>58 | 8023 Seabrook Drive                              |
|       | 60        | 8027 Seabrook Drive                              |
|       | 61        | 8028 Harbor Walk Lane                            |
|       | 62        | 8024 Harbor Walk Lane                            |
|       | 63        | 8020 Harbor Walk Lane                            |
|       | 64        | 8016 Harbor Walk Lane                            |
| ì     |           |  |
|       |           |  |

| 9  | 65  | 8039 Harbor Walk Lane  |
|----|-----|------------------------|
|    | 66  | 8043 Harbor Walk Lane  |
|    | 67  | 8047 Harbor Walk Lane  |
|    | 68  | 8051 Harbor Walk Lane  |
|    | 69  | 8052 Harbor Walk Place |
|    | 70  | 8048 Harbor Walk Place |
|    | 71  | 8044 Harbor Walk Place |
|    | 72  | 8040 Harbor Walk Place |
|    | 12  | 00+0 Hatoor Water Hace |
| 10 | 73  | 8037 Seabrook Drive    |
|    | 74  | 8041 Seabrook Drive    |
|    | 75  | 8045 Seabrook Drive    |
|    | 76  | 8049 Seabrook Drive    |
|    | 77  | 8050 Harbor Walk Lane  |
|    | 78  | 8046 Harbor Walk Lane  |
|    | 79  | 8042 Harbor Walk Lane  |
|    | 80  | 8038 Harbor Walk Lane  |
|    | 0.1 | <b>50</b> 10.0 1 1 7   |
| 11 | 81  | 5919 Seabrook Lane     |
|    | 82  | 5915 Seabrook Lane     |
|    | 83  | 5911 Seabrook Lane     |
|    | 84  | 5907 Seabrook Lane     |
|    | 85  | 5908 Marina View Drive |
|    | 86  | 5912 Marina View Drive |
|    | 87  | 5916 Marina View Drive |
|    | 88  | 5920 Marina View Drive |

# CHICAGO TITLE

#### SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP **BAYSHORE VILLAS** HORIZONTAL RROPERTY REGIME

THIS SUPPLEMENTAL DECLARATION made this 18th day of December, 2002 by The Augusta Group, LLC (the "Declarant").

#### WITNESSETH:

WHEREAS, the following facts are true:

Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

01/30/03 11:488K NANDA WARTIN WARTON CTY RECORDER Inst # 2003-0020847

26.88

FILED

JAN 3 0 2003 FRANKLIN TOWNSHIP ASSESSOR



C. Phase XIII as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XIII into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

- 1. <u>Declaration</u>, <u>Declarant hereby expressly declares that Phase XIII</u> and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase XIII hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.
- 2. <u>Description of Buildings</u>. There shall be <u>ONE (1)</u> Building containing <u>EIGHT (8)</u> Condominium Units in each Building in Phase <u>XIII</u> as shown on the Supplemental Plans for Phase <u>XIII</u>. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 13 Bayshore Villas Horizontal Property Regime or the Tract now has 13 Building(s).
- 3. <u>Percentage Interest</u>. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building #13.

- 4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.
- Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XIII and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of \_\_\_\_\_\_\_\_, as Instrument No. \_\_\_\_\_\_\_, as

EXECUTED the day and year first above written

R

THE AUGUSTA GROUP, LLC

CHICAGO TIBY

Printed: Dennis Yovanovich

Its: Owner

STATE OF INDIANA)

) **SS**:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared <u>Dennis Yovanovich</u>, as <u>The Augusta Group</u>, <u>LLC</u>, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 18th day of December, 2002.

Ancelika E- Oakes Notary Public

Angelika E. Oakes
Printed Signature



My Commissions Expires:

My County of Residence

February 17, 2008

Johnson

# **CHICAGO TITLE**

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

### **EXHIBIT "A"**

### PARCEL "13" (LAND DESCRIPTION)

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range Last of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7,1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 545.05 feet; thence South 88 degrees 14 minutes 55 seconds West 270.05 feet; thence South 38 degrees 08 minutes 04 seconds West 30.09 feet; thence South 00 degrees 26 minutes 13 seconds West parallel with said East line 98.68 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing South 00 degrees 26 minutes 13 seconds West parallel with said East line 124.76 feet; North 89 degrees 33 minutes 47 seconds West 261.34 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 124.76 feet; thence South 89 degrees 33 minutes 47 seconds East 261.34 feet to the POINT OF BEGINNING containing 0.749 acres more or less.

Subject to all easements, restrictions and rights-of-ways.

R

## **CHICAGO TITLE**

SEE EXHIBIT "B"

### EXHIBIT B

### Percentage Interest

All units have 1/96th percentage interest.



### EXHIBIT C

| BLDG. | UNIT             | ADDRESS              |
|-------|------------------|----------------------|
| 1     | 1                | 5847 Shipwatch Lane  |
| •     |                  | 5843 Shipwatch Lane  |
|       | 3                | 5839 Shipwatch Lane  |
|       | 4                | 5835 Shipwatch Lane  |
|       | 2<br>3<br>4<br>5 | 5836 Shipwatch Place |
|       | 6                | 5840 Shipwatch Place |
|       | 7                | 5844 Shipwatch Place |
|       | 8                | 5848 Shipwatch Place |
| 2     | 9                | 5825 Shipwatch Lane  |
|       | 10               | 5821 Shipwatch Lane  |
|       | 11               | 5817 Shipwatch Lane  |
|       | 12               | 5813 Shipwatch Lane  |
|       | 13               | 5814 Shipwatch Place |
|       | 14               | 5818 Shipwatch Place |
|       | 15               | 5822 Shipwatch Place |
|       | 16               | 5826 Shipwatch Place |
| 4     | 25               | 5827 Shipwatch Place |
| 7     | 26               | 5823 Shipwatch Place |
|       | 27               | 5819 Shipwatch Place |
|       | 28               | 5815 Shipwatch Place |
|       | 29               | 5816 Beacon Cove Way |
|       | 30               | 5820 Beacon Cove Way |
|       | 31               | 5824 Beacon Cove Way |
|       | 3 <b>2</b>       | 5828 Beacon Cove Way |
| 3     | 17               | 5849 Shipwatch Place |
|       | 18               | 5845 Shipwatch Place |
|       | 19               | 5841 Shipwatch Place |
|       | 20               | 5837 Shipwatch Place |
| OTT   | 21               | 5838 Beacon Cove Way |
|       | 22 23            | 5842 Beacon Cove Way |
|       | 23 /             | 5846 Beacon Cove Way |
|       | 24               | 5850 Beacon Cove Way |

| 6   | 41         | 5825 Beacon Cove Way   |
|-----|------------|------------------------|
| •   | 42         | 5821 Beacon Cove Way   |
|     | 43         | 5817 Beacon Cove Way   |
|     | 44         | 5813 Beacon Cove Way   |
|     | 45         | 5814 Beacon Cove Place |
|     | 46         | 5818 Beacon Cove Place |
|     | 47         | 5822 Beacon Cove Place |
|     | 48         | 5826 Beacon Cove Place |
| 5   | 33         | 5847 Beacon Cove Way   |
| 3   | 34         | 5843 Beacon Cove Way   |
|     | 35         | 5839 Beacon Cove Way   |
|     | 36         | 5835 Beacon Cove Way   |
|     | 37         | 5836 Beacon Cove Place |
|     | 38         | 5840 Beacon Cove Place |
|     | 39         | 5844 Beacon Cove Place |
|     | 40         | 5848 Beacon Cove Place |
|     |            |                        |
| 7   | 49         | 8017 Harbor Walk Lane  |
| •   | 50         | 8021 Harbor Walk Lane  |
|     | 51         | 8025 Harbor Walk Lane  |
|     | <b>5</b> 2 | 8029 Harbor Walk Lane  |
|     | <b>5</b> 3 | 8030 Harbor Walk Place |
|     | 54         | 8026 Harbor Walk Place |
|     | 55         | 8022 Harbor Walk Place |
|     | 56         | 8018 Harbor Walk Place |
| 8   | 57         | 8015 Seabrook Drive    |
| 0   | 58         | 8019 Seabrook Drive    |
|     | 59         | 8023 Seabrook Drive    |
|     | 60         | 8027 Seabrook Drive    |
|     | 61         | 8028 Harbor Walk Lane  |
|     | 62         | 8024 Harbor Walk Lane  |
|     | 63         | 8020 Harbor Walk Lane  |
| CII | 64         | 8016 Harbor Walk Lane  |
|     |            | A( T( )           .    |
|     |            |                        |
|     |            |                        |

| 9  | 65  | 8039 Harbor Walk Lane  |
|----|-----|------------------------|
| ,  | 66  | 8043 Harbor Walk Lane  |
|    | 67  | 8047 Harbor Walk Lane  |
|    | 68  | 8051 Harbor Walk Lane  |
|    | 69  | 8052 Harbor Walk Place |
|    | 70  | 8048 Harbor Walk Place |
|    | 71  | 8044 Harbor Walk Place |
|    | 72  | 8040 Harbor Walk Place |
| 10 | 73  | 8037 Seabrook Drive    |
|    | 74  | 8041 Seabrook Drive    |
|    | 75  | 8045 Seabrook Drive    |
|    | 76  | 8049 Seabrook Drive    |
|    | 77  | 8050 Harbor Walk Lane  |
|    | 78  | 8046 Harbor Walk Lane  |
|    | 79  | 8042 Harbor Walk Lane  |
|    | 80  | 8038 Harbor Walk Lane  |
|    |     |                        |
| 11 | 81  | 5919 Seabrook Lane     |
|    | 82  | 5915 Seabrook Lane     |
|    | 83  | 5911 Seabrook Lane     |
|    | 84  | 5907 Seabrook Lane     |
|    | 85  | 5908 Marina View Drive |
|    | 86  | 5912 Marina View Drive |
|    | 87  | 5916 Marina View Drive |
|    | 88  | 5920 Marina View Drive |
| 13 | 97  | 5921 Marina View Drive |
|    | 98  | 5917 Marina View Drive |
|    | 99  | 5913 Marina View Drive |
|    | 100 | 5909 Marina View Drive |
|    | 101 | 5910 Marina View Lane  |
|    | 102 | 5914 Marina View Lane  |
|    | 103 | 5918 Marina View Lane  |
| CH | 104 | 5922 Marina View Lane  |
|    |     |                        |

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# SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS HORIZONTAL RROPERTY REGIME

THIS SUPPLEMENTAL DECLARATION made this 21st day of August, 2003 by The Augusta Group, LLC (the "Declarant").

#### **WITNESSETH:**

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas

B. On the 26TH day of JANUARY, 2000,

Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No.2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.





1

C. Phase XII as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XII in Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. Declaration, Declarant hereby expressly declares that Phase XII and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase XII hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.



- 2. <u>Description of Buildings</u>. There shall be <u>ONE (1)</u> Building containing <u>EIGHT (8)</u> Condominium Units in each Building in Phase <u>XII</u> as shown on the Supplemental Plans for Phase <u>XII</u>. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 12 Bayshore Villas Horizontal Property Regime or the Tract now has <u>12</u> Building(s).
- 3. <u>Percentage Interest</u>. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 12.

- 4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.
- 5. <u>Supplemental Plans.</u> The Supplemental Plans, prepared by <u>Maurer & Smithers, Inc.</u> including floor and building plans and elevations of the buildings and condominium units certified by <u>Paul Maurer</u> registered professional land surveyor and a site plan of Phase <u>XII</u> and the buildings thereon certified by <u>Paul Maurer</u> a registered professional land surveyor under date of are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of \_\_\_\_\_\_\_, as Instrument No. \_\_\_\_\_\_

EXECUTED the day and year first above written.

THE AUGUSTA GROUP, LLC

CHICAGO T Printed Dennis Yovanovich

Its: Owner

STATE OF INDIANA)

) **SS**:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared <u>Dennis Yovanovich</u>, as <u>The Augusta Group</u>, <u>LLC</u>, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 21st day of August, 2003.

Notary Public

Angelika E. Oakes Printed Signature

My Commissions Expires:

1

February 17, 2008

My County of Residence:

**Johnson** 

**CHICAGO TITLE** 

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

### **EXHIBIT "A"**

## PARCEL "12" (LAND DESCRIPTION)

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7,1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 545.05 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing South 00 degrees 26 minutes 13 seconds West along said East line 257.56 feet; North 89 degrees 33 minutes 47 seconds West 288.26 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 223.44 feet; thence North 38 degrees 08 minutes 04 seconds East 30.09 feet; thence North 88 degrees 14 minutes 55 seconds East 270.05 feet to the POINT OF BEGINNING containing 1.66 acres more or less.

Subject to all easements, restrictions and rights-of-ways.

R

## CHICAGO TITLE

SEE EXHIBIT "B"

### **EXHIBIT B**

### Percentage Interest

All units have 1/112th percentage interest.

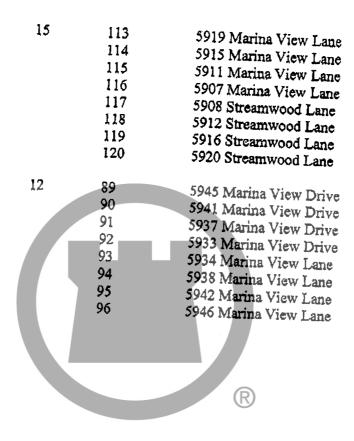


### EXHIBIT C

| BLDG. | UNIT        | ADDRESS  |
|-------|-------------|--|
| 1     | 1           | 5847 Shipwatch Lane  |
|       | 2           | 5843 Shipwatch Lane  |
|       | 2<br>3<br>4 | 5839 Shipwatch Lane  |
|       | 4           | 5835 Shipwatch Lane  |
|       | 5           | 5836 Shipwatch Place   |
|       | 6           | 5840 Shipwatch Place   |
|       | 7           | 5844 Shipwatch Place   |
|       | 8           | 5848 Shipwatch Place   |
| 2     | 9           | 5095 81  |
|       | 10          | 5825 Shipwatch Lane  |
|       | ii          | 5821 Shipwatch Lane  |
|       | 12          | 5817 Shipwatch Lane  |
|       | 13          | 5813 Shipwatch Lane<br>5814 Shipwatch Place  |
|       | 14          | 5818 Shipwatch Place   |
|       | 15          | 5822 Shipwatch Place   |
|       | 16          | 5826 Shipwatch Place   |
|       |             | The state of the s |
| 4     | 25          | 5827 Shipwatch Place   |
|       | 26          | 5823 Shipwatch Place   |
|       | 27          | 5819 Shipwatch Place   |
|       | 28          | 5815 Shipwatch Place   |
| CITIC | 29          | 5816 Beacon Cove Way   |
| CHICA | 30          | 5820 Beacon Cove Way   |
|       | 32          | 5824 Beacon Cove Way   |
|       | 32          | 5828 Beacon Cove Way   |
| 3     | 17          | 5849 Shipwatch Place   |
|       | 18          | 5845 Shipwatch Place   |
|       | 19          | 5841 Shipwatch Place   |
|       | 20          | 5837 Shipwatch Place   |
|       | 21          | 5838 Beacon Cove Way   |
|       | 22          | 5842 Beacon Cove Way   |
|       | 23          | 5846 Beacon Cove Way   |
|       | 24          | 5850 Beacon Cove Way   |
|       |             | •  |

| 6     | 41       | 5925 D   |
|-------|----------|--|
|       | 42       | 5825 Beacon Cove Way                             |
|       | 43       | 5821 Beacon Cove Way                             |
|       | 44       | 5817 Beacon Cove Way                             |
|       | 45       | 5813 Beacon Cove Way                             |
|       | 46       | 5814 Beacon Cove Place<br>5818 Beacon Cove Place |
|       | 47       | 5822 Beacon Cove Place                           |
|       | 48       | 5826 Beacon Cove Place                           |
|       |          | Deacon Cove Place                                |
| 5     | 33       | 5847 Beacon Cove Way                             |
|       | 34       | 5843 Beacon Cove Way                             |
|       | 35       | 5839 Beacon Cove Way                             |
|       | 36       | 5835 Beacon Cove Way                             |
|       | 37       | 5836 Beacon Cove Place                           |
|       | 38       | 5840 Beacon Cove Place                           |
|       | 39       | 5844 Beacon Cove Place                           |
|       | 40       | 5848 Beacon Cove Place                           |
| 7     | 40       |  |
|       | 49       | 8017 Harbor Walk Lane                            |
|       | 50<br>51 | 8021 Harbor Walk Lane                            |
|       | 52       | 8025 Harbor Walk Lane                            |
|       | 53       | 8029 Harbor Walk Lane                            |
|       | 54       | 8030 Harbor Walk Place                           |
|       | 55       | 8026 Harbor Walk Place                           |
| OTITO | 56       | 8022 Harbor Walk Place                           |
| CHIC  | HUI      | 8018 Harbor Walk Place                           |
| 8     | 57       | 8015 Seabrook Drive                              |
|       | 58       | 8019 Seabrook Drive                              |
|       | 59       | 8023 Seabrook Drive                              |
|       | 60       | 8027 Seabrook Drive                              |
|       | 61       | 8028 Harbor Walk Lane                            |
|       | 62       | 8024 Harbor Walk Lane                            |
|       | 63       | 8020 Harbor Walk Lane                            |
|       | 64       | 8016 Harbor Walk Lane                            |
|       |          | <del></del>                                      |

| 9     | 65<br>66<br>67<br>68<br>69<br>70<br>71  | 8039 Harbor Walk Lane<br>8043 Harbor Walk Lane<br>8047 Harbor Walk Lane<br>8051 Harbor Walk Lane<br>8052 Harbor Walk Place<br>8048 Harbor Walk Place<br>8044 Harbor Walk Place  |
|-------|---|---|
|       | 72  | 8040 Harbor Walk Place  |
| CHIC. | 73<br>74<br>75<br>76<br>77<br>78<br>79<br>80<br>81<br>82<br>83<br>84<br>85<br>86<br>87<br>88<br>97<br>98<br>99<br>100<br>101<br>102<br>103<br>104 | 8037 Seabrook Drive 8041 Seabrook Drive 8045 Seabrook Drive 8049 Seabrook Drive 8050 Harbor Walk Lane 8046 Harbor Walk Lane 8042 Harbor Walk Lane 8048 Harbor Walk Lane 8048 Harbor Walk Lane 5919 Seabrook Lane 5915 Seabrook Lane 5911 Seabrook Lane 5907 Seabrook Lane 5908 Marina View Drive 5912 Marina View Drive 5916 Marina View Drive 5920 Marina View Drive 5917 Marina View Drive 5917 Marina View Drive 5918 Marina View Drive 5919 Marina View Drive 5910 Marina View Lane 5914 Marina View Lane 5918 Marina View Lane 5918 Marina View Lane 5922 Marina View Lane |



# **CHICAGO TITLE**



#### SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY **OWNERSHIP BAYSHORE VILLAS** HORIZONTAL RROPERTY REGIME

THIS SUPPLEMENTAL DECLARATION made this 21st day of August, 2993 The Augusta Group, LLC (the "Declarant").

