

80 50830

# BEAMREACH SECTION 1

REC'D  
APR 21 10 11 AM '50

17N-R5E

V. McQuada  
# 77-2606  
# 78-11540

29°E 399.963'

230.000'

U E D 3 Esmt  
0.442 Ac

8640

56.548'

25000'

115.10'

8653

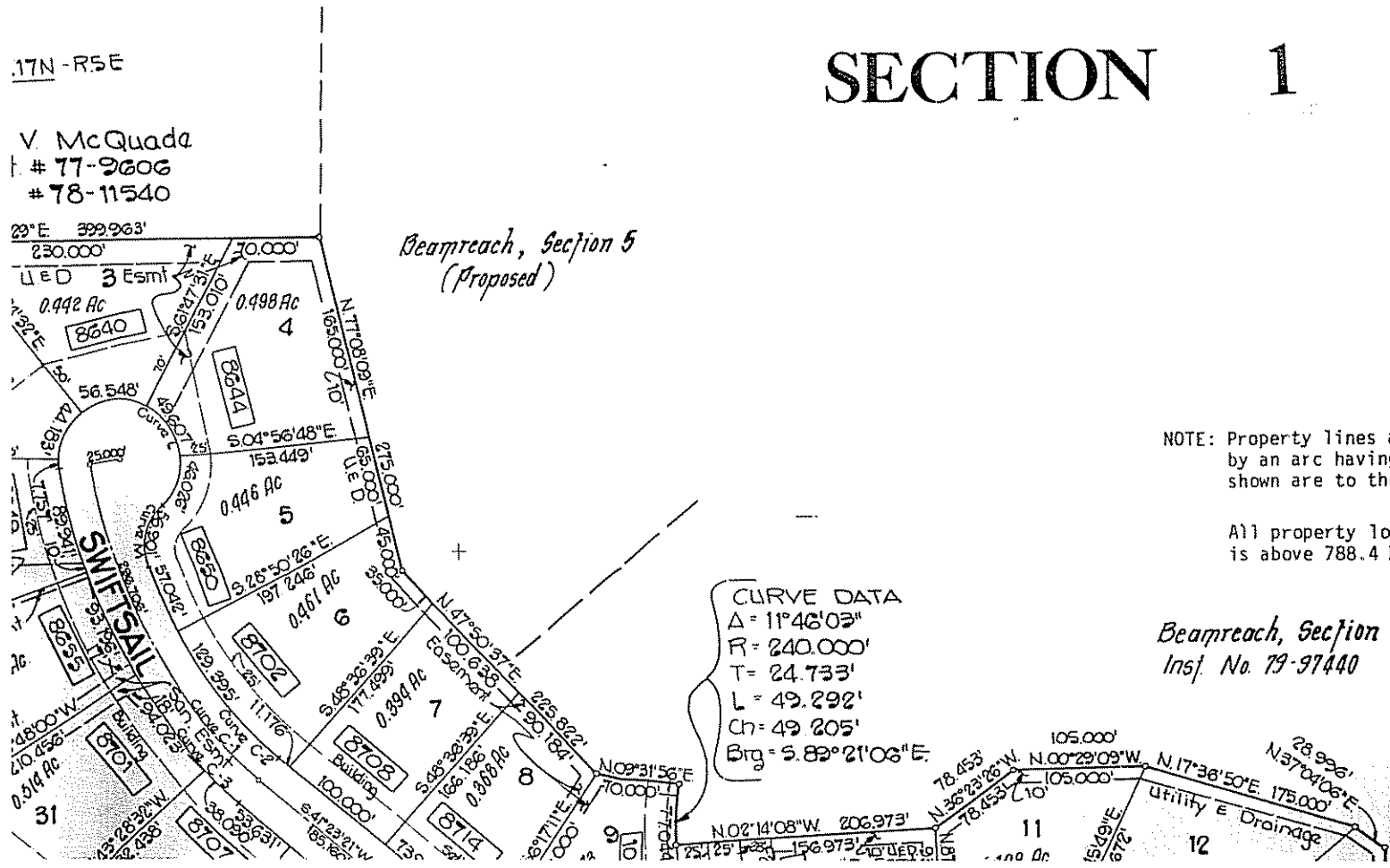
122.225'

8702

117.116'

8703

8704



*Beamreach, Section 5  
(Proposed)*

NOTE: Property lines at all street intersections are rounded by an arc having a 15' radius. However, the dimensions shown are to the P.I. of the arc.

All property located within BEAMREACH Section 1 is above 788.4 M.S.L., 100 year flood elevation.

CURVE DATA

$\Delta = 11^{\circ}46'03''$

$R = 240.000'$

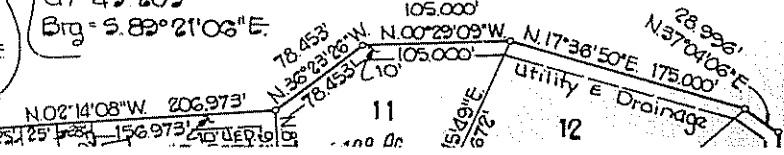
$T = 24.733'$

$L = 49.292'$

$Ch = 49.205'$

$Brg = S. 83^{\circ}21'06'' E.$

*Beamreach, Section 3  
Insf. No. 79-97440*



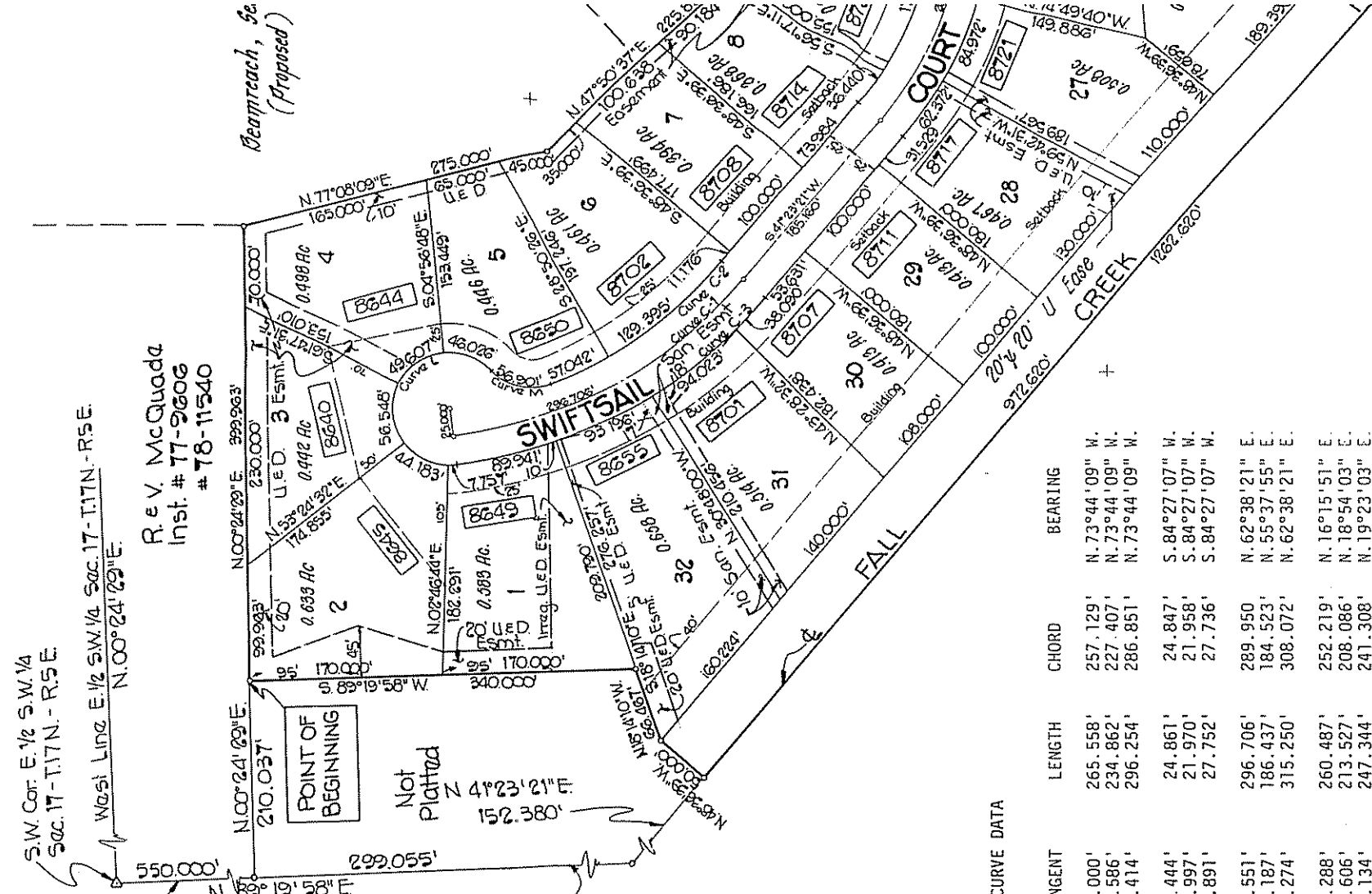
S.W. Cor. E. 1/2 S.W. 1/4  
Sec. 17-T.17N.-R.5E.