#### WITNESSETH:

WHEREAS, the following facts are true:

Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

FILED Ħ SEP 0 2 2003 29.00 FRANKLIN TOWNSHIP ASSESSOR



Inst # 2003-0179383 09/02/03 01:06PH NANDA NARTIN NARION CTY RECIRDER

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. ,

C. Phase XV as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XV into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase XV hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.



- 2. <u>Description of Buildings</u>. There shall be <u>ONE (1)</u> Building containing <u>EIGHT (8)</u> Condominium Units in each Building in Phase <u>XV</u> as shown on the Supplemental Plans for Phase <u>XV</u>. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 15 Bayshore Villas Horizontal Property Regime or the Tract now has <u>15</u> Building(s).
- 3. <u>Percentage Interest</u>. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 15.

- 4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.
- 5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XV and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of \_\_\_\_\_\_\_, as Instrument No. \_\_\_\_\_\_\_, as

EXECUTED the day and year first above written.

THE AUGUSTA GROUP, LLC

CHICAGO T Printed D

Its: Owner

Yovanovich

STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared <u>Dennis Yovanovich</u>, as <u>The Augusta Group, LLC</u>, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 21st day of August, 2003.

Notary Public

Angelika E. Oakes Printed Signature

My Commissions Expires: February 17, 2008

My County of Residence: Johnson

(R)

# **CHICAGO TITLE**

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

#### **EXHIBIT "A"**

# PARCEL "15" (LAND DESCRIPTION)

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7,1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 802.61 feet; thence North 89 degrees 33 minutes 47 seconds West 288.26 feet to the POINT OF BEGINNING of the herein described parcel; thence South 00 degrees 26 minutes 13 seconds West parallel with said East line 124.76 feet; North 89 degrees 33 minutes 47 seconds West 261.34 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 124.76 feet; thence South 89 degrees 33 minutes 47 seconds East 261.34 feet to the POINT OF BEGINNING containing 0.749 acres more or less.

Subject to all easements, restrictions and rights-of-ways.

R

# CHICAGO TITLE

SEE EXHIBIT "B"

#### **EXHIBIT B**

#### Percentage Interest

All units have 1/104th percentage interest.



## EXHIBIT C

| BLDG. | UNIT        | ADDRESS                                      |
|-------|-------------|--|
| 1     | I           | 5847 Shipwatch Lane                          |
|       | 2           | 5843 Shipwatch Lane                          |
|       | 3           | 5839 Shipwatch Lane                          |
|       | 4           | 5835 Shipwatch Lane                          |
|       | 5           | 5836 Shipwatch Place                         |
|       | 6           | 5840 Shipwatch Place                         |
|       | 7           | 5844 Shipwatch Place                         |
|       | 8           | 5848 Shipwatch Place                         |
| 2     | 9           | 5825 Shipwatch Lane                          |
|       | 10          | 5821 Shipwatch Lane                          |
|       | 11          | 5817 Shipwatch Lane                          |
|       | 12          | 5813 Shipwatch Lane                          |
|       | 13          | 5814 Shipwatch Place                         |
|       | 14          | 5818 Shipwatch Place                         |
|       | 15          | 5822 Shipwatch Place                         |
|       | 16          | 5826 Shipwatch Place                         |
| 4     | 25          | 5007 DV in 1 1 D1                            |
| 7     | 25<br>26    | 5827 Shipwatch Place                         |
|       | 27          | 5823 Shipwatch Place<br>5819 Shipwatch Place |
|       | 28          | 5815 Shipwatch Place                         |
|       | 29          | 5816 Beacon Cove Way                         |
| CHIC  | $\Delta 30$ | 5820 Beacon Cove Way                         |
|       |             | 5824 Beacon Cove Way                         |
|       | 32          | 5828 Beacon Cove Way                         |
| 3     | 17          | 5849 Shipwatch Place                         |
|       | 18          | 5845 Shipwatch Place                         |
|       | 19          | 5841 Shipwatch Place                         |
|       | 20          | 5837 Shipwatch Place                         |
|       | 21          | 5838 Beacon Cove Way                         |
|       | 22          | 5842 Beacon Cove Way                         |
|       | 23          | 5846 Beacon Cove Way                         |
|       | 24          | 5850 Beacon Cove Way                         |
|       |             | •  |

| 6     | 41                    | 7007 D                 |
|-------|-----------------------|------------------------|
| U     | 41                    | 5825 Beacon Cove Way   |
|       | 42                    | 5821 Beacon Cove Way   |
|       | 43                    | 5817 Beacon Cove Way   |
|       | 44                    | 5813 Beacon Cove Way   |
|       | 45                    | 5814 Beacon Cove Place |
|       | 46                    | 5818 Beacon Cove Place |
|       | 47                    | 5822 Beacon Cove Place |
|       | 48                    | 5826 Beacon Cove Place |
|       |                       |                        |
| 5     | 33                    | 5847 Beacon Cove Way   |
|       | 34                    | 5843 Beacon Cove Way   |
|       | 35                    | 5839 Beacon Cove Way   |
|       | <b>3</b> 6            | 5835 Beacon Cove Way   |
|       | 37                    | 5836 Beacon Cove Place |
|       | 38                    | 5840 Beacon Cove Place |
|       | 39                    | 5844 Beacon Cove Place |
|       | 40                    | 5848 Beacon Cove Place |
|       |                       |                        |
| 7     | 49                    | 8017 Harbor Walk Lane  |
|       | 50                    | 8021 Harbor Walk Lane  |
|       | 51                    | 8025 Harbor Walk Lane  |
|       | 52                    | 8029 Harbor Walk Lane  |
|       | 53                    | 8030 Harbor Walk Place |
|       | 54                    | 8026 Harbor Walk Place |
| OTTTO | 55                    | 8022 Harbor Walk Place |
| CHICA | <b>∆</b> 5 <b>6</b> → | 8018 Harbor Walk Place |
|       |                       | O IIILL                |
| 8     | 57                    | 8015 Seabrook Drive    |
|       | 58                    | 8019 Seabrook Drive    |
|       | 59                    | 8023 Seabrook Drive    |
|       | 60                    | 8027 Seabrook Drive    |
|       | 61                    | 8028 Harbor Walk Lane  |
|       | 62                    | 8024 Harbor Walk Lane  |
|       | 63                    | 8020 Harbor Walk Lane  |
|       | 64                    | 8016 Harbor Walk Lane  |
|       |                       |                        |

| 9      | 65<br>66<br>67<br>68<br>69<br>70 | 8039 Harbor Walk Lane<br>8043 Harbor Walk Lane<br>8047 Harbor Walk Lane<br>8051 Harbor Walk Lane<br>8052 Harbor Walk Place<br>8048 Harbor Walk Place |
|--------|----------------------------------|--|
|        | 71                               | 8044 Harbor Walk Place   |
|        | 72                               | 8040 Harbor Walk Place   |
| 10     | 73                               | 8037 Seabrook Drive  |
|        | 74                               | 8041 Seabrook Drive  |
|        |                                  | 8045 Seabrook Drive  |
|        | 76                               | 8049 Seabrook Drive  |
|        | 77                               | 8050 Harbor Walk Lane  |
|        | · <b>78</b>                      | 8046 Harbor Walk Lane  |
|        | 79                               | 8042 Harbor Walk Lane  |
|        | 80                               | 8038 Harbor Walk Lane  |
| 11     | 81                               | 5919 Seabrook Lane   |
|        | 82                               | 5915 Seabrook Lane   |
|        | 83                               | 5911 Seabrook Lane   |
|        | 84                               | 5907 Seabrook Lane   |
|        | 85                               | 5908 Marina View Drive   |
|        | 86                               | 5912 Marina View Drive   |
| CITICA | 87                               | 5916 Marina View Drive   |
| CHICA  |                                  | 5920 Marina View Drive   |
| 13     | <b>9</b> 7                       | 5921 Marina View Drive   |
|        | 98                               | 5917 Marina View Drive   |
|        | 99                               | 5913 Marina View Drive   |
|        | 100                              | 5909 Marina View Drive   |
|        | 101                              | 5910 Marina View Lane  |
|        | 102                              | 5914 Marina View Lane  |
|        | 103                              | 5918 Marina View Lane  |
|        | 104                              | 5922 Marina View Lane  |
|        |                                  |  |

| 15 | 113 | ************************************** |
|----|-----|--|
|    | *   | 5919 Marina View Lane                  |
|    | 114 | 5915 Marina View Lane                  |
|    | 115 | 5911 Marina View Lane                  |
|    | 116 | 5907 Marina View Lane                  |
|    | 117 | 5908 Streamwood Lane                   |
|    | 118 | 5912 Streamwood Lane                   |
|    | 119 | 5916 Streamwood Lane                   |
|    | 120 | 5920 Streamwood Lane                   |



# **CHICAGO TITLE**

(0)

MCR

503086 DECHES

## SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY

SUBJECT TRANSFER

BAYSHORE VILLAS HORIZONTAL RROPERTY REGIME

THIS SUPPLEMENTAL DECLARATION made this 17th day of November, 2003 by The Augusta Group, LLC (the "Declarant").

#### WITNESSETH:

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No.2000-0012696, (the "Declaration") Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

FILED

DEC 1 0 2003

FRANKLIN TOWNSHIP ASSESSOR



12/11/03 09:24AM KANDA WARTIN KARION CTY RECORDER
INSt # 2003-0262853

JUH 29.00 PAGES: 10

C. Phase XIV as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XIV into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

- 1. <u>Declaration</u>, Declarant hereby expressly declares that Phase <u>XIV</u> and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase <u>XIV</u> hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section I (r) of the Declaration.
- 2. <u>Description of Buildings</u>. There shall be <u>ONE (1)</u> Building containing <u>EIGHT (8)</u> Condominium Units in each Building in Phase <u>XIV</u> as shown on the Supplemental Plans for Phase <u>XIV</u>. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 14 Bayshore Villas Horizontal Property Regime or the Tract now has 14 Building(s).
- 3. <u>Percentage Interest.</u> The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 14.

- 4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.
- 5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XIV and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of Like 1997, 2003, as Instrument No. 2003 D202857

EXECUTED the day and year first above written.

R

THE AUGUSTA GROUP, LLC

CHICAGO TIV.

Printed: Dennis Yovanovich

Its: Owner

STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared <u>Dennis Yovanovich</u>, as <u>The Augusta Group, LLC</u>, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 17th day of November, 2003.

Notary Public

Angelika E. Oakes Printed Signature

A COMMENT

My Commissions Expires: February 17, 2008

My County of Residence: Johnson

# CHICAGO TITLE

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

#### **EXHIBIT "A"**

# PARCEL "14" (LAND DESCRIPTION)

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7,1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 802.61 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing South 00 degrees 26 minutes 13 seconds West along said East line 124.76 feet; North 89 degrees 33 minutes 47 seconds West 288.26 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 124.76 feet; thence South 89 degrees 33 minutes 47 seconds East 288.26 feet to the POINT OF BEGINNING containing 0.826 acres more or less.

Subject to all easements, restrictions and rights-of-ways.

(R)

# CHICAGO TITLE

SEE EXHIBIT "B"

#### **EXHIBIT B**

#### Percentage Interest

All units have 1/120th percentage interest.



## **EXHIBIT C**

| BLDG. | UNIT | ADDRESS              |
|-------|------|----------------------|
| 1     | 1    | 5847 Shipwatch Lane  |
|       | 2    | 5843 Shipwatch Lane  |
|       | 3    | 5839 Shipwatch Lane  |
|       | 4    | 5835 Shipwatch Lane  |
|       | 5    | 5836 Shipwatch Place |
|       | 6    | 5840 Shipwatch Place |
|       | 7    | 5844 Shipwatch Place |
|       | 8    | 5848 Shipwatch Place |
| 2     | 9    | 5825 Shipwatch Lane  |
|       | 10   | 5821 Shipwatch Lane  |
|       | 11   | 5817 Shipwatch Lane  |
|       | 12   | 5813 Shipwatch Lane  |
|       | 13   | 5814 Shipwatch Place |
|       | 14   | 5818 Shipwatch Place |
|       | 15   | 5822 Shipwatch Place |
|       | 16   | 5826 Shipwatch Place |
| 4     | 25   | 5827 Shipwatch Place |
|       | 26   | 5823 Shipwatch Place |
|       | 27   | 5819 Shipwatch Place |
|       | 28   | 5815 Shipwatch Place |
|       | 29   | 5816 Beacon Cove Way |
|       | 30   | 5820 Beacon Cove Way |
| OTTTO | 31   | 5824 Beacon Cove Way |
| CHICA |      | 5828 Beacon Cove Way |
| 3     | 17   | 5849 Shipwatch Place |
|       | 18   | 5845 Shipwatch Place |
|       | 19   | 5841 Shipwatch Place |
|       | 20   | 5837 Shipwatch Place |
|       | 21   | 5838 Beacon Cove Way |
|       | 22   | 5842 Beacon Cove Way |
|       | 23   | 5846 Beacon Cove Way |
|       | 24   | 5850 Beacon Cove Way |

| 6     | 41   | 5825 Beacon Cove Way   |
|-------|------|------------------------|
|       | 42   | 5821 Beacon Cove Way   |
|       | 43   | 5817 Beacon Cove Way   |
|       | 44   | 5813 Beacon Cove Way   |
|       | 45   | 5814 Beacon Cove Place |
|       | 46   | 5818 Beacon Cove Place |
|       | 47   | 5822 Beacon Cove Place |
|       | 48   | 5826 Beacon Cove Place |
|       |      |                        |
| 5     | 33   | 5847 Beacon Cove Way   |
|       | 34   | 5843 Beacon Cove Way   |
|       | 35   | 5839 Beacon Cove Way   |
|       | 36   | 5835 Beacon Cove Way   |
|       | 37   | 5836 Beacon Cove Place |
|       | 38   | 5840 Beacon Cove Place |
|       | 39   | 5844 Beacon Cove Place |
|       | 40   | 5848 Beacon Cove Place |
|       |      |                        |
| 7     | 49   | 8017 Harbor Walk Lane  |
|       | 50   | 8021 Harbor Walk Lane  |
|       | 51   | 8025 Harbor Walk Lane  |
|       | 52   | 8029 Harbor Walk Lane  |
|       | 53   | 8030 Harbor Walk Place |
|       | 54   | 8026 Harbor Walk Place |
|       | 55   | 8022 Harbor Walk Place |
|       | 56   | 8018 Harbor Walk Place |
| OTTTO | 4 00 |                        |
| CHICA | 57—  | 8015 Seabrook Drive    |
|       | 58   | 8019 Seabrook Drive    |
|       | 59   | 8023 Seabrook Drive    |
|       | 60   | 8027 Seabrook Drive    |
|       | 61   | 8028 Harbor Walk Lane  |
|       | 62   | 8024 Harbor Walk Lane  |
|       | 63   | 8020 Harbor Walk Lane  |
|       | 64   | 8016 Harbor Walk Lane  |
|       |      |                        |

| 9          | 65   | 8039 Harbor Walk Lane  |
|------------|------|------------------------|
|            | 66   | 8043 Harbor Walk Lane  |
|            | 67   | 8047 Harbor Walk Lane  |
|            | 68   | 8051 Harbor Walk Lane  |
|            | 69   | 8052 Harbor Walk Place |
|            | 70   | 8048 Harbor Walk Place |
|            | 71   | 8044 Harbor Walk Place |
|            | 72   | 8040 Harbor Walk Place |
|            |      |                        |
| 10         | 73   | 8037 Seabrook Drive    |
|            | 74   | 8041 Seabrook Drive    |
|            | 75   | 8045 Seabrook Drive    |
|            | 76   | 8049 Seabrook Drive    |
|            | 77   | 8050 Harbor Walk Lane  |
|            | 78   | 8046 Harbor Walk Lane  |
|            | 79   | 8042 Harbor Walk Lane  |
|            | 80   | 8038 Harbor Walk Lane  |
|            |      |                        |
| 11         | 81   | 5919 Seabrook Lane     |
|            | 82   | 5915 Seabrook Lane     |
|            | 83   | 5911 Seabrook Lane     |
|            | 84   | 5907 Seabrook Lane     |
|            | 85   | 5908 Marina View Drive |
|            | 86   | 5912 Marina View Drive |
|            | 87   | 5916 Marina View Drive |
|            | 88   | 5920 Marina View Drive |
| CITICA     |      |                        |
| CH (3) $A$ | 97 T | 5921 Marina View Drive |
|            | 98   | 5917 Marina View Drive |
|            | 99   | 5913 Marina View Drive |
|            | 100  | 5909 Marina View Drive |
|            | 101  | 5910 Marina View Lane  |
|            | 102  | 5914 Marina View Lane  |
|            | 103  | 5918 Marina View Lane  |
|            | 104  | 5922 Marina View Lane  |
|            |      |                        |

| 15    | 113 | 5919 Marina View Lane  |
|-------|-----|------------------------|
|       | 114 | 5915 Marina View Lane  |
|       | 115 | 5911 Marina View Lane  |
|       | 116 | 5907 Marina View Lane  |
|       | 117 | 5908 Streamwood Lane   |
|       | 118 | 5912 Streamwood Lane   |
|       | 119 | 5916 Streamwood Lane   |
|       | 120 | 5920 Streamwood Lane   |
| 12    | 89  | 5945 Marina View Drive |
|       | 90  | 5941 Marina View Drive |
|       | 91  | 5937 Marina View Drive |
|       | 92  | 5933 Marina View Drive |
|       | 93  | 5934 Marina View Lanc  |
|       | 94  | 5938 Marina View Lane  |
|       | 95  | 5942 Marina View Lane  |
|       | 96  | 5946 Marina View Lane  |
| 14    | 105 | 5943 Marina View Lane  |
|       | 106 | 5939 Marina View Lane  |
|       | 107 | 5935 Marina View Lane  |
|       | 108 | 5931 Marina View Lane  |
|       | 109 | 5932 Streamwood Lane   |
|       | 110 | 5936 Streamwood Lane   |
|       | 111 | 5940 Streamwood Lane   |
|       | 112 | 5944 Streamwood Lane   |
| CHICA | AGO | TITLE                  |



# SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS HORIZONTAL RROPERTY REGIME

THIS SUPPLEMENTAL DECLARATION made this 17th day of May, 2004 by The Augusta Group, LLC (the "Declarant").

#### WITNESSETH:

WHEREAS, the following facts are true:

- A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description
  - B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No.2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

FILED

MAY 1 9 2004 FRANKLIN TOWNSHIP ASSESSOR



MARTIN MARION CTV RECORDER JBH 30.00 PAG

05/19/04 01:58PH HARD

C. Phase XVI as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XVI into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

1. <u>Declaration</u>, <u>Declarant hereby expressly declares that Phase XVI</u> and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase <u>XVI</u> hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.



- 2. <u>Description of Buildings</u>. There shall be <u>ONE (1)</u> Building containing <u>EIGHT (8)</u> Condominium Units in each Building in Phase <u>XVI</u> as shown on the Supplemental Plans for Phase <u>XVI</u>. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 16 Bayshore Villas Horizontal Property Regime or the Tract now has 16 Building(s).
- 3. <u>Percentage Interest.</u> The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building # 116.

- 4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.
- 5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XVI and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of National Actional Actiona

EXECUTED the day and year first above written.

THE AUGUSTA GROUP, LLC

CHICAGO TIE

Printed: Dennis Yovanovich

Its: Owner

STATE OF INDIANA)

) SS:

**COUNTY OF MARION)** 

Before me, a Notary Public in and for said County and State, personally appeared <u>Dennis Yovanovich</u>, as <u>The Augusta Group</u>, <u>LLC</u>, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 17th day of May, 2004.

Angelika E. Oakes Printed Signature

My Commissions Expires: February 17, 2008

My County of Residence: Johnson

# **CHICAGO TITLE**

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

#### **EXHIBIT "A"**

## PARCEL "16" (LAND DESCRIPTION)

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7,1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 927.37 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing South 00 degrees 26 minutes 13 seconds West along said East line 222.64 feet; thence South 88 degrees 14 minutes 55 seconds West 221.92 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 231.11 feet; thence South 89 degrees 33 minutes 47 seconds East 221.76 feet to the POINT OF BEGINNING containing 1.155 acres more or less.

Subject to all easements, restrictions and rights-of-ways.

R

# CHICAGO TITLE

SEE EXHIBIT "B"

### **EXHIBIT B**

#### Percentage interest

All units have 1/128th percentage interest.



## EXHIBIT C

| BLDG.  | UNIT          | ADDRESS                                 |
|--------|---------------|---|
| 1      | 1             | 5847 Shipwatch Lane                     |
|        | 1<br>2<br>· 3 | 5843 Shipwatch Lane                     |
|        | · 3           | 5839 Shipwatch Lane                     |
|        | 4             | 5835 Shipwatch Lane                     |
|        | 5             | 5836 Shipwatch Place                    |
|        | 6             | 5840 Shipwatch Place                    |
|        | 7             | 5844 Shipwatch Place                    |
|        | 8             | 5848 Shipwatch Place                    |
| 2      | 9             | 5825 Shipwatch Lane                     |
|        | 10            | 5821 Shipwatch Lane                     |
|        | 11            | 5817 Shipwatch Lane                     |
|        | 12            | 5813 Shipwatch Lane                     |
|        | 13            | 5814 Shipwatch Place                    |
|        | 14            | 5818 Shipwatch Place                    |
|        | 15            | 5822 Shipwatch Place                    |
|        | 16            | 5826 Shipwatch Place                    |
|        |               | , |
| 4      | 25            | 5827 Shipwatch Place                    |
|        | 26            | 5823 Shipwatch Place                    |
|        | 27            | 5819 Shipwatch Place                    |
|        | 28            | 5815 Shipwatch Place                    |
| CITICA | 30 T          | 5816 Beacon Cove Way                    |
| CHICA  | 30            | 5820 Beacon Cove Way                    |
|        | 31            | 5824 Beacon Cove Way                    |
|        | 32            | 5828 Beacon Cove Way                    |
| 3      | 17            | 5849 Shipwatch Place                    |
|        | 18            | 5845 Shipwatch Place                    |
|        | 19            | 5841 Shipwatch Place                    |
|        | 20            | 5837 Shipwatch Place                    |
|        | 21            | 5838 Beacon Cove Way                    |
|        | 22            | 5842 Beacon Cove Way                    |
|        | 23            | 5846 Beacon Cove Way                    |
|        | 24            | 5850 Beacon Cove Way                    |

|       |                   | ,                      |
|-------|-------------------|------------------------|
| 6     | 41                | 5825 Beacon Cove Way   |
|       | 42                | 5821 Beacon Cove Way   |
|       | 43                | 5817 Passen Cave Way   |
|       | 44                | 5817 Beacon Cove Way   |
|       | 45                | 5813 Beacon Cove Way   |
|       |                   | 5814 Beacon Cove Place |
|       | 46                | 5818 Beacon Cove Place |
|       | 47                | 5822 Beacon Cove Place |
|       | 48                | 5826 Beacon Cove Place |
|       |                   |                        |
| 5     | 33                | 5847 Beacon Cove Way   |
|       | 34                | 5842 Paggar Carre Way  |
|       | 35                | 5843 Beacon Cove Way   |
|       |                   | 5839 Beacon Cove Way   |
|       | 36                | 5835 Beacon Cove Way   |
|       | 37                | 5836 Beacon Cove Place |
|       | 38                | 5840 Beacon Cove Place |
|       | 39                | 5844 Beacon Cove Place |
|       | 40                | 5848 Beacon Cove Place |
|       |                   |                        |
| 7     | 49                | 8017 Harbor Walk Lane  |
|       | 50                | 8021 Harbor Walk Lane  |
|       | 51                |                        |
|       | 52                | 8025 Harbor Walk Lane  |
|       |                   | 8029 Harbor Walk Lane  |
|       | 53                | 8030 Harbor Walk Place |
|       | 54                | 8026 Harbor Walk Place |
| CITIC | Δ 55<br>56 T      | 8022 Harbor Walk Place |
| CHIC  | <b>4 56 ⊤</b> ( ) | 8018 Harbor Walk Place |
|       | 100               |                        |
| 8     | 57                | 8015 Seabrook Drive    |
|       | 58                | 8019 Seabrook Drive    |
|       | 59                | 8023 Seabrook Drive    |
|       | 60                |                        |
|       | 61                | 8027 Seabrook Drive    |
|       |                   | 8028 Harbor Walk Lane  |
|       | 62                | 8024 Harbor Walk Lane  |
|       | 63                | 8020 Harbor Walk Lane  |
|       | 64                | 8016 Harbor Walk Lane  |
|       |                   |                        |

| 9     | <del>ნ</del> 5 | 8039 Harbor Walk Lane  |
|-------|----------------|------------------------|
|       | 66             | 8043 Harbor Walk Lane  |
|       | 67             | 8047 Harbor Walk Lane  |
|       | 68             | 8051 Harbor Walk Lane  |
|       | 69             | 8052 Harbor Walk Place |
|       | 70             | 8048 Harbor Walk Place |
|       | 71             | 8044 Harbor Walk Place |
|       | 72             | 8040 Harbor Walk Place |
|       |                |                        |
| 10    | 73             | 8037 Seabrook Drive    |
|       | 74             | 8041 Seabrook Drive    |
|       | 75             | 8045 Seabrook Drive    |
|       | 76             | 8049 Seabrook Drive    |
|       | 77             | 8050 Harbor Walk Lane  |
|       | 78             | 8046 Harbor Walk Lane  |
|       | 79             | 8042 Harbor Walk Lane  |
|       | 80             | 8038 Harbor Walk Lane  |
|       |                |                        |
| II    | 81             | 5919 Seabrook Lane     |
|       | 82             | 5915 Seabrook Lane     |
|       | 83             | 5911 Seabrook Lane     |
|       | 84             | 5907 Seabrook Lane     |
|       | 85             | 5908 Marina View Drive |
|       | 86             | 5912 Marina View Drive |
| OTTTO | 87             | 5916 Marina View Drive |
| CHIC  | A 88 T         | 5920 Marina View Drive |
|       |                |                        |
| 13    | 97             | 5921 Marina View Drive |
|       | 98             | 5917 Marina View Drive |
|       | 99             | 5913 Marina View Drive |
|       | 100            | 5909 Marina View Drive |
|       | 101            | 5910 Marina View Lane  |
|       | 102            | 5914 Marina View Lane  |
|       | 103            | 5918 Marina View Lane  |
|       | 104            | 5922 Marina View Lane  |
|       |                |                        |

| 15     | 113 | 5919 Marina View Lane  |
|--------|-----|------------------------|
|        | 114 | 5915 Marina View Lane  |
|        | 115 | 5911 Marina View Lane  |
|        | 116 | 5907 Marina View Lane  |
|        | 117 | 5908 Streamwood Lane   |
|        | 118 | 5912 Streamwood Lane   |
|        | 119 | 5916 Streamwood Lane   |
|        | 120 | 5920 Streamwood Lane   |
|        |     |                        |
| 12     | 89  | 5945 Marina View Drive |
|        | 90  | 5941 Marina View Drive |
|        | 91  | 5937 Marina View Drive |
|        | 92  | 5933 Marina View Drive |
|        | 93  | 5934 Marina View Lane  |
|        | 94  | 5938 Marina View Lane  |
|        | 95  | 5942 Marina View Lane  |
|        | 96  | 5946 Marina View Lane  |
|        |     |                        |
| 14     | 105 | 5943 Marina View Lane  |
|        | 106 | 5939 Marina View Lane  |
|        | 107 | 5935 Marina View Lane  |
|        | 108 | 5931 Marina View Lane  |
|        | 109 | 5932 Streamwood Lane   |
|        | 110 | 5936 Streamwood Lane   |
| CITICA | Im  | 5940 Streamwood Lane   |
| CHICA  | 112 | 5944 Streamwood Lane   |
| CITICI |     |                        |
| 16     | 121 | 8147 River Mist Lane   |
|        | 122 | 8151 River Mist Lane   |
|        | 123 | 8155 River Mist Lane   |
|        | 124 | 8159 River Mist Lane   |
|        | 125 | 8160 River Mist Place  |
|        | 126 | 8156 River Mist Place  |
|        | 127 | 8152 River Mist Place  |
|        | 128 | 8148 River Mist Place  |
|        |     |                        |



# SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS HORIZONTAL RROPERTY REGIME

THIS SUPPLEMENTAL DECLARATION made this 12th day of July, 2004 by The Augusta Group, LLC (the "Declarant").

#### WITNESSETH:

FILED

JUL 2 0 2004

FRANKLIN TOWNSHIP

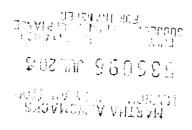
ASSESSOR

WHEREAS, the following facts are true:

A. Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No. 2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime. The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.





C. Phase XVII as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XVII into Bayshore Villas Horizontal Property Regime

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

- l. <u>Declaration</u>, <u>Declarant hereby expressly declares that Phase XVII</u> and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase <u>XVII</u> hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.
- 2. <u>Description of Buildings</u>. There shall be <u>ONE (1)</u> Building containing <u>EIGHT (8)</u> Condominium Units in each Building in Phase <u>XVII</u> as shown on the Supplemental Plans for Phase <u>XVII</u>. The Building is identified and referred to in the Supplemental Plans and in this Supplemental <u>Declaration</u> as Building # 17 Bayshore Villas Horizontal Property Regime or the Tract now has 17 Building(s).
- 3. Percentage Interest. The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building #17.

- 4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.
- Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XVII and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of New 2004, as Instrument No. 2004, DAG 55

EXECUTED the day and year first above written.

R

THE AUGUSTA GROUP, LLC

CHICAGO TI

Printed: Dennis Yovanovich

Its: Owner

STATE OF INDIANA)

) SS:

**COUNTY OF MARION)** 

Before me, a Notary Public in and for said County and State, personally appeared <u>Dennis Yovanovich</u>, as <u>The Augusta Group, LLC</u>, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 12th day of July, 2004.

Notary Public

Angelika E. Oakes
Printed Signature

My Commissions Expires: February 17, 2008

My County of Residence: Johnson

# CHICAGO TITLE

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

#### **EXHIBIT "A"**

# PARCEL "17" (LAND DESCRIPTION)

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7,1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 1150.00 feet; thence South 88 degrees 14 minutes 55 seconds West 221.92 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing South 88 degrees 14 minutes 55 seconds West 122.85 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 235.80 feet; thence South 89 degrees 33 minutes 47 seconds East 122 76 feet; thence South 00 degrees 26 minutes 13 seconds West parallel with said East line 231.11 feet to the POINT OF BEGINNING containing 0.658 acres more or less.

Subject to all easements, restrictions and rights-of-ways.

R

# **CHICAGO TITLE**

SEE EXHIBIT "B"

### **EXHIBIT B**

### Percentage Interest

All units have 1/136th percentage interest.



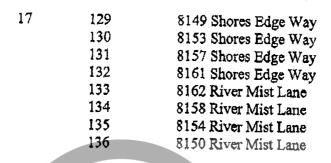
### **EXHIBIT C**

| BLDG.                         | UNIT           | ADDRESS                 |
|-------------------------------|----------------|-------------------------|
| 1                             | 1              | 5847 Shipwatch Lane     |
|                               | 2              | 5843 Shipwatch Lane     |
|                               | 3              | 5839 Shipwatch Lane     |
|                               | 4              | 5835 Shipwatch Lane     |
|                               | 5              | 5836 Shipwatch Place    |
|                               | 6              | 5840 Shipwatch Place    |
|                               | 7              | 5844 Shipwatch Place    |
|                               | 8              | 5848 Shipwatch Place    |
| 2                             | 9              | 5825 Shipwatch Lane     |
| ~                             | 10             | 5821 Shipwatch Lane     |
|                               | 11             | 5817 Shipwatch Lane     |
|                               | 12             | 5813 Shipwatch Lane     |
|                               | 13             | 5814 Shipwatch Place    |
|                               | 14             | 5818 Shipwatch Place    |
|                               | 15             | 5822 Shipwatch Place    |
|                               | 16             | 5826 Shipwatch Place    |
|                               | - •            | , and the second second |
| 4                             | 25             | 5827 Shipwatch Place    |
|                               | 26             | 5823 Shipwatch Place    |
|                               | 27             | 5819 Shipwatch Place    |
|                               | 28<br>29<br>30 | 5815 Shipwatch Place    |
| CHICA                         | 29             | 5816 Beacon Cove Way    |
| $\bigcirc 111\bigcirc \Gamma$ |                | 5820 Beacon Cove Way    |
|                               | 31             | 5824 Beacon Cove Way    |
|                               | 32             | 5828 Beacon Cove Way    |
| 3                             | 17             | 5849 Shipwatch Place    |
|                               | 18             | 5845 Shipwatch Place    |
|                               | 19             | 5841 Shipwatch Place    |
|                               | 20             | 5837 Shipwatch Place    |
|                               | 21             | 5838 Beacon Cove Way    |
|                               | 22             | 5842 Beacon Cove Way    |
|                               | 23             | 5846 Beacon Cove Way    |
|                               | 24             | 5850 Beacon Cove Way    |
|                               |                |                         |