West Line E. 1/2 S.W. 1/4 Sec. 17-T.17N.-R.5E.  
N. 00° 24' 23" E.

South Line SW 1/4 Sec 17-T.17N-R5E  
East 86th St

R. e V. McQuada  
Inst. # 77-9606  
# 78-11540

Beampreach, St  
(Proposed)



CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A-1	50°15'00"	302.794'	142.000'	265.558'	257.129'	N. 73°44'09" W.
A-2	50°15'00"	267.794'	125.586'	234.862'	227.407'	N. 73°44'09" W.
A-3	50°15'00"	337.794'	158.414'	296.254'	286.851'	N. 73°44'09" W.
B-1	06°37'31"	215.000'	12.444'	24.861'	24.847'	S. 84°27'07" W.
B-2	06°37'31"	190.000'	10.997'	21.970'	21.958'	S. 84°27'07" W.
B-3	06°37'31"	240.000'	13.891'	27.752'	27.736'	S. 84°27'07" W.
C-1	42°30'00"	400.000'	155.551'	296.706'	289.950'	N. 62°38'21" E.
C-2	28°29'08"	375.000'	95.187'	186.437'	184.523'	N. 55°37'55" E.
C-3	42°30'00"	425.000'	165.274'	315.250'	308.072'	N. 62°38'21" E.
D-1	50°15'00"	297.012'	139.288'	260.487'	252.219'	N. 16°15'51" E.
D-2	44°58'36"	272.012'	112.606'	213.527'	208.086'	N. 18°54'03" E.
D-3	44°00'36"	322.012'	130.134'	247.344'	241.308'	N. 19°23'03" E.
E-1	90°00'00"	165.000'	165.000'	259.181'	233.345'	N. 36°08'21" E.
E-2	90°00'00"	140.000'	140.000'	219.912'	197.990'	N. 36°08'21" E.
E-3	90°00'00"	190.000'	190.000'	298.451'	268.701'	N. 36°08'21" E.
L	233°54'21"	50.000'	-	204.121'	-	-
H	67°55'13"	48.000'	32.328'	56.901'	53.627'	S. 76°09'54" E.
N	41°50'59"	48.000'	18.353'	35.060'	34.286'	-
O	263°41'58"	50.000'	-	230.121'	-	-

PLAT RESTRICTIONS

The undersigned, the Shorewood Corporation, being the owners of record of the above described west 1/2 section hereby certifies that the plat and sub-

C. Front Yards - The front buildi  
shall be in accordance with the provisions of the

17-T17N-R5E.

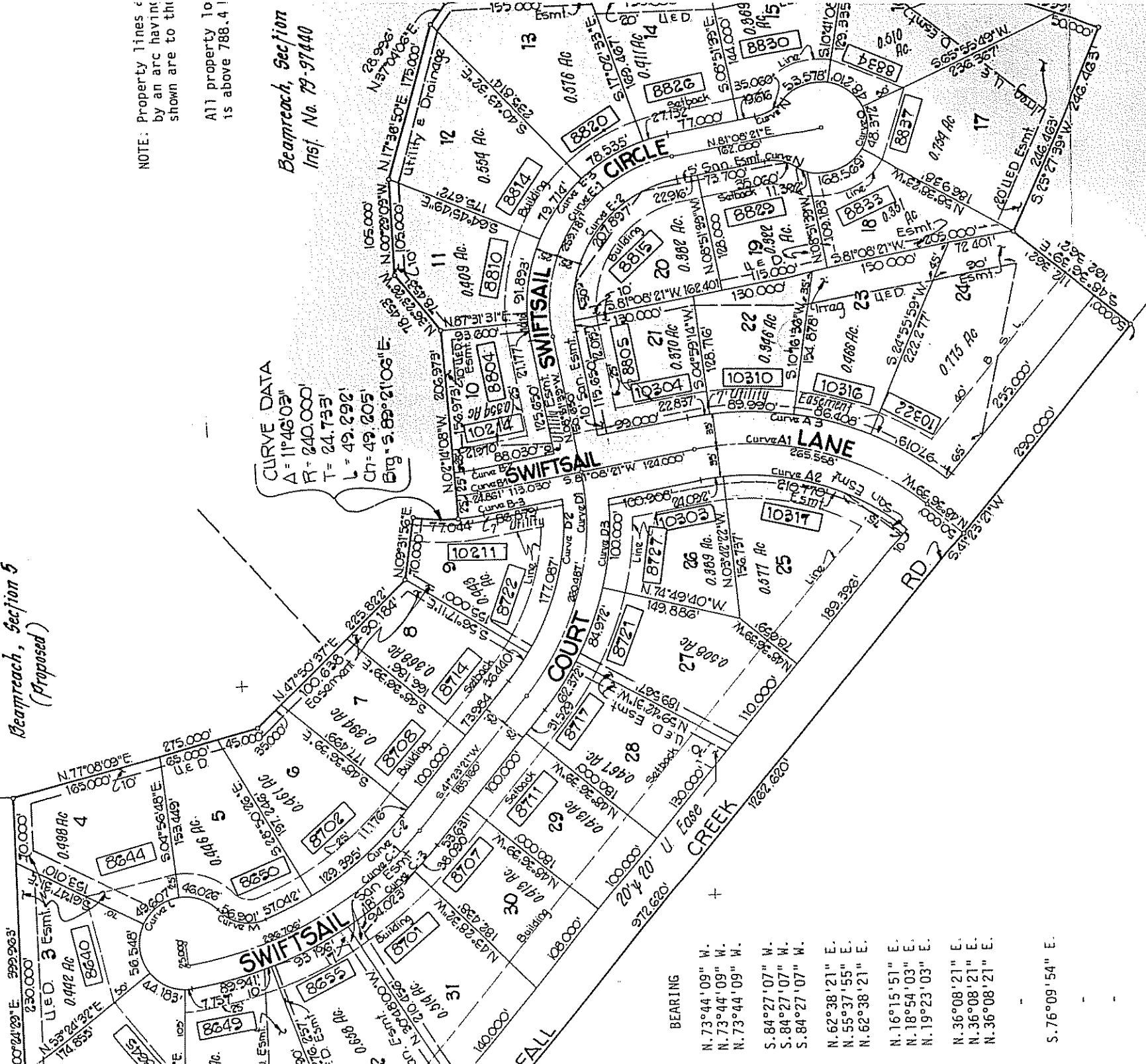
R. E. V. McQuada  
Inst. # 77-2606  
# 78-11540

Beamreach, Section 5  
(Proposed)

NOTE: Property lines shown by an arc having a radius are to the right of the arc.  
All property lines above 788.41

CURVE DATA  
A = 11°45'03"  
R = 240.000'  
T = 24.733'  
L = 49.292'  
CH = 49.205'  
Btg = S.89°21'08"E

Beamreach, Section  
Inst. No. 79-57440



- BEARING
- N. 73°44'09" W.
  - N. 73°44'09" W.
  - N. 73°44'09" W.
  - S. 84°27'07" W.
  - S. 84°27'07" W.
  - S. 84°27'07" W.
  - N. 62°38'21" E.
  - N. 55°37'55" E.
  - N. 62°38'21" E.
  - N. 16°15'51" E.
  - N. 18°54'03" E.
  - N. 19°23'03" E.
  - N. 36°08'21" E.
  - N. 36°08'21" E.
  - N. 36°08'21" E.
  - S. 76°09'54" E.

- C. Front Yards - The front building setback lines shall be all as set forth upon this plat of the Development.
- D. Cul-De-Sacs - If the particular lot abuts on a cul-de-sac, the front building setback line shall be shown on the plat of that lot.
- E. Side Yards - The side yard setback lines shall not be less than an aggregate of twenty-two (22) feet. Provided, however, no side yard shall be less than eight (8) feet from the side line of the lot.
- F. Rear Yards - Rear setback lines shall be at least twenty (20) feet from the rear lot line, unless otherwise shown on the plat.

6. DEVELOPMENT CONTROL COMMITTEE:  
Prior to application for Improvement Location Permit from the Department of the City of Indianapolis for the construction of a

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# SECTION

1  
RECORDED

Beamreach, Section 5  
(Proposed)

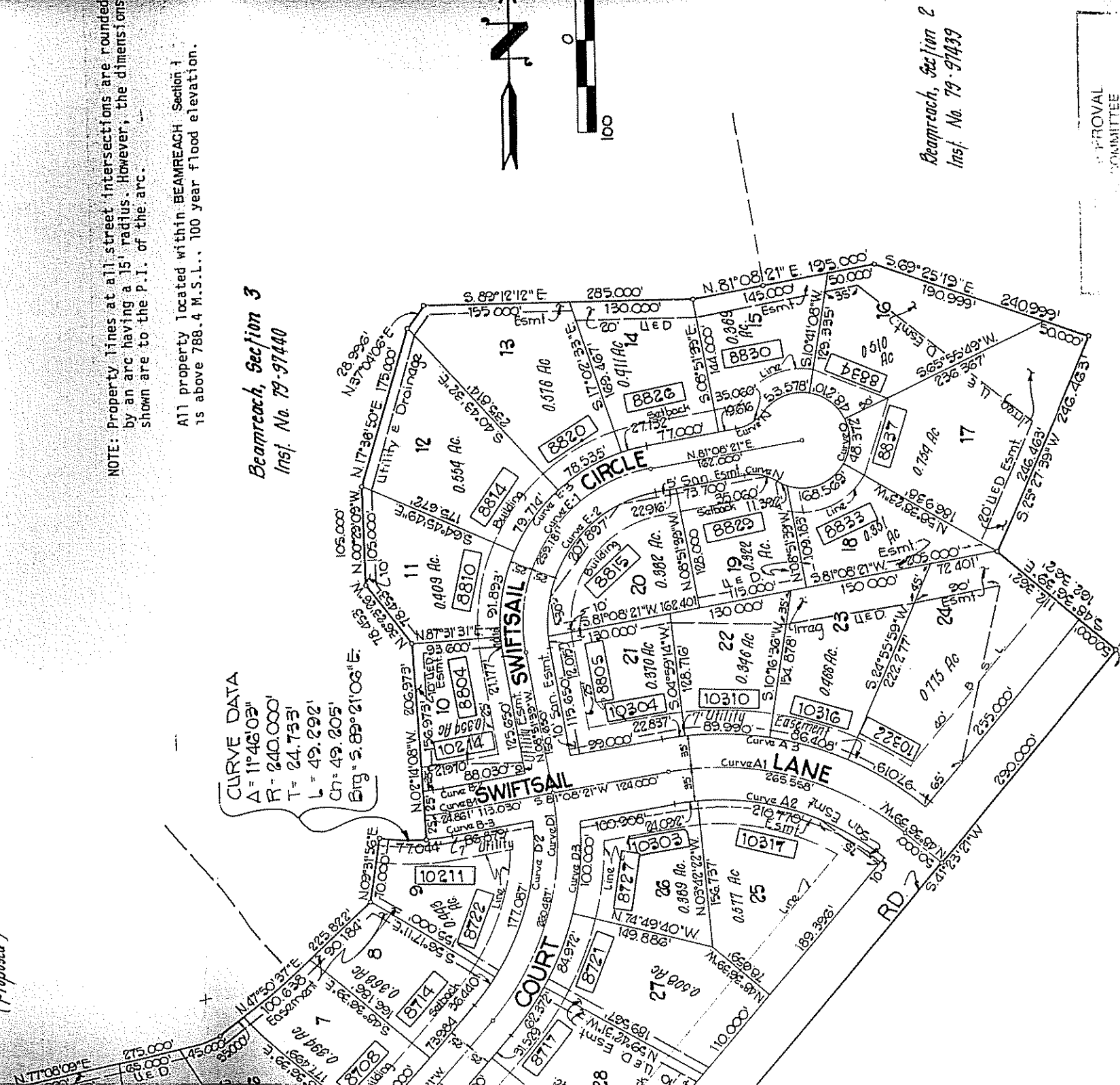
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CURVE DATA  
A = 11°46'03"  
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T = 24.733'  
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Ch = 49.205'  
Btg = S. 89° 21' 03" E.

Beamreach, Section 3  
Insf. No. 79-97440

Beamreach, Section 5  
(Proposed)



Beamreach, Section 2  
Insf. No. 79-97439

APPROVAL  
COMMITTEE  
DATE: AUG 20 1980  
[Signature]

RECORDED

BOOK 4-11-81

CERTIFICATE OF SURVEY

ds - The front building setback lines shall be all as set forth plat of the Development.

acs - If the particular lot abuts on a cul-de-sac, the front setback line shall be shown on the plat of that lot.

ds - The side yard setback lines shall not be less than an aggregate of two (22) feet. Provided, however, no side yard shall be less than 3) feet from the side line of the lot.

rds - Rear setback lines shall be at least twenty (20) feet from r lot line, unless otherwise shown on the plat.

CONTROL COMMITTEE:  
Application for Improvement Location Permit from the Department of in Development of the City of Indianapolis for the construction of a shall be approved

PLAT RESTRICTIONS

The undersigned, the Shorewood Corporation, being the owners of record of the above-described real estate hereby certifies that they do lay off, plat and subdivide the same into lots, blocks and streets in accordance with this plat and certificate.

This subdivision shall be known and designated as "  
Section 1.

All streets shown and not heretofore dedicated, are hereby dedicated to the public for its use.

1. EASEMENTS FOR DRAINAGE, SEWERS AND UTILITIES:

Lots are subject to drainage easements, sewer easements and utility easements, either separately or in combination of the three, as shown on the plat, which are reserved for the use of the lot owners, public utility companies and governmental agencies as follows:

A. DRAINAGE EASEMENTS (D.E.) are created to provide paths and courses for area and local storm drainage, either overland or in adequate underground conduit, to serve the needs of the subdivision and adjoining ground and/or public drainage system; and it shall be the individual responsibility of the lot owner to maintain the drainage across his own lot. Under no circumstances shall said easement be blocked in any manner by the construction or reconstruction of any improvement, nor shall any grading restrict the water flow in any manner. Said areas are subject to construction or reconstruction to any extent necessary to obtain adequate drainage at any time by any governmental authority having jurisdiction over drainage or by the developer of the subdivision.