| б            | 41                     | 5825 Beacon Cove Way   |
|--------------|------------------------|------------------------|
|              | 42                     | 5821 Beacon Cove Way   |
|              | 43                     | 5817 Beacon Cove Way   |
|              | 44                     | 5813 Beacon Cove Way   |
|              | 45                     | 5814 Beacon Cove Place |
|              | 46                     | 5818 Beacon Cove Place |
|              | 47                     | 5822 Beacon Cove Place |
|              | 48                     | 5826 Beacon Cove Place |
| 5            | 33                     | E940 D 6               |
| 3            | 34                     | 5847 Beacon Cove Way   |
|              | _3 <del>4</del><br>_35 | 5843 Beacon Cove Way   |
|              | 36                     | 5839 Beacon Cove Way   |
|              | 37                     | 5835 Beacon Cove Way   |
|              | 38                     | 5836 Beacon Cove Place |
|              | 38<br>39               | 5840 Beacon Cove Place |
|              | 39<br>40               | 5844 Beacon Cove Place |
|              | 40                     | 5848 Beacon Cove Place |
| 7            | 49                     | 8017 Harbor Walk Lane  |
|              | 50                     | 8021 Harbor Walk Lane  |
|              | 51                     | 8025 Harbor Walk Lane  |
|              | 52                     | 8029 Harbor Walk Lane  |
|              | 53                     | 8030 Harbor Walk Place |
|              | 54                     | 8026 Harbor Walk Place |
| CITICA       | <b>5</b> 5             | 8022 Harbor Walk Place |
| <b>CHICA</b> | 55<br>56               | 8018 Harbor Walk Place |
|              |                        | ,                      |
| 8            | 57                     | 8015 Seabrook Drive    |
|              | 58                     | 8019 Seabrook Drive    |
|              | 59                     | 8023 Seabrook Drive    |
|              | 60                     | 8027 Seabrook Drive    |
|              | 61                     | 8028 Harbor Walk Lane  |
|              | 62                     | 8024 Harbor Walk Lane  |
|              | 63                     | 8020 Harbor Walk Lane  |
|              | 64                     | 8016 Harbor Walk Lane  |
|              |                        |                        |

| 9            | 65         | 8039 Harbor Walk Lane  |
|--------------|------------|------------------------|
|              | 66         | 8043 Harbor Walk Lane  |
|              | <b>6</b> 7 | 8047 Harbor Walk Lane  |
|              | 68         | 8051 Harbor Walk Lane  |
|              | 69         | 8052 Harbor Walk Place |
|              | 70         | 8048 Harbor Walk Place |
|              | 71         | 8044 Harbor Walk Place |
|              | 72         | 8040 Harbor Walk Place |
|              |            |                        |
| 10           | 73         | 8037 Seabrook Drive    |
|              | 74         | 8041 Seabrook Drive    |
|              | 75         | 8045 Seabrook Drive    |
|              | 76         | 8049 Seabrook Drive    |
|              | 77         | 8050 Harbor Walk Lane  |
|              | 78         | 8046 Harbor Walk Lane  |
|              | 79         | 8042 Harbor Walk Lane  |
|              | 80         | 8038 Harbor Walk Lane  |
|              |            |                        |
| 11           | 81         | 5919 Scabrook Lane     |
|              | 82         | 5915 Seabrook Lane     |
|              | 83         | 5911 Scabrook Lane     |
|              | 84         | 5907 Seabrook Lane     |
|              | 85         | 5908 Marina View Drive |
|              | 86         | 5912 Marina View Drive |
| <b>CHICA</b> | 87         | 5916 Marina View Drive |
| UNIUA        | 88         | 5920 Marina View Drive |
|              |            |                        |
| 13           | 97         | 5921 Marina View Drive |
|              | 98         | 5917 Marina View Drive |
|              | 99         | 5913 Marina View Drive |
|              | 100        | 5909 Marina View Drive |
|              | 101        | 5910 Marina View Lane  |
|              | 102        | 5914 Marina View Lane  |
|              | 103        | 5918 Marina View Lane  |
|              | 104        | 5922 Marina View Lane  |
|              |            |                        |

| 15      | 113  | 5919 Marina View Lane  |
|---------|------|------------------------|
|         | 114  | 5915 Marina View Lane  |
|         | 115  | 5911 Marina View Lane  |
|         | 116  | 5907 Marina View Lane  |
|         | 117  | 5908 Streamwood Lane   |
|         | 118  | 5912 Streamwood Lane   |
|         | 119  | 5916 Streamwood Lane   |
|         | 120  | 5920 Streamwood Lane   |
|         |      |                        |
| 12      | 89   | 5945 Marina View Drive |
|         | 90   | 5941 Marina View Drive |
|         | 91   | 5937 Marina View Drive |
|         | 92   | 5933 Marina View Drive |
|         | 93   | 5934 Marina View Lane  |
|         | 94   | 5938 Marina View Lane  |
|         | 95   | 5942 Marina View Lane  |
|         | 96   | 5946 Marina View Lane  |
|         |      |                        |
| 14      | 105  | 5943 Marina View Lane  |
|         | 106  | 5939 Marina View Lane  |
|         | 107  | 5935 Marina View Lane  |
|         | 108  | 5931 Marina View Lane  |
|         | 109  | 5932 Streamwood Lane   |
| CTTTC A | 110  | 5936 Streamwood Lane   |
| CHICA   | 111- | 5940 Streamwood Lane   |
|         | 112  | 5944 Streamwood Lane   |
|         |      |                        |
| 16      | 121  | 8147 River Mist Lane   |
|         | 122  | 8151 River Mist Lane   |
|         | 123  | 8155 River Mist Lane   |
|         | 124  | 8159 River Mist Lane   |
|         | 125  | 8160 River Mist Place  |
|         | 126  | 8156 River Mist Place  |
|         | 127  | 8152 River Mist Place  |
|         | 128  | 8148 River Mist Place  |
|         |      |                        |





# **CHICAGO TITLE**

# SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS HORIZONTAL RROPERTY REGIME

THIS SUPPLEMENTAL DECLARATION made this 26th day of July, 2004 by The Augusta Group, LLC (the "Declarant").

### **WITNESSETH:**

WHEREAS, the following facts are true:

A Declarant is the sole owner of the fee simple title to the following described real estate located in Marion County, Indiana, to-wit: See attached Exhibit "A" for Legal Description

B. On the 26TH day of JANUARY, 2000,

Declarant executed a Declaration of Horizontal Property Ownership for Bayshore Villas Horizontal Property Regime which was recorded in the Office of the Recorder of Marion County, Indiana, as Instrument No.2000-0012696, (the "Declaration"). Attached to the Declaration is the Code of By-Laws of Bayshore Villas Horizontal Property Regime The Declaration and By-Laws are incorporated herein by reference and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Supplemental Declaration.

LIN 32.00 PAGES: 11

FILED

JUL 2 8 2004

FRANKLIN TOWNSHIP

ASSESSOR



C. Phase XVIII as described in Exhibit "A" attached hereto is part of the Real Estate described in Exhibit "A" of the recitals of the Declaration. The Declaration provides that all or part of the Real Estate may be annexed to Bayshore Villas Horizontal Property Regime, incorporated into the Declaration and the Owners thereof become members of Bayshore Villas Horizontal Property Regime and the filing of the Supplemental Declaration by execution of this Supplemental Declaration, hereby incorporates Phase XVIII into Bayshore Villas Horizontal Property Regime.

NOW, THEREFORE, Declarant makes this Supplemental Declaration as follows:

- 1. <u>Declaration</u>, <u>Declarant</u> hereby expressly declares that Phase <u>XVIII</u> and all appurtenant easements, Condominium Units, Buildings, Improvements and property every kind and nature whatsoever, real, personal and mixed, located thereon is hereby annexed to and becomes a part of Bayshore Villas Horizontal Property Regime as if such originally has been included in the Declaration, and shall hereafter be held, transferred, sold conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Act, the By-Laws, and the rules and regulations as adopted by the Board of Managers, as each may be amended from time to time. Phase <u>XVIII</u> hereafter and for all purposes shall be included in the definition of "Tract" as defined in Section 1.(r) of the Declaration.
- 2. <u>Description of Buildings</u>. There shall be <u>ONE (1)</u> Building containing <u>EIGHT (8)</u> Condominium Units in each Building in Phase <u>XVIII</u> as shown on the Supplemental Plans for Phase <u>XVIII</u>. The Building is identified and referred to in the Supplemental Plans and in this Supplemental Declaration as Building # 18 Bayshore Villas Horizontal Property Regime or the Tract now has 18 Building(s).
- 3. <u>Percentage Interest.</u> The Percentage interest of each Condominium Unit in the Tract (as now defined) is as set forth in Exhibit "B" attached hereto and made a part hereof. Exhibit "C" as attached hereto is the correct listing of the Building and Units in Bayshore Villas Horizontal Property Regime, such Building being Building #18.

- 4. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of Occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Act, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each owners tenant and occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit or the Property as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof.
- 5. Supplemental Plans. The Supplemental Plans, prepared by Maurer & Smithers, Inc. including floor and building plans and elevations of the buildings and condominium units certified by Paul Maurer registered professional land surveyor and a site plan of Phase XVIII and the buildings thereon certified by Paul Maurer a registered professional land surveyor under date of are incorporated herein by reference. The Supplemental Plans setting forth the layout, location, identification and dimension of the Condominium. Units identified in this Supplemental Declaration are incorporated into the Declaration, added to the plans filed with the Declaration, and have been filed in the Office of the Recorder of Marion County, Indiana, as of the Recorder of Marion County of the Rec

EXECUTED the day and year first above written.

R

THE AUGUSTA GROUP, LLC

Printed: Dennis Yovanovich

Its: Owner

STATE OF INDIANA)

) SS.

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared <u>Dennis Yovanovich</u>, as <u>The Augusta Group, LLC</u>, and acknowledged the execution of the foregoing "Supplemental Declaration" for Bayshore Villas as his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 26th day of July, 2004.

Notary Public

Angelika E. Oakes Printed Signature

My Commissions Expires: February 17, 2008

My County of Residence: Johnson

# **CHICAGO TITLE**

This instrument prepared by Cameron F. Clark. Attorney at Law, Clark, Quinn, Moses & Clark, One Indiana Square, Suite 2200, Indianapolis, IN 46204.

### **EXHIBIT "A"**

## PARCEL "18" (LAND DESCRIPTION)

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 7,1993 and sealed by Steven B. Williams – Registered Land Surveyor, No. S0390) along the East line of said half quarter section 1150.00 feet; thence South 88 degrees 14 minutes 55 seconds West 344.77 feet to the POINT OF BEGINNING of the herein described parcel, thence continuing South 88 degrees 14 minutes 55 seconds West 205.23 feet; thence North 00 degrees 26 minutes 13 seconds East parallel with said East line 243.64 feet; thence South 89 degrees 33 minutes 47 seconds East 205.09 feet; thence South 00 degrees 26 minutes 13 seconds West parallel with said East line 235.80 feet to the POINT OF BEGINNING containing 1.129 acres more or less.

Subject to all easements, restrictions and rights-of-ways.

R

# CHICAGO TITLE

SEE EXHIBIT "B"

### **EXHIBIT B**

### Percentage Interest

All units have 1/144th percentage interest.



### **EXHIBIT C**

| BLDG. | UNIT                 | ADDRESS                                      |
|-------|----------------------|--|
| 1     | 1                    | 5847 Shipwatch Lane                          |
| •     | 2                    | 5843 Shipwatch Lane                          |
|       | 3                    | 5839 Shipwatch Lane                          |
|       | 4                    | 5835 Shipwatch Lane                          |
|       | 5                    | 5836 Shipwatch Place                         |
|       | 6                    | 5840 Shipwatch Place                         |
|       | 7                    | 5844 Shipwatch Place                         |
|       | 8                    | 5848 Shipwatch Place                         |
|       |                      |  |
| 2     | 9                    | 5825 Shipwatch Lane                          |
|       | 10                   | 5821 Shipwatch Lane                          |
|       | 11                   | 5817 Shipwatch Lane                          |
|       | 12                   | 5813 Shipwatch Lane                          |
|       | 13                   | 5814 Shipwatch Place                         |
|       | 14                   | 5818 Shipwatch Place                         |
|       | 15                   | 5822 Shipwatch Place                         |
|       | 16                   | 5826 Shipwatch Place                         |
|       | n.c                  | CONT CLi Diverata Diago                      |
| 4     | 25<br>26             | 5827 Shipwatch Place<br>5823 Shipwatch Place |
|       | 27                   | 5819 Shipwatch Place                         |
| •     | 28                   | 5815 Shipwatch Place                         |
| CHIC  | <b>A</b> 29 <b>T</b> | 5816 Beacon Cove Way                         |
|       | A SJU                | 5820 Beacon Cove Way                         |
|       | 31                   | 5824 Beacon Cove Way                         |
|       | 32                   | 5828 Beacon Cove Way                         |
|       | <b>~~</b>            |  |
| 3     | 17                   | 5849 Shipwatch Place                         |
| ·     | 18                   | 5845 Shipwatch Place                         |
|       | 19                   | 5841 Shipwatch Place                         |
|       | 20                   | 5837 Shipwatch Place                         |
|       | 21                   | 5838 Beacon Cove Way                         |
|       | 22                   | 5842 Beacon Cove Way                         |
|       | 23                   | 5846 Beacon Cove Way                         |
|       | 24                   | 5850 Beacon Cove Way                         |
|       |                      |  |

| 6            | 41         | 5825 Beacon Cove Way   |
|--------------|------------|------------------------|
|              | 42         | 5821 Beacon Cove Way   |
|              | 43         | 5817 Beacon Cove Way   |
|              | 44         | 5813 Beacon Cove Way   |
|              | 45         | 5814 Beacon Cove Place |
|              | 46         | 5818 Beacon Cove Place |
|              | 47         | 5822 Beacon Cove Place |
|              | 48         | 5826 Beacon Cove Place |
|              |            |                        |
| 5            | 33         | 5847 Beacon Cove Way   |
|              | 34         | 5843 Beacon Cove Way   |
|              | 35         | 5839 Beacon Cove Way   |
|              | 36         | 5835 Beacon Cove Way   |
|              | 37         | 5836 Beacon Cove Place |
|              | 38         | 5840 Beacon Cove Place |
|              | 39         | 5844 Beacon Cove Place |
|              | 40         | 5848 Beacon Cove Place |
|              |            |                        |
| 7            | 49         | 8017 Harbor Walk Lane  |
|              | 50         | 8021 Harbor Walk Lane  |
|              | 51         | 8025 Harbor Walk Lane  |
|              | 52         | 8029 Harbor Walk Lane  |
|              | 53         | 8030 Harbor Walk Place |
| CTTT C       | 54<br>55   | 8026 Harbor Walk Place |
| <b>CHICA</b> | <b>5</b> 5 | 8022 Harbor Walk Place |
|              | 56         | 8018 Harbor Walk Place |
|              |            |                        |
| 8            | 57         | 8015 Seabrook Drive    |
|              | 58         | 8019 Seabrook Drive    |
|              | 59         | 8023 Seabrook Drive    |
|              | 60         | 8027 Seabrook Drive    |
|              | 61         | 8028 Harbor Walk Lane  |
|              | 62         | 8024 Harbor Walk Lane  |
|              | 63         | 8020 Harbor Walk Lane  |
|              | 64         | 8016 Harbor Walk Lane  |
|              |            |                        |

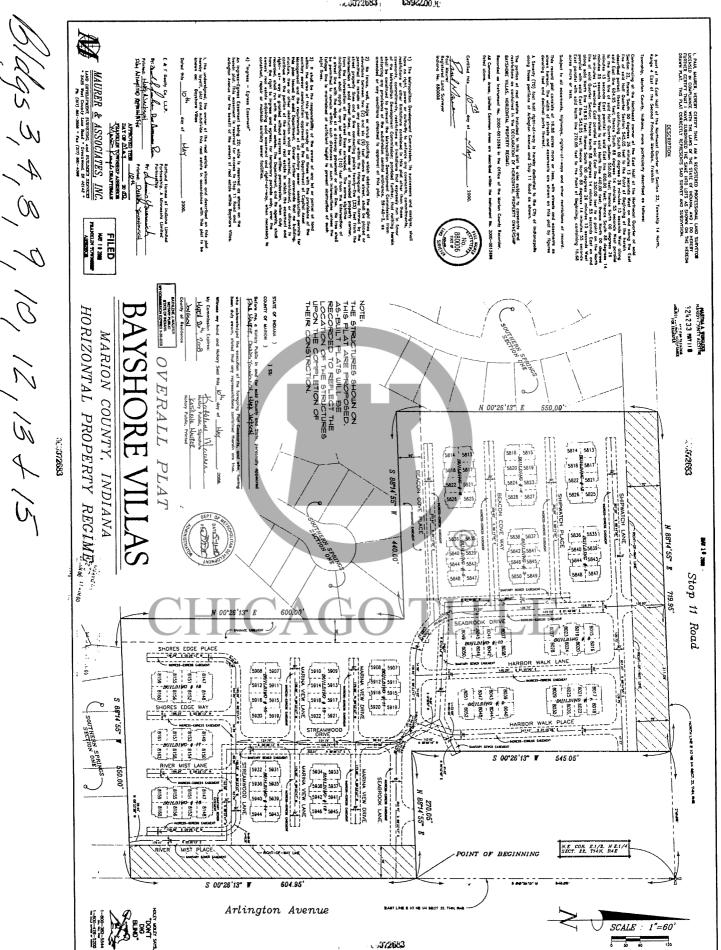
| 9            | 65<br>66<br>67<br>68<br>69 | 8039 Harbor Walk Lane<br>8043 Harbor Walk Lane<br>8047 Harbor Walk Lane<br>8051 Harbor Walk Lane<br>8052 Harbor Walk Place<br>8048 Harbor Walk Place |
|--------------|----------------------------|--|
|              | 71<br>72                   | 8044 Harbor Walk Place<br>8040 Harbor Walk Place   |
|              |                            | OUTO MALE I RACC   |
| 10           | 73                         | 8037 Seabrook Drive  |
|              | 74                         | 8041 Scabrook Drive  |
|              | 75                         | 8045 Seabrook Drive  |
|              | 76<br>77                   | 8049 Seabrook Drive  |
|              | 77                         | 8050 Harbor Walk Lane  |
|              | 78<br>79                   | 8046 Harbor Walk Lane  |
|              | 80                         | 8042 Harbor Walk Lane<br>8038 Harbor Walk Lane   |
| 14           | 81                         | 5919 Seabrook Lane   |
|              | 82                         | 5915 Seabrook Lane   |
|              | 83                         | 5911 Seabrook Lane   |
|              | 84                         | 5907 Seabrook Lane   |
|              | 85                         | 5908 Marina View Drive   |
|              | 86                         | 5912 Marina View Drive   |
| <b>CHICA</b> | 87                         | 5916 Marina View Drive   |
| CIIICA       | 88                         | 5920 Marina View Drive   |
| 13           | 97                         | 5921 Marina View Drive   |
|              | 98                         | 5917 Marina View Drive   |
|              | 99                         | 5913 Marina View Drive   |
|              | 100                        | 5909 Marina View Drive   |
|              | 101                        | 5910 Marina View Lane  |
|              | 102                        | 5914 Marina View Lane  |
|              | 103                        | 5918 Marina View Lane  |
|              | 104                        | 5922 Marina View Lane  |
|              |                            |  |

| •            |     |                        |
|--------------|-----|------------------------|
| 15           | 113 | 5919 Marina View Lane  |
|              | 114 | 5915 Marina View Lane  |
|              | 115 | 5911 Marina View Lane  |
|              | 116 | 5907 Marina View Lane  |
|              | 117 | 5908 Streamwood Lane   |
|              | 118 | 5912 Streamwood Lane   |
|              | 119 | 5916 Streamwood Lane   |
|              | 120 | 5920 Streamwood Lane   |
|              |     |                        |
| 12           | 89  | 5945 Marina View Drive |
|              | 90  | 5941 Marina View Drive |
|              | 91  | 5937 Marina View Drive |
|              | 92  | 5933 Marina View Drive |
|              | 93  | 5934 Marina View Lane  |
|              | 94  | 5938 Marina View Lane  |
|              | 95  | 5942 Marina View Lane  |
|              | 96  | 5946 Marina View Lane  |
|              |     |                        |
| 14           | 105 | 5943 Marina View Lane  |
|              | 106 | 5939 Marina View Lane  |
|              | 107 | 5935 Marina View Lane  |
|              | 108 | 5931 Marina View Lane  |
|              | 109 | 5932 Streamwood Lane   |
| CITIC A      | 110 | 5936 Streamwood Lane   |
| <b>CHICA</b> | 111 | 5940 Streamwood Lanc   |
|              | 112 | 5944 Streamwood Lane   |
|              |     |                        |
| 16           | 121 | 8147 River Mist Lane   |
|              | 122 | 8151 River Mist Lane   |
|              | 123 | 8155 River Mist Lane   |
|              | 124 | 8159 River Mist Lane   |
|              | 125 | 8160 River Mist Place  |
|              | 126 | 8156 River Mist Place  |
|              | 127 | 8152 River Mist Place  |
|              | 128 | 8148 River Mist Place  |
|              |     |                        |

| 17 | 129 | 8149 Shores Edge Way   |
|----|-----|------------------------|
|    | 130 | 8153 Shores Edge Way   |
|    | 131 | 8157 Shores Edge Way   |
|    | 132 | 8161 Shores Edge Way   |
|    | 133 | 8162 River Mist Lane   |
|    | 134 | 8158 River Mist Lane   |
|    | 135 | 8154 River Mist Lane   |
|    | 136 | 8150 River Mist Lane   |
|    |     |                        |
| 18 | 137 | 8147 Shores Edge Place |
|    | 138 | 8151 Shores Edge Place |
|    | 139 | 8155 Shores Edge Place |
|    | 140 | 8159 Shores Edge Place |
|    | 141 | 8160 Shores Edge Way   |
|    | 142 | 8156 Shores Edge Way   |
|    | 143 | 8152 Shores Edge Way   |
|    | 144 | 8148 Shores Edge Way   |
|    |     |                        |
|    |     |                        |



# **CHICAGO TITLE**



A part of the East Half of the Northwest Ouarter of Serien 22, Township 14 North, Range 4 East of the Second Principal Maridian, Tranklin Township, Marion County, Indiana, being more particularly described as 10-lows:

COMMENCING at the Northeast Corner of sold East Holf Quarter Section; thence South 88 degrees 14 minutes 55 seconds West (bearing based upon survey prepared by Franklin Engineering Oberts April 7,1933 and solded by Sieven 8. Milliams - Registered Land Engineering Oberts April 7,043 and solded by Sieven 8. Milliams - Registered Land to the POINT OF ECININING of the herein described porteit thence South 01 degrees 45 minutes 05 seconds East 243,76 feet; thence South 88 degrees 14 minutes 35 seconds West portein with the North line of sold East Holf Quarter Schöne 213,37 feet; thence North 01 degrees 35 minutes 05 seconds West 243,76 feet to sold north line; thence North 88 degrees 14 minutes 55 seconds East Holf Quarter Schöne 213,37 feet to sold can't Holf with the North 88 degrees 14 minutes 55 seconds East Holf Quarter Schöne 213,37 feet to sold can't Holf Quarter Schöne 213,37 feet

\$UBJECT TO all eazements, restrictions, and right—of—ways.

The portion of red estrete included in this picht is date subject to commonts not exercitions are continued in the DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME:

All Common Area, Limited Common Areas are described within the Instrument No. 2000-0012856 Haled above. Recorded as instrument No. 2000–0012696 in the Office of the Marion County Recorder.

The portion of real estate included in this plot is also subject to commonist on which which were subject to exempt the subject to e

This plot is a part of the Overall Plot for Boyshore Villag recorded as instrument No. 2000 - 00724.63 in the Office of the Marton County Recorder.

Paul Maurer
Registered Land Surveyor
Indiana No. 880006 artified this \_day of \_ M 2000.

1) The Metropolitan Development Commission, the successors and assigns, shall have no right, power or authority to enforce any covenants, commitments, restrictions or other limitations condained in this pold other than house covenants, commitments, restrictions or limitations that expressly not in force covenants, commitments, restrictions or limitations that expressly not in force of the Metropolitan Commission; provided further, that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the subdivision control perforance, 59-AO-3, as a generated or any conditions attached to approval of this plot.

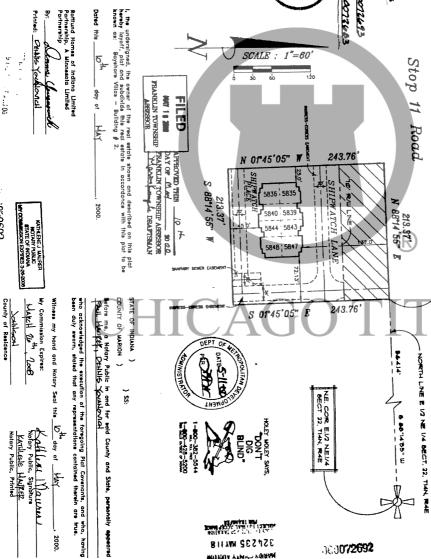
No fence, well, hedge or shrub planting which obstructs the sight lines of sendions between two (2) and six (9) feet above the street, shall be placed or smilled to remain and on any corner for which the throughout area formed by the treet property lines and a line connecting points treathy-live (23) feet from the street lines or in the case of a rounded property corner, terrestion of said street lines, or in the case of a rounded property corner, from the interaction of the street lines extended. The same sightline mittelions shall apply to any left within ten (10) feet from the interaction of mittelions shall apply to any left within ten (10) feet from the interaction of street lines with the edge of a driveway powered of such interactions unless the large lines is maintained at surface and street height to prevent obstruction of such lark lines.

3) It shall be the responsibility of the extent of cory lot or parcel of land within the one of this shall be comply of all literal with the provisions of the solidory sever construction approved by the Department of Copiliot Asset Managament and the requirements of all sanilory sever construction permits for this pion Issued by sold Department. Owner further coverants that no building, studying, these orders of the position shall be excessed, molitaried, or allowed to continue on the position of the owners' real eaties in which the seasonant and reports of the work of the control of the owners' real eaties. The Department, and only shall recorded, shall run with the root seath. The Department, and only shall have the right to applicate of the partment of the control of th

# BAYSHORE VILLAS - PHASE

AS-BUILT PLAT FOR HORIZONTAL PROPERTY REGIME CONDITIONAL MARION COUNTY, INDIANA FINALBUILDING PLAT#

TOINT OF DEGINNING



MAY 10 2000

.072692

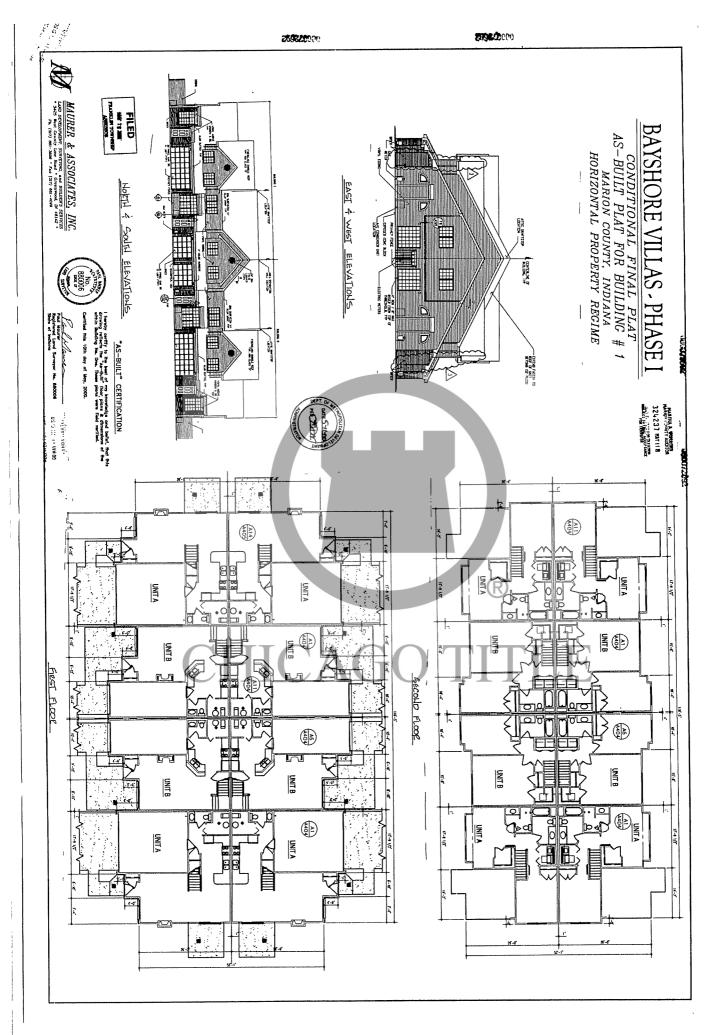
MAURER & ASSOCIATES, INC.
LND DEVELOPMENT, SURVEYING, and SULDER'S SERVICES

• 3425 \*\*Meat County Line Road • Greenwood, Dr. 40142 •
Ph. (217) 861-3086 • Fax (217) 861-4089

3072692

.... 00

STOAMON A ANTARA



I. PAUL MAURER, HERBY CERTIFY THAT! AM A REGISTERED PROFESSIONAL LAND SURVEYOR LUCENSED IN COMPUANCE WITH THE LAWS OF THE STATE OF INDIANAL AND I DO HEREBY FURTHER CERTIFY THAT! I HAVE SUBDIVIDED THE SAME HITO LOTS AS SHOWN ON THE HEREON DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

A part of the East Half of the Northeast Quarter of Section 22. Township 14 North, Range East of the Second Principal Mendian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

88 degrees 14 minutes 55 seconds West (baorings based upon survey prepared by Franklin Engineering, Dated; April 7, 1935 and sealed by Sleven B. Williams - Registered Land Surveyor, No. 50390) along the North line of said East Holf Quarter Section, 556.14 feet; thence South 01 degrees 45 minutes 05 seconds East 372.52 feet to the POINT OF SECONDS West 177.22 feet to the northerly boundary of Southern Springs Section One os recorded the to-Office of the Marion County Recorder thence South 88 degrees 14 minutes 55 seconds West 107.22 feet to the northerly boundary of Southern Springs Section One os 55 seconds West clong sold northerly boundary and porollel with the North line of said East 177.08 feet; thence North 88 degrees 14 minutes 55 seconds West clong sold northerly boundary and porollel with the North line of said East 177.08 feet; thence North 88 degrees 14 minutes 55 seconds East parallel with the North line of said East 161 Quarter Section 26.51 feet; thence North 80 degrees 14 minutes 55 seconds East parallel with the North line of said East 161 Quarter Section 27.3.37 feet to the Point of Beginning, containing COMMENCING at the Northeast Corner of sold East Half Quarter Section; thence South

SUBJECT TO all easements, restrictions, and right-of-ways.

BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME: The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP

All Common Areas, Limited Common Areas are described within the Instrument No. 2000-0012696 Recorded as Instrument No. 2000-0012696 in the Office of the Marian County Recorder.

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME recorded as instrument No. \_\_Z001-017637b

This pier is a part of the Overalt Piet for Boyshore Villas recorded as instrument No. in the Office of the Marian County Recorder. 2000-0072685

¥10176377 Cartified this Maurer / stered Land Surveyor ina No. 880006 29 1 day ٩ 2001.

1) The Metropoliton Development Commission, its successors and assigns, shall have no right, power or authority to safforce any covenants, commitments, restrictions or other limitations condinated in this plot other than those coverants, commitments, restrictions or limitations that expressly run in flower of the Metropoliton Development Commission; provided further, that nothing herein strail be construed to prevent the Metropoliton Development Commission from enforcing any provisions of the subdividual control ordinance, 59-A0-3, as amended or any conditions officied to approval of this plat.

PONT DON'T NOLEY SAS.

1-800-382-5544 1-800-428-5200

2) No fance, well, hedge or shrub penting which obstructs the sight lines of elevations between two (2) and nine (9) feet above the street, shall be placed by permitted to remain on any corner (of within the triangular area formed by the street property lines and oil lines on exceeding points feeting-rice (25) feet from the intersection of said street lines, or in the case of a rounded property corner, implications about popy to any lot within ten (10) feet from the intersection of the street lines extended. The same slightline of a street line with the edge of a driveway powement or other lines are the said of the street lines with the edge of a driveway powement or other lines. We tree shall be permitted to a maintain such distances of such intersections unless the follows line is maintained of sufficient height to prevent obstruction of such sight lines.

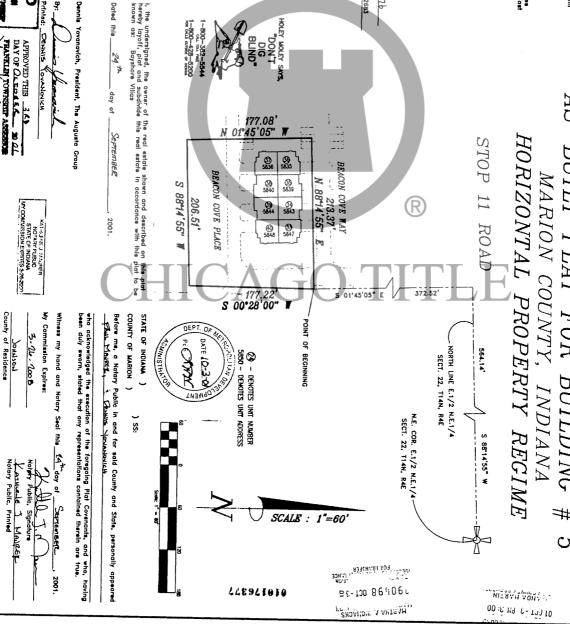
3) It shall be the responsibility of the owner of any lot or parcel of land within the area of this plot to comply of all times with the provisions of the wantery sever construction approved by the Department of Capital Asset Managament and the requirements of all sanitary sever construction permits the this plan issued by said Department. Owner further covenants that no building, stucture, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owners' read estate in which the assement and right—of—way is granted without express written permission, when due to repeat of the right to largests and egress, for temporary periods only, over the owners' real estate adjoining adid casement and right—of-way, when necessary to construct, repair or maintain sanitary sewer facilities.