B. SEWER EASEMENTS (S.E.) are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal system of said city and/or county designated to serve the addition for the purposes of installation and maintenance of sewers that are a part of said system. Each owner of a lot must connect with any public sanitary sewer available.

C. UTILITY EASEMENTS (U.E.) are created for the use of public utility companies, not including transportation companies, for the installation of pipes, mains, ducts and cables as well as for the uses specified in the case of sewer easements.

D. The owners of all lots in this addition shall take title subject to the rights of public utilities, governmental agencies, and the rights of the other lot owners in this addition to said easement herein granted for ingress and egress in, along, and through the strips of ground for the purposes herein stated.

2. DWELLING SIZE AND USE:

All lots in this subdivision shall be known and designated as residential lots. No business buildings shall be erected on said lots and no business may be conducted on any part thereof, other than the home occupations permitted in the Dwelling Districts Zoning Ordinance of Marion County, Indiana. No structure shall be erected, altered, placed or permitted to remain on any residential lot herein, other than one detached single-family dwelling not to exceed two and one-half stories in height, and residential accessory buildings. Any garage, or accessory building erected shall be of a permanent type of construction and shall conform to the general architecture and appearance of such residence. The minimum square footage of living space of dwellings constructed on all residential lots shall be 1800 square feet for ranch-type, and 2200 square feet for multi-story, provided that a minimum of 1200 square feet be on the ground floor. The square footage of living space is exclusive of porches, terraces, garages, carports, accessory buildings and basements.

3. ACCESS:

There shall be no direct driveway access by the Owners of the lots abutting Fall Creek Road, as other means of access have been provided.

4. FENCES:

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines. No trees shall be permitted to remain within said distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

5. RESIDENTIAL SETBACK REQUIREMENTS:

A. In General - Unless otherwise provided in these restrictions or on the recorded plat, no dwelling house or above grade structure shall be constructed or placed on any residential lot in the Development except as provided herein.

B. Definitions - "Side line" means a lot boundary that extends from the road on which a lot abuts to the rear line of said lot. "Rear line" means the lot boundary line that is farthest from, and substantially parallel to, the road on which the lot abuts, except that on corner lots, it may be determined from either abutting road.

- C. Front Yards - The front building shall be set back upon this plat of the Development in accordance with the certificate.
- D. Cul-De-Sacs - If the plat shows any cul-de-sacs, the building setback line shall be set back from the end of the cul-de-sac in accordance with the certificate.
- E. Side Yards - The side yard setback shall be not less than eight (8) feet from the side of the lot.
- F. Rear Yards - Rear setbacks shall be not less than the rear lot line, unless otherwise specified on the plat.

6. DEVELOPMENT CONTROL COMMITTEE:

Prior to application for approval of the plat, the Metropolitan Development Commission shall review the Metropolitan Development Commission's residence or other structure, and its compliance with the Restriction in writing by the Development Commission. Such approval shall be given only upon the private drives, tree preservation, and other conditions.

7. CONTROLLING DOCUMENTATION:

The restrictions contained in this plat shall be subject to the Restriction of Restrictions of Geist Hardwood Development in the Office of the Recorder. In the event of a discrepancy between these plat restrictions and the Declaration Declaration (shall control).

8. DURATION:

These covenants are to run with the land and shall bind the successors and all persons claiming under the covenants and restrictions shall be enforceable for a term of ten (10) years, unless otherwise provided, unless the person who are then the owners of a lot in this Development.

9. ENFORCEMENT:

The right of enforcement of these covenants shall be together with the right to cause an injunction to be granted against the owners of the lots in the subdivision who are then the successors or assigns, who are liable for any damage of any kind to the lot or through any such violation of the covenants is hereby also declared to be a violation of the Development of Marion County, Indiana.

10. SEVERABILITY:

Every one of the Restrictions of this plat shall be severable from, the rest of the Restrictions, and of any other Restriction. Therefore, if any of the Restrictions shall be found to be unenforceable, or to lack the effect intended, it shall be without effect upon the other Restrictions.

IN TESTIMONY WHEREOF, witness the hand and seal of the undersigned on August 1, 1980.

STATE OF INDIANA  
COUNTY OF MARION SS:

Before me, a notary and public official, appeared the above and acknowledged as his voluntary act and deed for

Witnessed my Signature this \_\_\_\_\_ day of \_\_\_\_\_, 1980.  
My Commission Expires: \_\_\_\_\_

Notary



DECLARATION OF RESTRICTIONS  
OF  
GEIST HARBOURS

DEC 19 2 45 PM '79  
REFERENCE

CROSS REFERENCE

THIS DECLARATION made this 13th day of December, 1979, by The Shorewood Corporation, an Indiana corporation (hereinafter referred to as the "Developer"),

WITNESSETH:

WHEREAS, the Developer is the owner of the land contained in the area shown on Exhibit A, attached hereto and made a part hereof, which lands will be subdivided. Further, Developer is the owner or may become the owner of all lands illustrated by map as Exhibit B, attached hereto and made a part hereof, which lands may be automatically incorporated in this Declaration of Restrictions and may be more particularly described on the plats of the various sections when recorded in the offices of the Recorder of Marion County or Hamilton County, Indiana (all of which are hereinafter referred to as the "Development"); and,

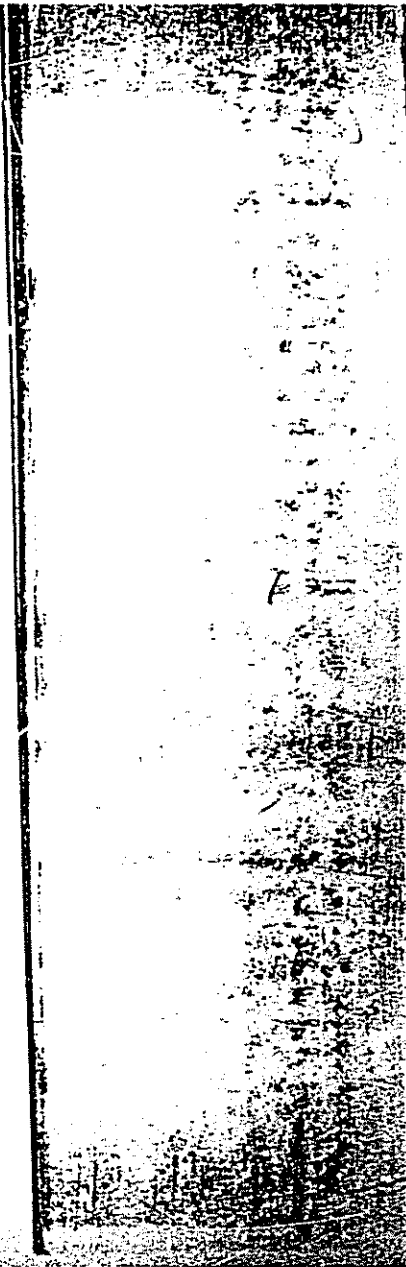
WHEREAS, the Developer is about to sell and convey the residential lots situated within the platted areas of the Development and before doing so desires to subject and impose upon all real estate within the platted areas of the Development mutual and beneficial restrictions, covenants, conditions and charges (hereinafter referred to as the "Restrictions") under a general plan or scheme of improvement for the benefit and complement of the lots and lands in the Development and the future owners thereof;

NOW THEREFORE, the Developer hereby declares that all of the platted lots and lands located within the Development as they become platted are held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, subject to the following Restrictions, all of which are declared and agreed to be in furtherance of a plan for the improvement and sale of said lots and lands in the Development, and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of the Development as a whole and of each of said lots situated therein. All of the Restrictions shall run with the land and shall be binding upon the Developer and upon the parties having or acquiring any right, title or interest, legal or equitable, in and to the real property or any part or parts thereof subject to such Restrictions, and shall inure to the benefit of the Developer and every one of the Developer's successors in title to any real estate in the Development. The Developer specifically reserves unto itself the right and privilege, prior to the recording of the plat by the Developer of a particular lot or tract within the Development as shown on Exhibit A or Exhibit B, to exclude any real estate so shown from the Development, or to include additional real estate.

1. DEFINITIONS. The following are the definitions of the terms as they are used in this Declaration:

A. "Committee" shall mean the Geist Harbour Development Control Committee, composed of three members appointed by the Developer who shall be subject to removal by the Developer at any time with or without cause. Any vacancies from time to time existing shall be filled by appointment of the Developer.

B. "Lot" shall mean any parcel of real estate, whether residential or otherwise, described by one of the plats of the Development which is recorded in the office of the Recorder of Marion County or Hamilton County, Indiana.



C. Approvals, determinations, permissions, or consents required herein shall be deemed given if they are given in writing signed, with respect to the Developer or by the President or Vice President thereof, and with respect to the Committee, by two members thereof.

D. "Owner" shall mean a person who has or is acquiring any right, title or interest, legal or equitable, in and to a Lot, but excluding those persons having such interest merely as security for the performance of an obligation.

E. "Association" shall mean the Geist Harbours Property Owners Association, Inc., an Indiana not-for-profit corporation, the membership and powers of which are more fully described in Paragraph 10 of this Declaration and its Articles of Incorporation.

## 2. CHARACTER OF THE DEVELOPMENT.

A. In General. Every numbered lot in the Development, unless it is otherwise designated by the Developer, is a residential lot and shall be used exclusively for single family residential purposes. No structure shall be erected, placed or permit to remain upon any of said residential lots except a single family dwelling house and such outbuildings as are usually accessory to a single family dwelling house.

Prior to issuance of Improvement Location Permit, a delineation of the building area for the lot shall be submitted for approval by the Development Control Committee and all trees more than twelve (12) inches caliber diameter outside the building, driving and parking areas shall be designated by type and size and shall not be removed unless approved by the Development Control Committee upon proof of unusual hardship in the practical utilization of the lot and such removal shall not cause a material adverse effect upon the aesthetic values of adjoining lands and rights-of-way.

Removal or destruction of such trees by a lot owner or his successors in title, other than by acts of God or circumstances beyond the lot owner's control, within ninety (90) days notice in writing, shall be replaced by a tree of a type and size established by the Development Control Committee, and upon failure to do so, the Development Control Committee shall cause such tree to be replaced and the cost of such replacement shall be a lien upon the property collectable in any court of law or equity together with reasonable attorney's fees for the enforcement of such lien. For purposes of executing this covenant, an easement for ingress and egress shall be reserved on each lot for the performance thereof.

Adequate physical barriers, such as straw bales or snow fence, shall be provided by the builder to protect trees to be preserved from damage by construction equipment or otherwise in the erection of building improvements. Pruning of trees outside the building line shall be permitted subject to the review and approval of the Development Control Committee and shall be undertaken only by qualified persons having adequate equipment to properly protect and preserve such trees.

In addition to individual site plan restrictions and tree preservation administered by the Development Control Committee, planted building lines, minimum distances between buildings and minimum front and rear building lines shall be established on each plat. Since the entire perimeter is heavily wooded, additional ornamental plantings or other landscape devices should be minimal with primary emphasis being placed



upon preservation of natural amenities and enforced by the Development Control Committee as hereinbefore stated. Certain coves, inlets and unbuildable valleys shall be preserved in their natural state and designated "undisturbed areas" on the various plats of the Development.

B. Residential Use of Accessory Outbuildings Prohibited. No accessory outbuildings shall be erected on any of the residential lots prior to the erection thereon of a single family dwelling house, and in no event shall any such accessory outbuilding or any temporary structure which may be constructed upon a residential lot under these Restrictions ever be used as a residence or dwelling house or place for human occupancy or habitation. No metal outbuildings shall be permitted on any lot in the development.

C. Occupancy or Residential Use of Partially Completed Dwelling House Prohibited. No dwelling house constructed on any of the residential lots shall be occupied or used for residential purposes or human habitation until it shall have been substantially completed. The determination of whether the house shall have been substantially completed shall be made by the Committee and such decision shall be binding on all parties.

D. Other Restrictions. All tracts of ground in the Development shall be subject to the easements, restrictions and limitations of record between the Indianapolis Water Company and the Developer, recorded as Instrument No. 70-46984 in the office of the Recorder of Marion County, Indiana and Instrument No. 1861, Book 121, recorded in the office of the Recorder of Hamilton County, Indiana, and also to all governmental zoning authority and regulation affecting the development, all of which are incorporated herein by reference.

3. RESTRICTIONS CONCERNING SIZE, PLACEMENT AND MAINTENANCE OF DWELLING HOUSES AND OTHER STRUCTURES.

A. Minimum Living Space Areas. The minimum square footage of living space of dwellings constructed on the lots in the development shall be as specified in the recorded plats of the various sections of the Development.

B. Residential Size and Set-Back Requirements.

(i) In General. Residential lot size and set-back requirements shall be set forth in the plat restrictions accompanying each recorded plat.

C. Fences, Mailboxes and Trees. In order to preserve the natural quality and aesthetic appearance of the existing geographic areas within the Development, any fence or mailbox must be approved by the Committee as to size, location, height, and composition, before it is installed. A lot must have at least two trees growing upon it in the front yard by the time the house is completed, weather conditions permitting, and if this requires planting by the owner, the Committee must approve the size and location of such trees.

D. Exterior Construction. The finished exterior of every building constructed or placed on any lot in the Development shall be of material other than tar paper, rollbrick siding or any other similar material. All driveways must be paved from the point of connection with the abutting street or road to a point of connection with the garage apron.

E. Heating Plants and Garages. Every house in the Development must contain a heating plant installed in compliance with the required codes and capable of providing adequate heat for year-round human habitation of the house. Every house in the Development must have at least a two-car garage, attached or detached.

F. Diligence in Construction. Every building whose construction or placement on any residential lot in the Development is begun shall be completed within nine (9) months after the beginning of such construction or placement. No improvement which has partially or totally been destroyed by fire or otherwise, shall be allowed to remain in such state for more than three (3) months from the time of such destruction or damage.

G. Time in which to Build Structures. The time or times within which the owners of the residential lots within the Development must construct and complete, ready for habitation, houses on their lots after their purchase of the lot will be designated on the recorded plats of the section within the Development, if any. If a house is not completed upon a lot within the prescribed time, the Developer shall have the right to repurchase such lot for a price, in cash, equal to the owner's cost basis in the lot, including the cost of improvements until the time that a house is completed upon such lot in the manner set out in this Declaration.

H. Prohibition of Used Structures. All structures constructed or placed on any numbered lot in the Development shall be constructed with substantially all new materials, and no used structures shall be relocated or placed on any such lot.

I. Maintenance of Lots and Improvements. The owner of any lot in the Development shall at all times maintain the lot and any improvements situated thereon in such a manner as to prevent the lot or improvements from becoming unsightly; and, specifically, such owner shall:

(i) Mow the lot at such times as may be reasonably required in order to prevent the unsightly growth of vegetation and noxious weeds.

(ii) Remove all debris or rubbish.

(iii) Prevent the existence of any other condition that reasonably tends to detract from or diminish the aesthetic appearance of the Development.

(iv) Cut down and remove dead trees.