Dated this

24 7

# BAYSHORE VILLAS - PHASE

AS-BUILT PLAT FOR BUILDING HORIZONTAL PROPERTY CONDITIONAL FINAL PLAT MARION COUNTY, INDIANA REGIME# S



LAND DEVELOPMENT, SURVEYING, and BUILDER'S SERVICES

\* 3425 West County Line Read \* Greenwood, IN 46142 \*
Ph. (317) 881-3888 \* Fax (317) 881-4099

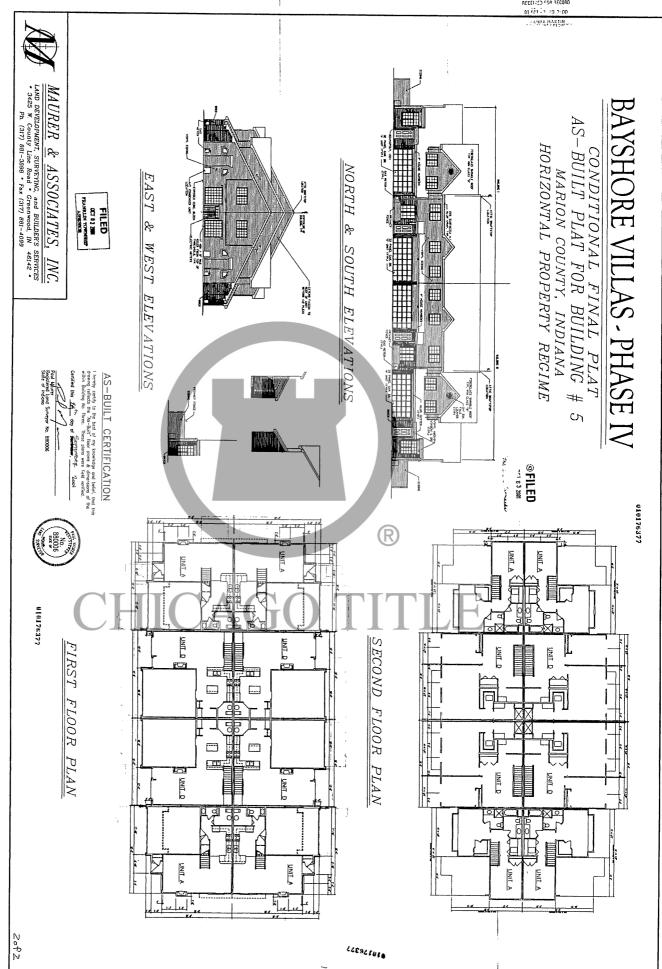
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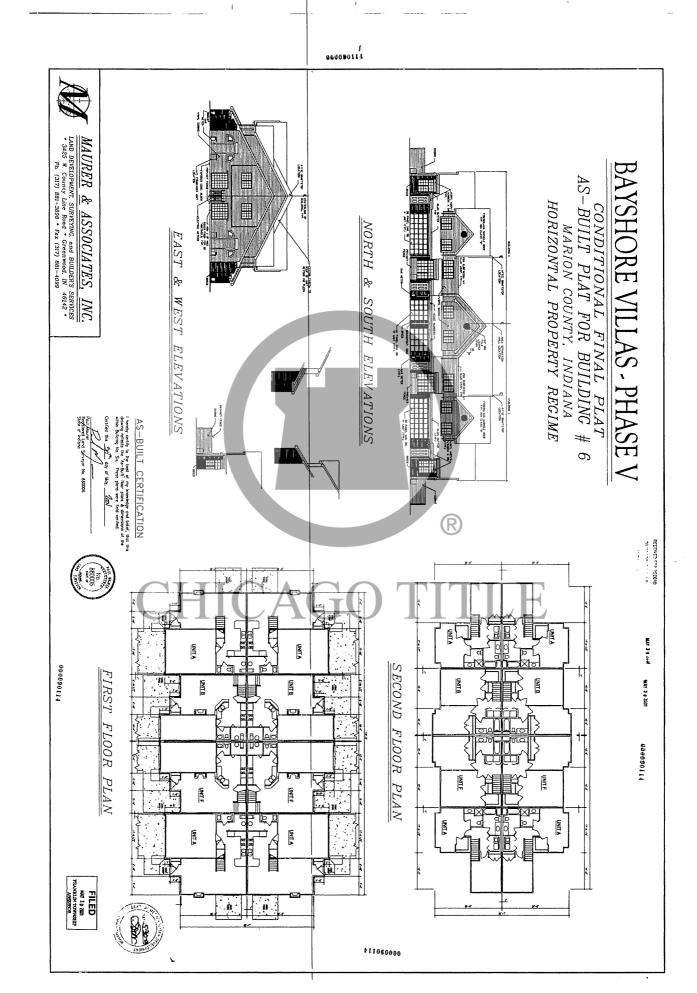
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DENNIS

DAY OF CACAGAS. 36.

10f2





I, PAUL MAURER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LUCENSED IN COMPULANCE WITH THE LAWS OF THE STATE OF INDIANA, AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THE HEREON DRAWN FLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

A part of the East Half of the Northeast Quarter of Section 22, Township 14 North, Range East of the Second Principal Meridian, Franklin Township, Marton County, Indiana, being more purificularly described as Vollows:

BOMMERCING of the Monthaust Corner of said East Half Quarter Section; thence South BE degrees it minutes 55 seconds West (backings based upon survey prepared by Franklin Engineering, Delted: April 7, 1933 and saided by Steven B. Williams — Registered Land Surveyor, No. 53.99) along the North line of said East Half Quarter Section 554.14 feet; thence South O1 degrees 45 minutes 05 seconds East 373.25 feet; thence South 86 degrees 14 minutes 55 seconds West perallel with the North line of said East Half Quarter Section 52.3.37 feet to the Polity O7 EEGINNING of the hereal described porcei; thence South O1 degrees 45 minutes 05 seconds East 177.08 feet to the northerly boundary of Southern Springs; 1) thence North 86 degrees 14 minutes 55 seconds West poscile with said North line 233.49 feet; 2) thence North 00 degrees 26 minutes 13 seconds West parallel with said North line 233.49 feet; 2) thence North 00 degrees 28 minutes 13 seconds West parallel with said North line 233.49 feet; 2) thence North 00 degrees 26 minutes 13 seconds West parallel with said North line 235.73 feet to the Point of Beginning, containing 0.94 acres, more or less.

SUBJECT TO all easements, restrictions, and right-of-ways.

The portion of real estate included in this part is also subject to covenants and restrictions as contained in the DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME:

Recorded as Instrument No. 2000-0012696 in the Office of the Marion County Recorder.

All Common Areas, Limited Common Areas are described within the Instrument No. 2000-0012595 fisted above.

The portion of trial sticits included in this plat is also subject to covenante and restrictions as contained in the SUPPLEMENTAL DECLEMENTOR OF HORIZONIA PROPERTY OWNERSHIP

BAYSHORE VILLAS, HORIZONIAL PROPERTY REGIME recorded as instrument No. 2009-90115

This plot is a part of the Overall Plat for Boyshore Villas recorded as instrument No. 2000-00726

In the Office of the Marion County Recorder. 2000-0072683

day of

Paul Mourer Registered Land Surveyor Indiana No. 880005

2001

i) The Matropolitan Davelopment Commission, its successors and assigns, shall have no right, power or authority to enforce any covenants, commitments, restrictions or ather limitations contained in this plat other than those covenants, commitments, restrictions or limitations that expressiy run in favor of the Matropolitan Development Commission; provided further, that nathing haven shall be construed to prevent the Matropolitan Development Commission from enforcing any provisions of the subdivision central continuous, 59-A0-3, as amended or any conditions attached to approval of this plat.

N 00°26'13" E 177.21'

) No fance, well, hadge or shrub plonting which obstructs the sight lines of swellows between two (2) and nine (9) feet above the street, shall be placed or smilled to remain on any corner lot within the Infoquer area formed by the treet property lines and a line connecting points twenty-five (25) feet from the threselion of said street lines, or in the case of a rounded property corner, rorn the intersection of the street lines extended. The same sightline militations shall apply to any lot within ten (10) feet from the intersection of street line with the edge of a driveway powement or aley line. No tree shall be permitted to remoin within a adviewed perment or aley line. No tree shall be permitted to remoin within a contract of such intersections unless the permitted to remoin within a contract of such intersections unless the permitted to remoin within a contract of such intersections.

3) It shall be the responsibility of the owner of any lot or parcel of land within the area of this point to camply at all times with the provisions of the sonitary sever construction approved by the Department of Capital Asset the analysis of the sever construction parmits for this pion issued by said Department. Owner further convents the for a building, students, free or other obstruction shall be exected, maintained, or allowed to continue on the partition of the owners area state in which the assament and right—of—way is granted without express written parmissition, when duly recorded, shall now with the content and state in the Department, and its agents, shall have the right to ingress and agress, for temporary periods only, over the owners' real estate in the department and state of the partment and support of the owners' real estate in the Department, and its agents, shall have the right to ingress and agress, for temporary periods only, over the owners' real estate delpring said ecoement and right—of—way, when necessary to construct, repair or maintain sanitary sever facilities.

# BAYSHORE V VILLAS - PHASE

AS-BUILT PLAT FOR HORIZONTAL PROPERTY REGIME

NORTH LINE E 1/2 NE 1/4 SECT. 22, TIAN, RAE

Stop 11 Road

T CONDITIONALMARION COUNTY, INDIANA FINALBUILDING PLAT# g

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S 88"14"55" W

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SECT. 22, TIAN, RAE

MISZ.

1-800-382-5544 out rat rat 1-800-428-5200

\$72.52' **0**1°45'05"

OINT OF BEGINNING

₩ 88-14'55" E BEACON COVE WAY Ŋ

SCALE : 1"=60

30HAT TA RELIENART ROS JOLDON

12626 PT 305

RING A THIRAM

4) ₹ (2) 5822 ± 5821 4B 6 (1) 5826 5825 E

BEACON COVE PLACE 233.49° S 88°14'55" 177.08' 01°45'05" S

SASO - DENOTES

UNIT NUMBER

the undersigned, the owner of the real exists shown and described on this plot hereby loyoff, plot and subdivide this real exists in accordance with this plot to be known as: Boyshore Villas

COUNTY OF MARION )

PAYL MAURER, DENAIS YOUANDVICH

who, having true.

2001

STATE OF INDIANA )

SS:

Dated this day of MAX

By: The Augusta Cally Youndaysett

DAY OF MARY DAY OF MANY DEAFTSHAN

LAND DEVELOPMENT, SURVEYING, and BUILDER'S SERVICES

\* 3425 West County Line Road \* Greenwood IN 48142 \*
Ph. (317) 881-3898 \* Fax (317) 881-4089 MAURER & ASSOCIATES,

PRANKLIN TOWNSHIP

MAY 30 2001 FILED

DATE 5-30-0

2001

My Commission Expires: who acknowledged the execution of the foregoing Plat Covenants, and been duly sworn, stated that any representations contained therein are 26- 2008

Wilness my hand and Notary Seal this 20th day of MAN Jounty of Residence

Notary Public, Printed hattless I Mouses

, PAUL MAURER, HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANAL AND I; DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE SAME HITO LOTS AS SHOWN ON THE HEREON DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

BAYSHORE VILLAS - PHASE

020049293

CONDITIONAL

FINAL

PLAT

A port of the East half of the Northaast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Medidian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner at said half quarter section; thence South 88 digrees 14 minutes 55 seconds West along the North line of said half quarter section 270,05 feet to the POINT OF BEGINNING of the herein described parcel; thence confiniting South 88 degrees 14 minutes 55 seconds West loling said North line 180,04 feet; thence South 10 1 degrees 45 minutes 55 seconds East 291,24 feet; thence North 84 degrees 14 minutes 55 seconds East 192,04 feet; thence North 84 degrees 14 minutes 55 seconds East parallel with said North line 189,21 feet; thence North 90 degrees 26 minutes 13 seconds East 291,45 feet to the POINT OF BEGINNING containing 1,168 acres more or less.

HORIZONTAL PROPERTY REGIME

MARION COUNTY,

PLAT FOR

BUIL

DING

#

INDIANA

Subject to all easements, restrictions and rights—of—ways.

BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME: The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP

POINT OF BEGINNING

180.34" W

Stop 11 Road

S 88'14'55" W 270.05'

SUBJECT TO TANK TO TORCE SERVICE RESIDENCE RES

ลาเลงพ 916115

RONDAMOW A AHTRAM,

N.E. COR. E.1/2 N.E.1/4 SECT. 22, T14N, R4E

Recorded as Instrument No. 2000—0012696 in the Office of the Marion County Recorder.

The portion of real estate included in this plot is also subject to covenants and restrictions as contained in the SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP RESTRICTIONS OF THE PROPERTY OF T Areas are described within the instrument No. 2000-0012696

This plat is a part of the Overall Plat for Bayshore Villas recorded as Instrument No. In the Office of the Marion County Recorder. 2000-0072683

SHIPWATCH LANE

70' R/W LINE MIGRESS-EGRESS EVS

Certified this day of MARCH 2002



1) The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority to enforce any covenants, commitments, restrictions or other limitations contained in this pid other than floss covenants, commitments, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided durther, that nothing harein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the subdivision control ordinance, 59-A0-3, as amended or any conditions attached to approval of this plat.

No fence, well, hedge or shrub plonling which obstructs the sight lines of evolinos between two (2) and nine (9) fed above the street, shall be placed or smilted to remain an any corner tol within the triangular area formed by the ferse properly lines and a line connecting points twenty-five (25) feet from the fersection of said street lines, or in the case of a rounded properly corner, om the Intersection of the street lines extended. The same sightline mitations shall apply to any id within ten (10) feet from the intersection of street line with the edge of a driveway powerment or alley line. No tree shall be permitted to remain within such distances of such intersections unless the large line is maintained at sufficient height to prevent obstruction of such that lines.

If shall be the responsibility of the owner of any lot or parcel of land lithin the area of this plot to comply at all times with the provisions of the anilary sever construction approved by the Department of Capital Asset is plan to requirements of all satisfacts aware construction permits for its plan issued by said Department. Owner further covenants that no building, ucture, tree or other obstruction shall be eracted, maintained, or allowed to officus on the portion of the owners' real estate in which the essement and gift- of-way is granted without express written permission, when duly recorded, shall run with the real estate. The Department, and its agents, shall we the right to ingress and agress, for temporary periods only, over the writer real estate in all officers and agress, when necessary to pastruct, repair or maintain sanitary sewer (califies.







the undersigned, the owner of the real estate shown and described an this hereby layoff, plat and subdivide this real estate in accordance with the plat known as: Bayshore Villas

Dated this

day of

MARCH

Dennis Yord President, The Augusta Group

FRANKLIN TOWNSHIP ASSESSOR FILED MAR 1 4 2002 DENNIS YOVANOVICH

AND DEVELOPMENT, SURVEYING, and BUILDER'S SERVICES 4425 West County Line Road \* Greenwood, IN 46142 \* Ph. (317) 881-3888 \* Fax (317) 881-4089

MAURER

ASSOCIATES,

INC.

DEPT. OF PER MPP DATE LAHAROZ

S 01°45'05" HARBOR WALK LANE 169.21 88-14 55" (S) E 8 **€**₹ [ac] HARBOR WALK PLACE 291.45' N 00°26'13" E

to be (49) - DENOTES UNIT NUMBER 8017 - DENOTES UNIT ADDRESS

02 HA 11 PH IS: 06

RECEIVED FOR RECORD

SCALE :

1"=60

05001485833

STATE OF INDIANA ) COUNTY OF MARION ) ) SS:

Before me, a Notary Public in and for said County and State, personally appeared DENNIS YOVANOVICH AND PAUL MAURER

who acknowledged the execution of the foregoing Plat Covenants, been duly sworn, stated that any representations contained therein g â who, having true.

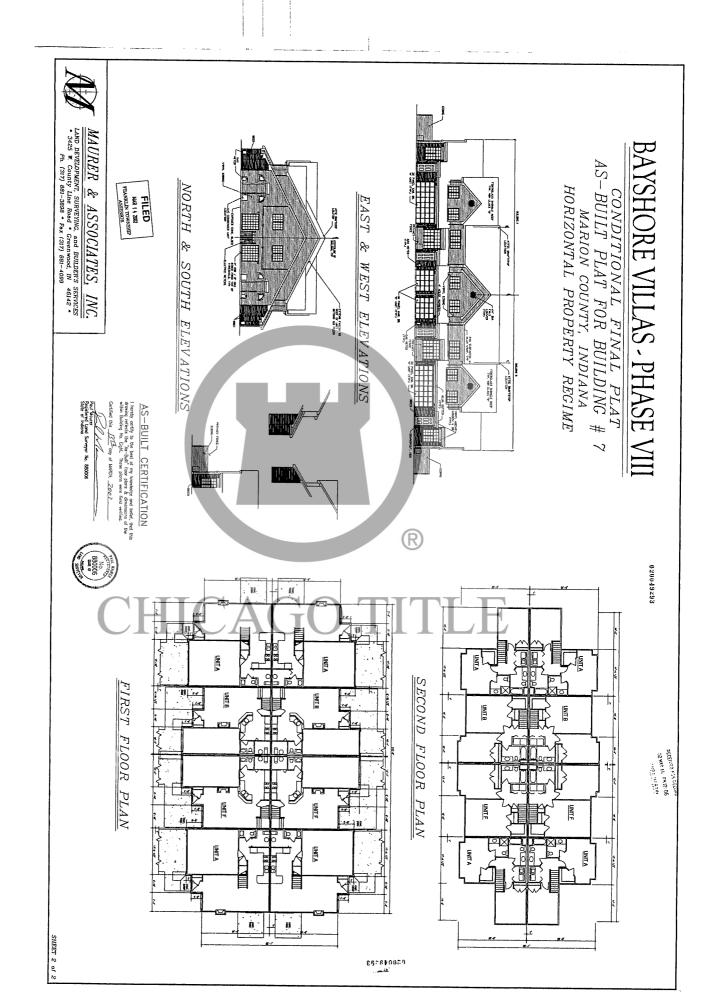
Witness my hand and Notary Commission Expires: 1 TV<sub>2</sub> day of 2002.

| Notary Public, Signature ANGELIKA E. OAKES |
|--|
|--|

Notary Public, Printed

County of Residence

FEBRUARY 17, 2008



026218560

, PAUL MAUBER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR ULCENSED IN COMPUNICE WITH THE LAWS OF THE STATE OF INDIANA, AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THE HEREON DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

# CKITION

A part of the East half of the Northeast quarier of Sedion 22, Township 14 North, Ronge 4 East of the Secend Principal Meridian, Franklin Township, Marian County, Indiana, being mare particularly described as follows:

COMMENCING at the Northwest Corner of soid holf quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey peppend by Franklin Engineering Dated: April 7,1935 and sealed by Staven B. Williams: – Registered Land Surveyor, No. \$3390) along the East line of sold holf quarter section 545.05 feet; thence South 88 degrees 16 manutes 55 seconds West 270.05 feet; thence South 38 degrees 80 minutes 30 seconds West 270.05 feet; thence South 38 degrees 80 minutes 30 seconds West parallel with sold East line 168.65 feet; thence North 89 degrees 28 minutes 13 seconds West parallel with sold East line 168.65 feet; thence North 80 degrees 28 minutes 30 seconds East 71.47 feet to the point of a non-rangent curve to the left having a central angle of 88 degrees 22 minutes 43 seconds, the radius point of sold curve boars North 58 degrees 48 minutes 55 seconds, the radius point of sold curve boars North 58 degrees 48 minutes 55 seconds west parallel with sold East 100.00 feet; thence southeastery along sold curve 10.189 feet; thence South 89 degrees 33 minutes 47 seconds East 100.52 feet to the point of a tangent curve to the right having a central angle of 45 degrees 26 minutes 35 seconds, the radius point of sold curve boars South 68 degrees 50 minutes 37 seconds West 75.00 feet; thence southeastery along sold curve 55.85 feet to the point of tangency of a curve to the left thoring a central angle of 15 degrees 26 minutes 35 seconds, the radius point of sold curve boars North 43 degrees 26 minutes 35 seconds, the radius point of sold curve boars North 43 degrees 36 minutes 37 seconds East 100.794 cares more or least.