(v) Where applicable, prevent debris and foreign material from entering Geist Reservoir, or, when any such debris has entered Geist Reservoir from the lot, remove the same immediately.

(vi) Keep the exterior of all improvements in such a state of repair or maintenance as to avoid their becoming unsightly.

(vii) Within sixty (60) days following completion of a house on a lot, the owner shall landscape the lot, weather permitting.

J. Developer's and Association's Right to Perform Certain Maintenance. In the event that any owner of a lot in the Development shall fail to maintain his lot and any improvements situated thereon in accordance with the provisions of these restrictions, the Developer and the Association shall have the right, but not the obligation, by and through its agents and employees or contractors, to enter upon said lot and repair, mow, clean or perform such other acts as may be reasonably necessary to make such lot and improvements situated thereon, if any, conform to the requirements of these restrictions. The cost therefore to the Developer or the Association shall be collected in any reasonable manner from the owner. Neither the Developer nor the Association or any of its agents, employees, or contractors shall be liable for any damage which may result from any maintenance work performed hereunder. Powers of enforcement of such lien shall be under the same terms and conditions of enforcement of liens as set forth in Paragraph 8, sub-paragraph B under Use Of The Reservoir, following.

#### 4. PROVISIONS RESPECTING DISPOSAL OF SANITARY WASTE.

A. Nuisances. No outside toilets shall be permitted on any lot in the Development (except during a period of construction and then only with the consent of the Committee), and no sanitary waste or other wastes shall be permitted to enter Geist Reservoir. No discharge from any floor drain shall be permitted to enter into Geist Reservoir. By purchase of a lot, each owner agrees that any violation of this paragraph constitutes a nuisance which may be abated by Indianapolis Water Company or the Developer in any manner provided at law or in equity. The cost or expense of abatement, including court costs and attorneys' fees, shall become a charge or lien upon the lot, and may be collected in any manner provided by law or in equity for collection of a liquidated debt.

Neither Indianapolis Water Company nor the Developer, nor any officer, agent, employee or contractor thereof, shall be liable for any damage which may result from enforcement of this paragraph.

B. Construction of Sewage Lines. All sanitary sewage lines on the residential building lots shall be designed and constructed in accordance with the provisions and requirements of the City of Indianapolis Department of Public Works.

#### 5. GENERAL PROHIBITIONS.

A. In General. No noxious or offensive activities shall be carried on on any lot in the Development, nor shall anything be done on any of said lots that shall become or be an unreasonable annoyance or nuisance to any owner of another lot in the Development.

B. Signs. No signs or advertisements shall be displayed or placed on any lot or structures in the Development without the prior written approval of the Committee.

C. Animals. No animals shall be kept or maintained on any lot in the Development except the usual household pets, and, in such case, such household pets shall be kept reasonably confined so as not to become a nuisance.

D. Vehicle Parking. No trucks, campers, trailers, recreational vehicles, boats, boat trailers or similar vehicles shall be parked on any street or lot in the Development, unless the same shall be screened in such a manner that it is not visible

to the occupants of the other lots in the Development, the users of any street in the Development, or to persons upon Geist Reservoir. A determination of what constitutes adequate screening shall be the determination of the Committee and shall be illustrated on the plot plan showing improvements to be placed on the lot.

E. Garbage, Trash and Other Refuse. No owner of a lot in the Development shall burn or permit the burning out of doors of garbage or other refuse, nor shall any owner accumulate or permit the accumulation out of doors of such refuse on his lot except as may be permitted in subparagraph F below. All houses built in the Development shall be equipped with a garbage disposal unit.

F. Fuel Storage Tanks and Trash Receptacles. Every tank for the storage of fuel that is installed outside any building in the Development shall be buried below the surface of the ground. Every outdoor receptacle for ashes, trash, rubbish or garbage shall be installed underground or shall be so placed and kept as not to be visible from any street within the Development at any time, except at the times when refuse collections are being made.

G. Model Homes. No owner of any lot in the Development shall build or permit the building upon said lot of any dwelling house that is to be used as a model home or exhibit house without permission to do so from the Developer.

H. Temporary Structures. No temporary house, trailer, tent, garage or other outbuilding shall be placed or erected on any lot nor shall any overnight camping be permitted on any lot, except upon lands specifically designated by the Developer for camping purposes, and then only subject to such rules as may be adopted by the Developer for the use of camping areas.

I. Docks and Piers. No pier, dock or other structure may be constructed in such a manner that any portion thereof extends more than 25 feet from the shore into Geist Reservoir and in no event shall any pier, dock or other structure be erected that does not conform to the specifications established by the Committee, which are as follows:

- (i) All docks must be floating and secured to avoid release by flood waters.
- (ii) There shall be no covered boat docks.
- (iii) All docks shall be white, gray, blue or natural in color.
- (iv) Anchoring devices must be hidden.
- (v) Plans for all boat docks must be submitted to the Development Control Committee for approval before installation is made.
- (vi) There shall be no individual launch sites or ramps constructed on any residential lot.
- (vii) Any boathouse constructed upon a lot may not protrude into the Reservoir, but must be constructed and excavated back into the lot. The plans for any boathouse must be approved by the Committee.
- (viii) In all instances of the above recited installations such construction shall conform to the requirements of the Indiana Department of Natural Resources and the Indianapolis Department of Public Works.

J. Beaches. No beach may be constructed on Geist Reservoir unless the plans and specifications for the beach are submitted to and approved by the Committee. Beaches shall be constructed of sand only, which shall not extend farther than 25 feet from the shoreline into Geist Reservoir. No spoil materials shall be placed or allowed to collect in Geist Reservoir which result from beach construction.

K. Ditches and Swales. It shall be the duty of every owner of every lot in the Development on which any part of an open storm drainage ditch or swale is situated to keep such portion thereof as may be situated upon his lot continuously unobstructed and in good repair, and to provide for the installation of such culverts upon said lot as may be reasonably necessary to accomplish the purposes of this subsection. All owners, if necessary, shall install drive culverts between the road right-of-way and their lots in conformity with specifications and recommendations of the City of Indianapolis Department of Transportation.

L. Utility Services. Utility services shall be installed underground in or adjacent to public rights-of-way to minimize removal of trees.

M. Wells and Septic Tanks. No water wells shall be drilled on any of the lots nor shall any septic tanks be installed on any of the lots in the Development without the approval of the Committee.

N. Pumping. The pumping of water from Geist Reservoir is prohibited by recorded agreement with the Indianapolis Water Company.

6. GEIST HARBOUR DEVELOPMENT CONTROL COMMITTEE.

A. Statement of Purposes and Powers. The Committee shall regulate the external design, appearance, use, location and maintenance of lands subject to these restrictions and improvements thereon, in such a manner as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography.

(i) Generally. No dwelling, building structure or improvement of any type or kind shall be constructed or placed on any lot in the Development without the prior approval of the Committee. Such approval shall be obtained only after written application has been made to the Committee by the owner of the lot requesting authorization from the Committee. Such written application shall be in the manner and form prescribed from time to time by the Committee, and shall be accompanied by two (2) complete sets of plans and specifications for any such proposed construction or improvement. Such plans shall include plot plans showing the location of all improvements existing upon the lot and the location of the improvement proposed to be constructed or placed upon the lot, each properly and clearly designated. Such plans and specifications shall set forth the color and composition of all exterior materials proposed to be used and any proposed landscaping, together with any other material or information which the Committee may require. All building plans and drawings required to be submitted to the Committee shall be drawn to a scale of 1/4" = 1' and all plot plans shall be drawn to a scale of 1" = 30'; or to such other scale as the Committee shall require. There shall also be submitted, where applicable, the permits or reports required under paragraph 3 of these restrictions.