SUBJECT TO all easements, restrictions, and right—of—ways.

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME:

Recorded as Instrument No. 2000-0012696 in the Office of the Marion County Recorder.

All Common Areas, Limited Common Areas are described within the instrument No. 2000-0012595 listed above.

The portion of real estate included in this plot is also subject to covenants and restrictions as contained in the SUPPLEMENTAL DECLARATION OF HONZONTAL PROPERTY OWNERSHIP.

Cartified this 23rd day of 0clober , 2002.

Four Mourier
Registered fund Surveyor Indiano No. 880006



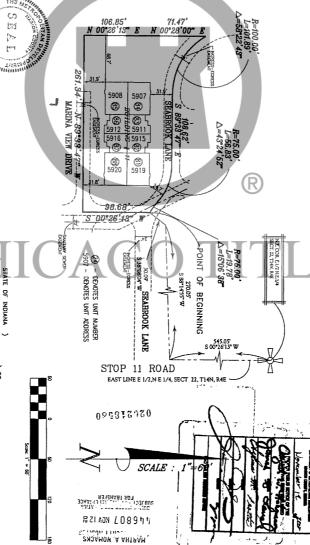
1) The Matropolitan Davelopment Commission, its successors and assigns, shall have no right, power or authority to enforce any covenants, commilments, restrictions or other limitations contained in this plat other than those to covenants, commitments, restrictions or limitations provided further, that hathing have of the Metropolitan Development Commission; provided further, that nothing haveln shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the subdivision control archance, 53-A0-3, as amended or any conditions attached to approval of this plat.

2) No fence, well, hadge or shotte planting which obstructs the slight lines of severalisms between two (2) and nine (9) lest obove the street; sholl be placed or permitted to remain on any corner lot within the Hangular and formed by the street properly lines and aline connecling points tenth—line (25) feet from the hierarchian of said street lines connecling points tenth—line (25) feet from the interection of the street lines extended. The same slightline of from the interection of limitations shall opply to any lot within ten (10) feet from the interection of limitations shall opply to any lot within ten (10) feet from the interection of street lines is maintained to enough within such distances of such intersections unless the beautiful of the street line is maintained and sufficient height to prevent obstruction of such sight lines.

3) It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the knothery sweet construction approved by the Department of Capital State that the Capital State th

# BAYSHORE VILLAS - PHASE X





I, the undersigned, the owner of the real estate shown and described on this plate hereby layoff, plat and subdivide this real estate in accordance with this plat to be known as: Bayshare Villas

who acknowledged the execution of the foregoing Plat Covenants, and been duly sworn, stated that any representations contained therein are

d who, having e true. Before me, a Notary Public in and for sold County and State,

Dennis Yonanovich and Paul Maurer

personally appeared

026218530

COUNTY OF MARION )

) SS:

~

Dated this 23rd day of October , 2002

ovanovich, President, The Augusta Group

Printed: Denthis Yougnowich

FILED APPROVED THIS

NOV 1 2 2002 PRAYER NATIONAL

APPROVED THIS 12+1
DAY OF MONTH HE 2002.
FRANKLIN TOWNS: ASSESSOR
LOOKS LAG DRAFTSMAN

FRANKLIN TOWNSHIP

ASSESSOR

POONT DIG BLIND CO.

JOHNSON Residence

| idence                 | Ē                 | 08                       | n Expires:     | and and Notary Seal this 23rd day of |
|------------------------|-------------------|--------------------------|----------------|--------------------------------------|
|                        |                   |                          | **             | Notary                               |
|                        | iş                |                          | )              | Seal                                 |
| `                      |                   | 32                       |                | ħis                                  |
| 8                      | Ì≱                | 8                        | 1              | 23rd                                 |
| φ                      | E                 | ijχ                      | 3              | day                                  |
| Publi                  | KA E.             | Publi                    | بالدار         | <u>s</u>                             |
| Notary Public, Printed | ANGELIKA E. OAKES | Notary Public, Signature | muldia E: Oaks | October                              |
|                        |                   |                          |                | , 2002.                              |

My Commissio

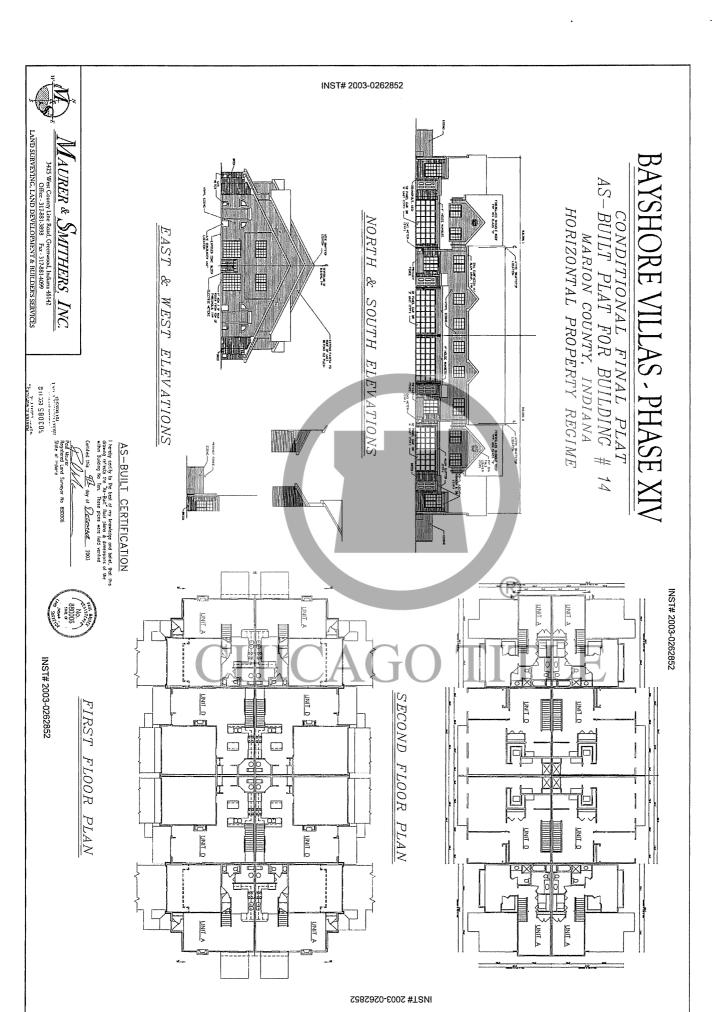
Witness my h

MAURER & SMITHERS, INC.

3/25 Wer County Lies Read, Greenwood, Indiana 4/6/12

ONLY THE AND DEVELOPMENT & BUILDERS SERVICES

LAND SURVEYING, LAND DEVELOPMENT & BUILDERS SERVICES



I, PAUL MAURER, HEREBY CERTIFY THAI I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLANCE WITH THE LAWS OF THE STATE OF INDIANA, AND 10 D HEREBY FURTHER CERTIFY THAT I HAVE SUBBOYDED THE SAME, INTO LOTS AS SHOWN ON THE HEREON DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Range 4 East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northcest Corner of sout half quarter section; theree South 00 degrees 26 minutes 13 seconds west (beginning based upon survey prepared by Frankin Engineering Dated April 7,1993 and scaled by Shwan B. Williams - Registered Land Survey, No. 52390) along the East line of sank quarter section 802.651 feet to the 2004 OF BECHNING of the term described parch, theme scanhang South 00 degrees 25 minutes 13 seconds west along sold East line 124.75 feet, North 89 degrees 35 minutes 13 seconds from the 141.75 feet that 150 degrees 25 minutes 153 seconds from 154.75 feet that 50 degrees 35 minutes 35 minutes 150 seconds from 154.75 feet that 50 degrees 35 minutes 35 minutes 150 seconds feet to the POINT OF BECHNING containing 0.525 acres more or less. 7

Subject to all easements, restrictions and rights—of—ways.

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP

SEAL

Recorded as Instrument No. 2000-0012696 in the Office of the Marlon County Recorder. All Common Areas, Limited Common Areas are described within the Instrument No. 2000-0012696

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OWNERSH

This plat is a part of the Overall Plat for Bayshore Villas recorded as Instrument No in the Office of the Manno County Recorder BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME recorded as instrument No

1) The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority to enforce any coverants, commitments, restrictions or chief limitations contained in this pilo other than those covenants, commitments, restrictions or limitations that expressly run in fact covenants, commitments, restrictions or limitations that expressly run in fact of the Metropolitan Development Commission, provided further, that nathrings shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the subdivision control ordinance, 53-A0-3, as amended or any conditions attached to approval of this plat. Registered Land Surveyor ndiana No 880006 day of ValMbel 2003

2) No fence, well, hedge or shrub planting which obstructs the sight lines at servations between two (2) and nine (9) feed above the street, shall be placed on permitted to remain an any carner tol within the transputor area formed by the street properly lines and a line connecting points twenty-live (25) feel from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any tol within ten (10) feel from the intersection of a street line with the edge of a driveway powement or allay line. No free shall be permitted to remain within such distincts at such intersections unless the content of the street lines in the street line in the street lines. The tree shall be permitted to remain within such distincts at such intersections unless the lines.

3) If shall be the responsibility of the owner of any lot or parcel of land within the area of the plot to comply at all times with the provisions of the sonitary sever construction approved by the Department of Capital Assat throughout a continuity sever construction permits for this plan issued by said Department. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owners' real estate in which the assemant and right- of- way is granted without express written permission, when duly recorded, shall run with the real estate. The Department, and its agents, shall have the right to ingress and egress, for temporary periods only, over the owners' real estate delaming said assemment and right-ori-way, when necessary to construct, repair or maintain saintary sever facilities.

HE West County Line Road, Greenwood, Indiana 46147
Office 317:481 3698 Fax 317:881 4099
AND SURVEYING, LAND DEVELOPMENT & BUILDERS SERVICES MAURER & SMITHERS, INC.

 the undersigned, the owner of the real estate shown and described on this hereby layoff, plot and subdivide this real estate in accordance with this plot known as. Bayshore Villas Dated this Group FRANKLIN TOWNS-IP ASSESSOR APPROVED THIS 10 H FRANKLIN TOWNSHIP ASSESSOR FILED DEC 1 0 2003 to be

Witness my hand and Notary Seal this July day of Witnish

2003

who acknowledged the execution of the foregoing Plat Covenants, and who, having been duly sworn, stated that any representations contained therein are true Before me, a Notary Public in and for said County and State, personally appeared

Dennis Yonanovich and Paul Maurer

My Commission Expires:

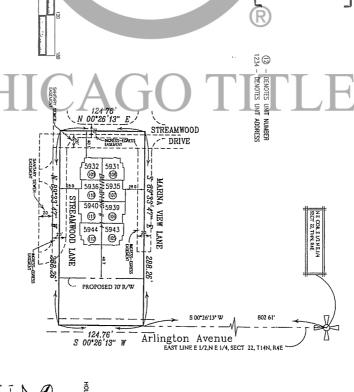
2-17-08 NOSNHOL

County of Residence

ANGELIKA E OAKES Notary Public, Printec Notary Bublic, Signature COUNTY OF MARION STATE OF INDIANA )

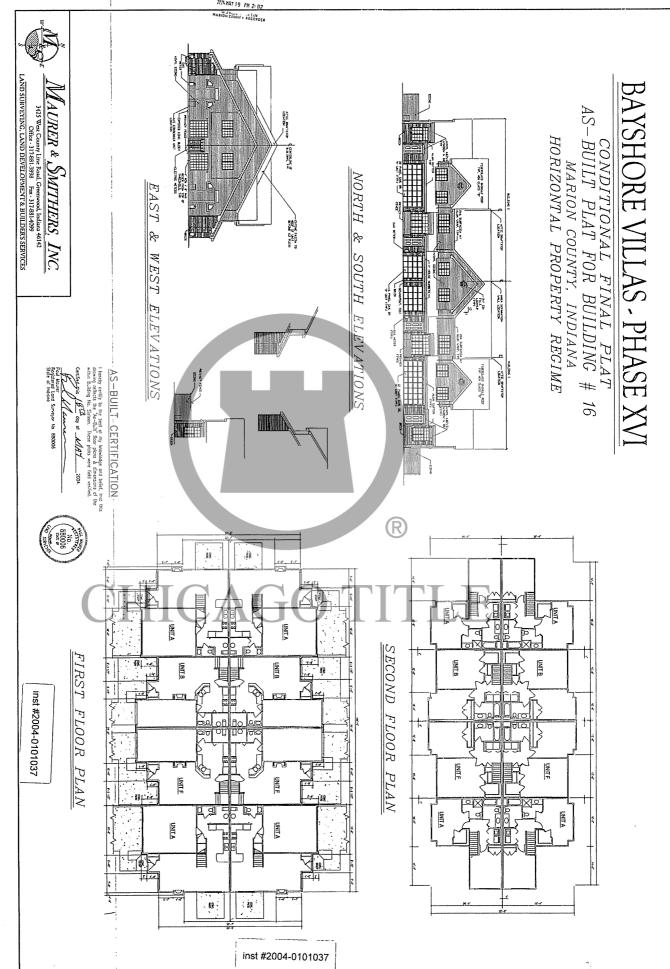
# SAYSHORE

AS-BUILT PLAT FOR BUILDING HORIZONTAL PROPERTY REGIME CONDITIONALMARION COUNTY, INDIANA FINAL# 14



INST# 2003-0262852

INST# 2003-0262852



I, PAUL MAURER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND I DO HEREBY ——FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THE HEREON DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

A part of the East half of the Northeast quarter of Section 22, Township 14 North, Ro East of the Second Principal Meridian, Franklin Township, Marion County, Indiana, being more particularly described as follows:

COMMENCING at the Northeast Corner of said half quarter section; thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Franklin Engineering Dated: April 17,193 and sealed by Steven B. Williams – Registered Land Surveyor, No. 50350) along the East line of said half quarter section 927.37 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing South 00 degrees 26 minutes 13 seconds West along said East line 227.64 feet; thence South 88 degrees 14 minutes 55 seconds West 221.92 feet; thence North 00 degrees 25 minutes 13 seconds West 221.92 feet; thence North 00 degrees 25 minutes 13 seconds West 221.92 feet; thence North 00 degrees 33 minutes 14 minutes 55 seconds West 221.92 feet; thence North 00 degrees 53 minutes 14 minutes 55 seconds West 221.92 feet; thence North 00 degrees 53 minutes 14 minutes 55 seconds West 221.92 feet; thence North 00 degrees 53 minutes 14 minutes 55 seconds West 221.92 feet; thence North 00 degrees 53 minutes 14 minutes 55 seconds West 221.92 feet; thence North 00 degrees 53 minutes 14 minutes 55 seconds West 221.92 feet; thence North 00 degrees 54 minutes 15 seconds West 221.92 feet; thence North 00 degrees 54 minutes 15 seconds West 221.92 feet; thence North 00 degrees 54 minutes 15 seconds West 221.92 feet; thence North 00 degrees 54 minutes 15 seconds West 221.92 feet; thence North 00 degrees 54 minutes 15 seconds West 221.92 feet; thence North 00 degrees 54 minutes 15 seconds West 221.92 feet; thence North 00 degrees 54 minutes 15 seconds West 221.92 feet; thence North 00 degrees 54 minutes 15 seconds West 221.92 feet; thence North 00 degrees 54 minutes 15 seconds West 221.92 feet; thence North 00 degrees 55 minutes 15 seconds West 221.92 feet; thence North 00 degrees 54 minutes 15 seconds West 221.92 feet; thence North 00 degrees 54 minutes 15 seconds West 221.92 feet; thence North 00 degrees 55 minutes 15 seconds West 221.92 feet; thence North 00 degrees 55 minutes 15 seconds West 221.92 feet; thence North 00 degrees 5

inst #2004-0101037

AS-BUILT PLAT FOR

MARION-GOUNTY,

HARIOH COUNTY RECORDER

20:5 NG 61 AVN 5007

RECEIVED FUR RECORD

CONDITIONAL

FINAL

PLAT

all easements, restrictions and rights—of—ways.

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the DECLARATION OF HORIZONTAL PROPERTY OWNERSHIF

Recorded as instrument No. 2000—0012696 in the Office of the Marion County Recorder.

Common Areas, Limited Common Areas are described within the instrument No. 2000-0012696

The portion of real estate included in this pole is also subject to covenants and treatriclians as contined in the SUPPLEMENT DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS, HORIZONTAL PROPERTY REGIME recorded as Instrument No. <u>7.004</u>-0101038

1) The Metropolitan Development Commission, its successors and assigns, shall have no right, power or authority to enforce an eventants, commitments, restrictions or other limitations contained in this paid other than those covenants, commitments, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided further, that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the subdividual control ordinance, 59-A0-3, as amended or any conditions attached to approval of this plat. Certified this This plot is a part of the Overall Plot for Bayshore Villas in the Office of the Marion County Recorder. day recorded as Instrument No. 2004 2000-0072683

2) No fance, well, hedge or shrub planting which obstructs the sight lines at elevations between two (2) and nine (9) feat bowe the street, shall be placed on permitted to remain on any center tof within the triangular area formed by the street increasing of a line connecting points twenty-live (25) test from the intersection of sold street lines, or in the case of a rounded property corner, from the intersection of the street lines extanded. The same sightime limitations shall apply to any lot within then (10) feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such short line.

within the area of this plot to comply at all lines with the provisions of the within the area of this plot to comply at all lines with the provisions of the sanitary sever construction approved by the Department of Capital Asset Managament and the requirements of all sanitary sever construction permits to this plan issued by said Department. Owner further coverants that no building, students, tree or other obstruction shall be eracled, maintained, or allowed to continue on the portion of the owners real estate in which the easement and right— of— way is granted without express written permisssion, when all years of the real estate. The Department, and its agents, shall have the right to ingress and agress, for improrary periods only, over the owners real estate adjoining said accessment and right—of—way, when necessary to construct, repair or maintain sanitary sever facilities.