(ii) Power of Disapproval. The Committee may refuse to grant permit to construct, place or make the requested improvement, when:

(a) The plans, specifications, drawings or other material submitted themselves inadequate or incomplete, or show the proposed improvement to be in violation of these restrictions;

(b) The design or color scheme of a proposed improvement is not in harmony with the general surroundings of the lot or with adjacent buildings or structures;

(c) The proposed improvement, or any part thereof, would in the opinion of the Committee be contrary to the interests, welfare or rights of all or any other owners.

B. Duties of Committee. The Committee shall approve or disapprove proposed improvements within 30 days after all required information shall have been submitted to it. One copy of submitted material shall be retained by the Committee for permanent files. All notifications to applicants shall be in writing, and, in the event that such notification is one of disapproval, it shall specify the reasons.

C. Liability of Committee. Neither the Committee nor any agent thereof, the Developer, shall be responsible in any way for any defects in any plans, specifications or other materials submitted to it, nor for any defects in any work done according thereto. Further, the Committee does not make any representation or warranty as to the suitability or advisability of the design, the engineering, the method of construction involved, or the materials to be used.

D. Piers, Boat Docks and Boathouses. When the Committee shall permit the construction or placing of a structure wholly or partly within Geist Reservoir, the permit shall constitute a license, and only a license, from the Indianapolis Gas Company and the Developer or its successors in title to Geist Reservoir, and such structures must have the prior approval of the Committee.

E. Inspection. The Committee may inspect work being performed with its mission to assure compliance with these Restrictions and applicable regulations.

F. Continuation of Committee. When the Developer notifies the Association, or their designees, shall continue the functions of the Committee in the event of the discontinuance of his Architectural Control Committee, then the Directors of the Association, or their designees, shall continue the functions of the Committee in like powers.

#### 7. RULES GOVERNING BUILDING ON SEVERAL CONTIGUOUS LOTS HAVING ONE OWNER.

Whenever two or more contiguous lots in the Development shall be owned by the same person, and such owner shall desire to use two or more of said lots as a site for a single dwelling house, he shall apply in writing to the Committee for permission to so use said lots. If permission for such a use shall be granted, the lots constituting the site for such single dwelling house shall be treated as a single lot for the purpose of applying these Restrictions to said lots, so long as the lot remains improved with one single dwelling house.

8. USE OF THE RESERVOIR.

A. All operation of boats upon Geist Reservoir is pursuant to a license to be exercised in accordance with the limitations made by the joint committee of the Indianapolis Water Company made according to the procedure set out in the License Agreement recorded as Instrument No. 70-46985, in the office of the Recorder of Marion County, Indiana, and Instrument No. 4863, Book 121, as recorded in the office of Recorder of Hamilton County, Indiana. That committee shall have the power to assess fines for the violation of any limitations on boat traffic on Geist Reservoir in accordance with the schedule of fines promulgated by it, and which shall become a charge upon the lot owner by the person against whom the fine is assessed.

B. Any fine so assessed against any lot, together with interest and other costs as hereinafter provided, shall become and remain a lien upon that lot so subordinate only to the lien of a first mortgage until paid in full, and shall also be a personal obligation of the owner or owners of that lot. Such charge shall bear interest at the rate of 10% per annum until paid in full. If in the opinion of the Developer, such charge has remained due and payable for an unreasonably long period of time, the Developer may, institute such procedures, either at law or in equity, for foreclosure or otherwise, to collect the amount owing in any Court of competent jurisdiction. The owner of the lot or lots subject to the charge, shall, in addition to the amount of the charge at the time legal action is instituted, be obliged to pay any expense or costs, including attorney's fees, incurred by the Developer in collecting the same. Every owner of a lot in the Development and any person who acquires any interest in such lot, whether as an owner or otherwise, is hereby notified, and by acquisition of such interest agrees, that any such liens which may exist upon said lot at the time of the acquisition of such interest are valid liens and shall be paid. Every person who shall become an owner of a lot in the Development is hereby notified that by the act of acquiring, making such purchase or acquiring such title, such person shall be conclusively held to have covenanted to pay the Developer all fines that shall be made pursuant to this paragraph 8 of these Restrictions.

9. REMEDIES.

A. In General. Any party to whose benefit these Restrictions inure, including the Developer or Indianapolis Water Company (with respect to activities that affect Geist Reservoir), may proceed at law or in equity to prevent the occurrence or continuation of any violation of these Restrictions, but neither the Developer nor Indianapolis Water Company shall be liable for damages of any kind to any person failing either to abide by, enforce or carry out any of these Restrictions.

B. Delay or Failure to Enforce. No delay or failure on the part of any aggrieved party to invoke any available remedy with respect to a violation of any one or more of these Restrictions shall be held to be a waiver by that party (or an estoppel to that party to assert) any right available to him upon the occurrence, recurrence or continuation of such violation or violations of these Restrictions.

## 10. GEIST HARBOURS

### A. In General.

(i) There has been or will be created, under the laws of the State of Indiana, a not-for-profit corporation to be known as the "Geist Harbours Property Owners' Association, Inc." which is referred to as the "Association". Every owner of a residential lot in the Development shall be a member of the Association and shall be subject to all the requirements and limitations imposed in these Restrictions on other Owners of residential lots within the Development and on members of the Association, including those provisions with respect to the payment of an annual charge.

(ii) In addition to the foregoing, the Board of Directors of the Association may establish associate memberships in the Association for persons who are not otherwise entitled to the benefits of membership by virtue of being owners of residential lots within the Development. Associate members shall have none of the rights of members to vote at meetings of the Association. The Board of Directors of the Association may establish fees or charges for such associate memberships and rules and regulations concerning such associate memberships which may be different from those applicable to members generally.

### B. Purposes of the Association.

(i) The general purpose of the Association is to create a legal entity responsible for providing a security service for the Development and any other services that the Board of Directors of the Association may deem appropriate for the general benefit of the Development.

(ii) Another purpose of the Association is to provide a means whereby those areas within the Development designated as commons and recreational areas on the plats thereof, and such other recreational facilities within the Development as may be conveyed to the Association or established by it, may be operated, maintained, repaired and replaced.

(iii) An additional purpose of the Association is to provide a means for the promulgation and enforcement of regulations necessary to govern the use and enjoyment of such commons and recreational facilities within the Development as may be conveyed to the Association.

### C. Power of Association to Levy and Collect Charges and Impose Liens.

(i) The Association shall have all of the powers set forth in its Articles of Incorporation, together with all other powers that belong to it by law, including the power to levy a uniform annual charge or assessment against the lots within the Development. Such charge shall be at least \$120.00 per year for each residential lot in the Development. However, if the Board of Directors of the Association, acting in accordance with the By-Laws of the Association, shall so determine after consideration of the financial requirements of the Association, the annual charge may be greater than \$120.00. No charge shall ever be levied by the Association against the Developer or any corporation that may be created to acquire title to and operate utilities serving the Development.



(ii) Every such charge shall be paid in advance by the members of the Association before the first day of March of the year for which the charge is made. The Board of Directors of the Association shall fix the amount of the annual charge by the first day of February of each year, and written notice of the charge so fixed shall be sent to each member. Assessments shall be payable on closing and delivery of the deed. Payments shall be prorated from date of closing until the following March 1st and thereafter payable annually.