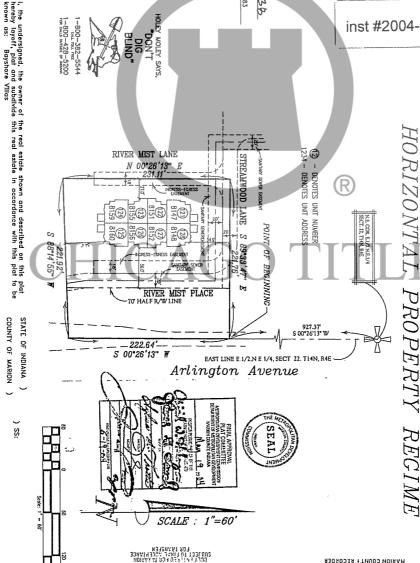
Dated this

day of

1 Group

FRANKLIN TOWNSHIP ASSESSOR

FILED HAY 19 200H



256113 HAY 1958

HARINA A. WOMACKS PARIOU CCURTY AUPRAN

anovich, President, The Augusta

APPROVED THIS 19 20.4 DAY OF MAN DE STEESSOR PASSESSOR AMERICAN DRAFTSMAN

COUNTY OF MARION STATE OF INDIANA ) SS:

Before me, a Notary Public in and for said County and State, personally appeared

who acknowledged the execution of the foregoing Plat Covenants, been duly sworn, stated that any representations contained therein Dennis Yovanovich and Paul Maurer and who, n are true.

Wilness my hand and Notary Seal this 19 day of 10

Notary Public, Printed Angelika E. Oakes

inst #2004-0101037

3425 West County Line Road, Greenwood, Indiana 46142
Office - 317481-1398 Fax - 317481-4999
LAND SURVEYING, LAND DEVELOPMENT & BUILDERS SERVICES NAURER & SMITHERS, INC.

County of Residence

February 17, 2008

I PAUL MAURER HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVISION THE SAME HITO LOTS AS SHOWN ON THE HEREBN DRAWN PLAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION

2004 142935

rt of the East half of the Northes st of the Second Principal Meridia particularly described as follows Northeast Quarter of Section 22 Township 14 North Mendian Franklin Township Marion County Indiana

COMMENCING of the Northeast Corner of said half quarter section thence South 00 degrees 26 minutes 13 seconds West (bearing based upon survey prepared by Frankin Engineering Octed April 7 1993 and seeled by Sleven B Williams – Registered Land Surveyor No 50390) along the East line of said half quarter section 1150 00 feet thence South 88 degrees 14 minutes 55 seconds West 22192 test to the POINT Of BECKINNING of the herein described parcel thence continuing South 88 degrees 14 minutes 55 seconds West 12285 feet thence North 00 degrees 26 minutes 13 seconds East 55 seconds West 12285 feet thence South 89 degrees 35 minutes 13 seconds East parallel with said East Inc 235 80 feet thence South 89 degrees 35 minutes 13 seconds West parallel with said East Inc 2580 feet thence South 90 degrees 26 minutes 13 seconds West parallel with said East Inc 231 11 feet to the POINT OF BEGINNING containing 0 658 acres more or less

Subject to all easements restrictions and rights—of—ways

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the DECLARATION OF HORIZONTAL PROPERTY OWNERSHIP BAYSHORE VILLAS HORIZONTAL PROPERTY REGIME

Recorded as instrument No 2000-0012696 in the Office of the Marion County Recorder

Areas Limited Common Areas are described within the instrument No 2000-0012696

The portion of real estate included in this plat is also subject to covenants and restrictions as contained in the SUPPLEMENTAL DECLARATION OF HORIZONTAL PROPERTY OW

This plat is a part of the Overall Plat for Bayshore Villas in the Office of the Marion County Recorder BAYSHORE VILLAS HORIZONTAL PROPERTY REGIME recorded as Instrument No ZOON NICLES recorded as Instrument No 000-0072683

Certified this Maurer / tered Land Surveyor na No 880006 ē, day of 2004 1 880006 No No SURVE

1) The Metopolitan Development Commission its successors and assigns shall have no right power or authority to enforce any covenants commitments restrictions or other limitations contained in this plat other than those covenants commitments restrictions or limitations that expressly run in fovor covenants commission Development Commission provided further that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the subdivision Coving ordinance S9-A0-3 as amended or any conditions attached to approval of this plat.

2) No fence well hadge or strub planting which obstructs the sight lines at relevations between two (2) and nine (9) feet above the street stall be placed or parnified to remain on any corner lot within the transputor area formed by the siferest property lines and a line connecting points twenty-rive (22) lest from the intersection of soid street lines or in the case of a rounded property corner from the intersection of the street lines extended. The same sightline from the intersection of the street lines extended. The same sightline informations shall apply to any jot within the (10) feet from the intersection of a street line with the edge of a driveway powement or alley line. No tree shall be permitted to remain within such distinctes of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such with these.

3) It shall be the responsibility of the owner of any let or parcel of land within the area of this plot to comply at all times with the provisions of the sanitary sewer construction approved by the Department of Capital Asset than a surface of the part of the sanitary sewer construction permits to this plan issued by sald Department of Owner further covenants that no building studiure tree or other obstruction shall be erected maintained or allowed to continue on the portion of the owners real estate in which the assemant and right—of—way is granted without express written permission, when all y recorded shall run with the real estate in the Department and uits against shall have the right to ingress and agress for temporary periods only over the owners real estate dejouring said eassement and right—of—way when necessary to construct repair or maintain sanitary sower facilities.

Dated this

# BAYSHORE VILLAS - PHASE

I the undersigned the owner of the real estate shown and described on this hereby layoff plat and subdivide this real estate in accordance with this plat known as Boyshare Villas 1-800-382-5544 1-800-428-5200 10-800-428-5200 DIG BLIND"  $\bar{e}^{\dagger}$ President The Augusta AS-BUILT PLAT FOR (2) - DENOTES UNIT NUMBER 1234 - DENOTES UNIT ADDRESS day of HORIZONTAL PROPERTY REGIME CONDITIONAL FINAL 3 Group MARION COUNTY, INDIANA S 88°14 55 8149 122 78 2004 STREAM WOOD LANE S 00°26 13 to be -POINT OF BEGINNING COUNTY OF MARION ) STATE OF INDIANA ) Witness my hand and Notary Before me a Notary Public in and for said County and State S 88 14.55 W Commission Expires acknowledged the execution of the foregoing Plat Covenants and all sworn stated that any representations contained therein are MCMCSS-COSCIO Dennis Yovanovich and Paul Maurer ) ss Seat this 112th S 00 26 13 W EAST LINE E 1/2 N E 1/4 SECT 22 T14N R4E PLATNE COR E 1/2 NE 1/4 SECT 22 THN RHE Arlington Avenue day of 17 personally appeared SCALE 1"=60 HARION COUNTY RECORDER true having 00 01 HA 02 JUL 4005 RECEIVED FUR RECORU



AURER & DMITHERS, INC

3425 West County Une Road Greenwood Indiana 46142
Office 317-881 3898 Fax 317-881-4999
LAND SURVEYING LAND DEVELOPMENT & BUILDERS SERVICES

FRANKLIN TOWNSHIP ASSESSOR FILED JUL 20 2004

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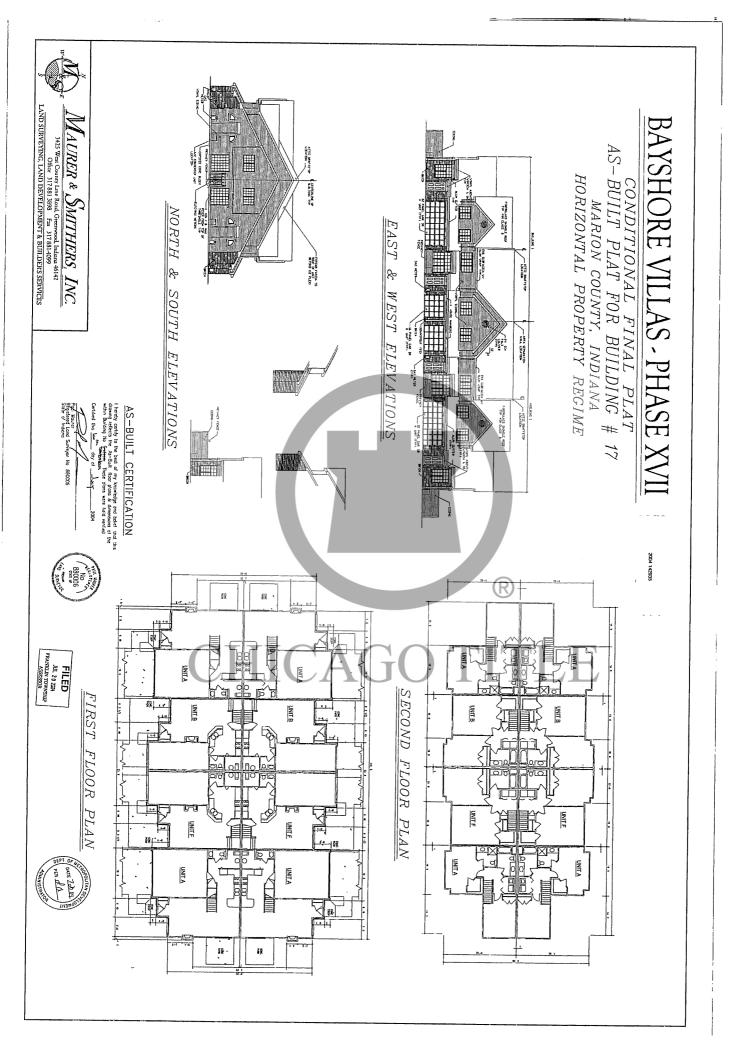
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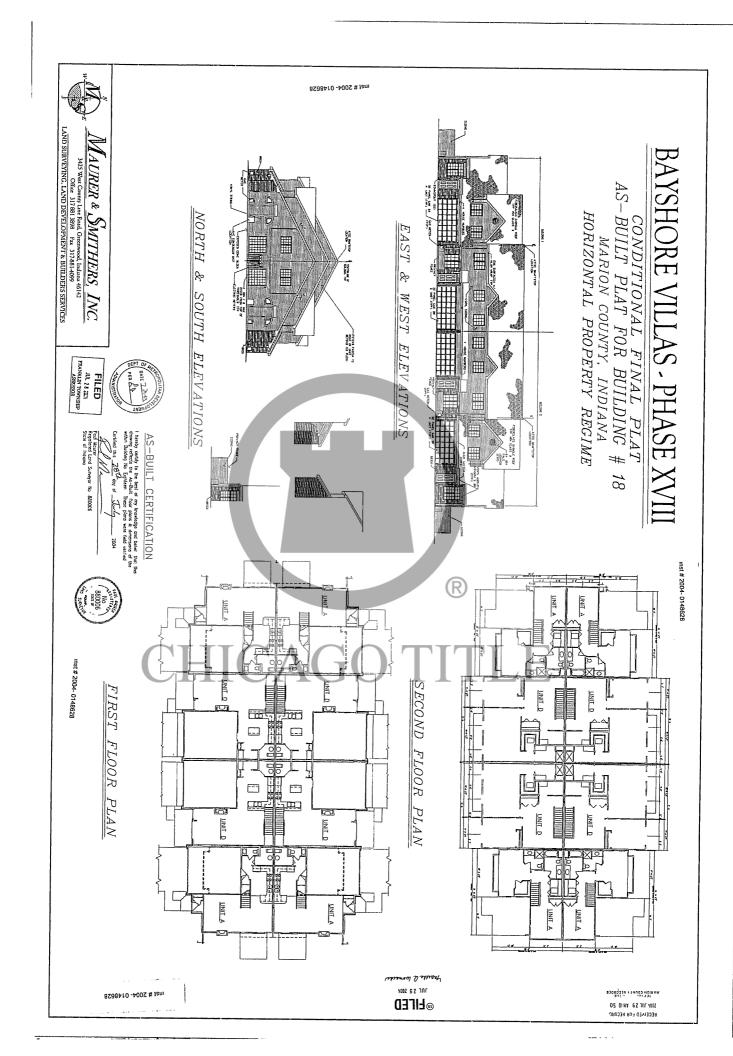
February 17 2008

County of Residence

Notary Public Printed

Angelika E Oakes





I PAUL MAIRER HEREY CERTHY THAT I AN A REOSTERED PROFESSIONAL LAND SURVEYOR ULCENSED IN COMPLANCE WITH THE LAWS OF THE STATE OF MOUNA, AND I DO HEREEY FURTHER CERTIFY THAT I LAWE SUBDIVIDED THE SALE HITO LOTS AS SHOWN ON THE KERCON DRAWN PLAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION

A part of the East half of the Northeast quarter of Section 22 Township 14 North Range 4 East of the Second Principal Mardian, Franklin Township Marion County Indiana being more particularly described as follows

COMMERCING at the Northwest Comer of send helf querier section. Theree South CO degrees 26 months 13 secrets West (leaving South and Southwest proposed by Franklin Exponenting Dated April 7 1933 and sealed by Sores in Southwest proposed by Franklin Southwest (leaving Southwest 13 Southwest

iubject to all easements restrictions and rights-of-ways

The portion of rest endets motivated in this point is nite subject to exwerents and retrictions of contents on the DECLANDRO OF MORIZONIA PROPERTY OWNERSHIP BAYSHORE VILLAS HORIZONIAL PROPERTY REGILE.

BAYSHORE VILLAS HORIZONIAL PROPERTY REGILE.

BE CONTROLLED TO THE CONTROLLED ON THE Office of the Month County Recorder Country Recorder Country

R

Common Areas Limited Common Area tad above

The portion of real estate includes restrictions as contained in the SUF BAYSHORE VILLAS HORIZOHTAL P uded in this plot is also subject to covenants and UPPLENENTAL DECLERATION OF HORIZONIAL PROPERTY OWNERSHIP PROPERTY RECILIE recorded as instrument to ZOD4-DIUDUZ4

Carlified this 78 13 has plot is a part of the Overall Plot for Bayshori in the Office of the Manon County Reporter



ona Na 880006

j) The utripodion Divelgament Commission its user there in oright power or culturarly to allores only own have no night power or culturarly to allores only own retiricions or other immidiate commission or cultural power covanist commission is extended or immidiate and of the Utripodion Development Commission provided if all the provided of the provided of the provided of the cultural power of the thirty of the provided of the entering only the time of the provided of the provided of the original power of the provided its successors and assigns shall only covenants commitments with the state of the s

3) It shall be the responsibility of the owner of any led or parcel of land within the area of the aut it is not once the the provinces of the canner server construction approved by the Operat with the provinces of the Management and the requirements of all sanding saver construction around the provinces of the spin factor by seed operational. Owner further commands their housing stickure tree or other bestriction should be served manifored or ollowed to continue on the portion of the owners real estate in which the ecasional and rights of the provinces of the provinces of the continue of the provinces of the continued report or melation, southern several and reports. b) No frace well hadge or shink placeholds between the (2) and not not corner to freely properly lines and o line considerated properly lines and o line considerated in the corner to which the corner to within the corner to within the power to the corner to within the power to the corner to t

MAURER & SMITHERS INC

HIS WAS Course Las Ind Commond Listans 66102

DOING TO 117811.5999 for 117811.6910 for 117811.6910 for HIS West Courty Law Road Greetwood Ladama 46142
Office 1178513599 Fra 3178514099
LAND SURVEYING LAND DEVELOPMENT & BUILDERS SERVICES

JUL 2 8 2004 FRANKLIN TOWNSHIP ASSESSOR FILED

DAY OF SHELY 2004

PRANKLIN TOWNSHIP ASSESSOR

PRANKLIN TOWNSHIP ASSESSOR



Dated this t the undersigned the owner of the real estate hereby layoff plat and subdivide this real estate known as Bayshore Villas 284 - day of hown and described on this plat in accordance with this plat to be 2004

Printed THINK YOUNGEH 5/ DATE 2-2-4 (PER ALA

COUNTY OF MARION ) STATE OF INDIANA )

Botars me a Natary Public in and for said County and State personally appsared

My Commission Expires February 17 2008 Witness my hand and Notary Seal this 20 day of All Denns Yovanovich and Paul Mourer
who acknowledged the execution of the toregoing Plot Covenants o
been duly swarm stated that any representations contained therein n and who having

Hoter Public Signature
Angelika E Oakes
Notary Public Printed 

Johnson County of Residence

)RE AS - PHASE

AS BUNLT PLAT FOR CONDITIONAL FINAL PLAT MARION COUNTY, INDIANA BUILDING# 18

(2) - DENOTES UNIT HUMBER HORIZONTAL PROPERTY REGIME N 00°26'18" 243 64' 205 23' S 88"14"55" # SHORES EDGE PLACE 205 09' S 89:33'47 CHEST-CORES 5 88 14 55 W DAGS ASSESSED HH 1150 00 Arlington Avenue SET 23 TI ON EVE SCALE 9627NF 499165 HARION COUNTY RECORDER HABITA A WO SACKS ust # 2004- 0148628 2004 10F 58 VILIO 20

POINT OF BECINNING

) SS

RECEIVED FOR RECORD

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