(iii) Any charge levied or assessed against any lot, together with interest and other charges and costs hereinafter provided, shall become and remain a lien upon that lot until paid in full, subordinate only to the lien of a first mortgage, and shall also be a personal obligation of the Owner or Owners of the lot at the time the charge fell due. Such charge shall bear interest at the rate of one per cent (1%) per month until paid in full. If, in the opinion of the Board of Directors of the Association, such charge has remained due and payable for an unreasonably long period of time, the Board may, on behalf of the Association, institute such procedures, either at law or in equity, by foreclosure or otherwise, to collect the amount owing in any court of competent jurisdiction. The Owner of the lot or lots subject to the charge, shall, in addition to the amount of the charge at the time legal action is instituted, be obliged to pay the expense or costs, including attorney's fees, incurred by the Association in collecting the same. Every owner of a lot in the Development and any person who acquire any interest in such lot, whether as an Owner or otherwise, is hereby notified, and by acquisition of such interest agrees, that any such liens which may exist upon said lot at the time of the acquisition of such interest are valid liens and shall be paid. Every person who shall become an Owner of a lot in the Development is hereby notified that by the act of acquiring such title, such person shall be conclusively held to have covenanted to pay the Association all charges that the Association shall make pursuant to these Restrictions.

(iv) The Association shall, upon demand, at any time, furnish a certificate in writing signed by an officer of the Association that the assessments on a specified lot have been paid or that certain assessments against said lot remain unpaid, as the case may be. A reasonable charge may be made by the Board of Directors of the Association for the issuance of these certificates. Such certificates shall be conclusive evidence of payment of any assessment therein stated to have been paid.

D. Purpose of the Assessments. The charges or assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the members of the Association, and, in particular, for the purpose of providing security for the Development and for the improvement and the maintenance of the properties owned or operated by the Association.

E. Suspension of Privileges of Membership. Notwithstanding any other provision contained herein, the Board of Directors of the Association shall have the right to suspend the voting rights, if any, and the services to be provided by the Association together with the right to use the facilities of the Association, of any member or associate member (i) for any period during which any of the Association's charges or any fines assessed under these Restrictions owed by the member

or associate member remains unpaid; (ii) during the period of any continuing violation of the restrictive covenants for the development, after the existence of the violation shall have been declared by the Board of Directors of the Association; and (iii) during the period of any violation of the Articles of Incorporation, By-Laws or regulations of the Association.

11. TITLES.

The underlined titles preceding the various paragraphs and subparagraphs of the Restrictions are for the convenience of reference only, and none of them shall be as an aid to the construction of any provision of the Restrictions. Wherever and ever applicable, the singular form of any word shall be taken to mean or apply to plural, and the masculine form shall be taken to mean or apply to the feminine or the neuter.

12. DURATION.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2069, at which time said covenants and restrictions shall be automatically extended for successive period of ten (10) years, unless changed in whole or in part by vote of those persons who are then the owners of a majority of the numbered lots in the Development, or Indianapolis Water Company with regard to its Geist Reservoir.

13. SEVERABILITY.

Every one of the Restrictions is hereby declared to be independent of, or severable from, the rest of the Restrictions and of and from every other one of the Restrictions, and of and from every combination of the Restrictions.

Therefore, if any of the Restrictions shall be held to be invalid or to be unenforceable, or to lack the quality of running with the land, that holding shall be without effect upon the validity, enforceability or "running" quality of any other one of the Restrictions.

IN TESTIMONY WHEREOF, witness the signature of the Declarant this 13th day of December, 1979.

THE SHOREWOOD CORPORATION

BY: Stanley E. Hunt  
Stanley E. Hunt  
President

ATTEST:

Philip W. Klinger  
Philip W. Klinger Secretary

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79 97441

STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appear The Shorewood Corporation, by its President and Secretary, respectively, who, for in behalf of said corporation, acknowledged the execution of the foregoing Declaration of Restrictions of Geist Harbours.

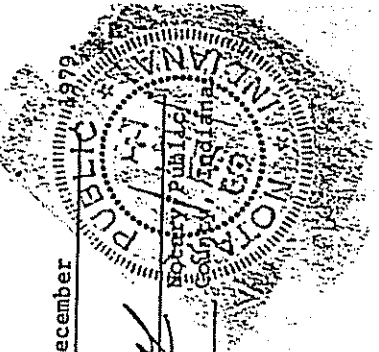
Subscribed and sworn to before me this 13th day of December, 1979.

My commission expires:

May 30, 1980

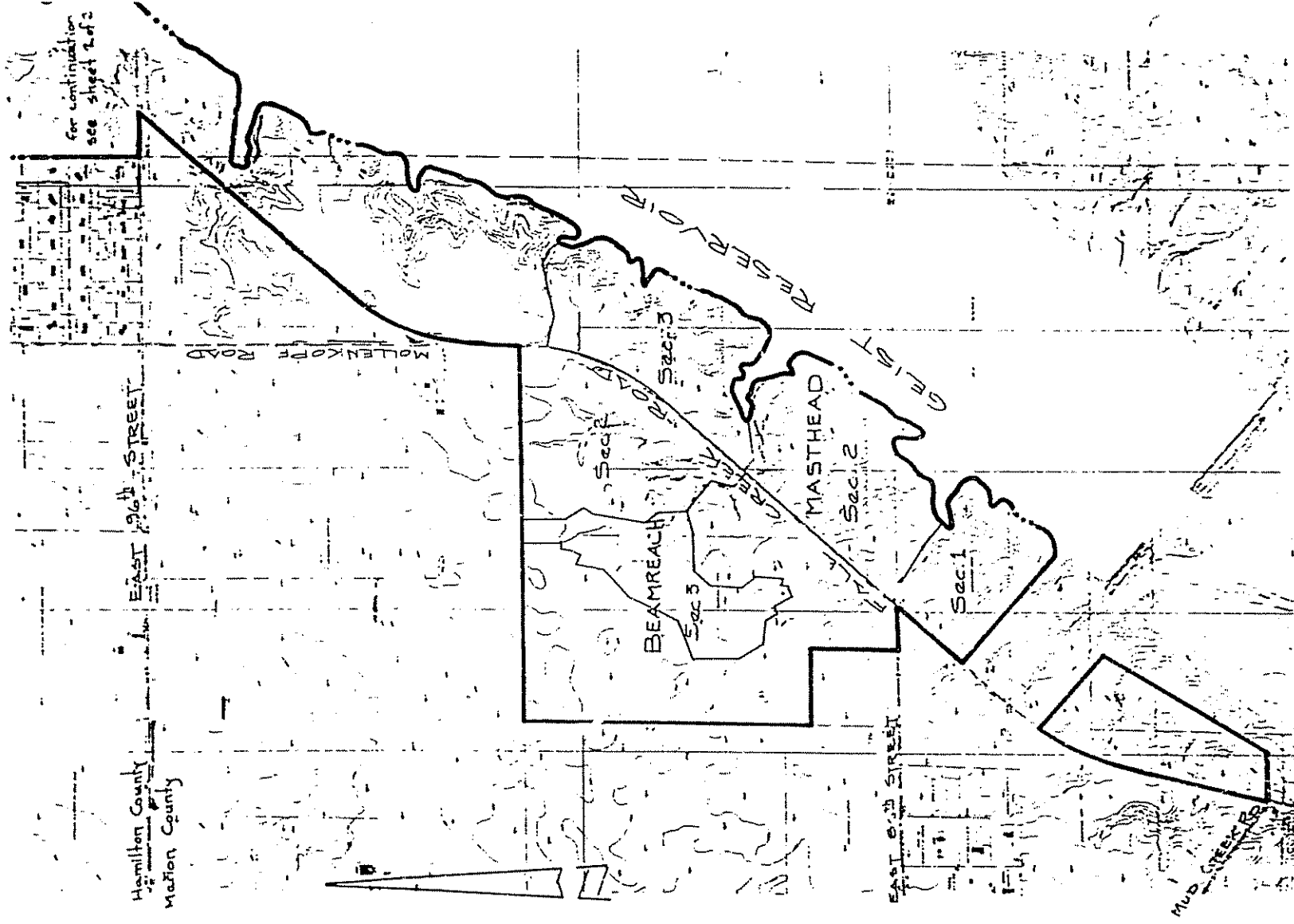
*Cheri E. Graf*  
Cheri E. Graf

Residing in Hamilton



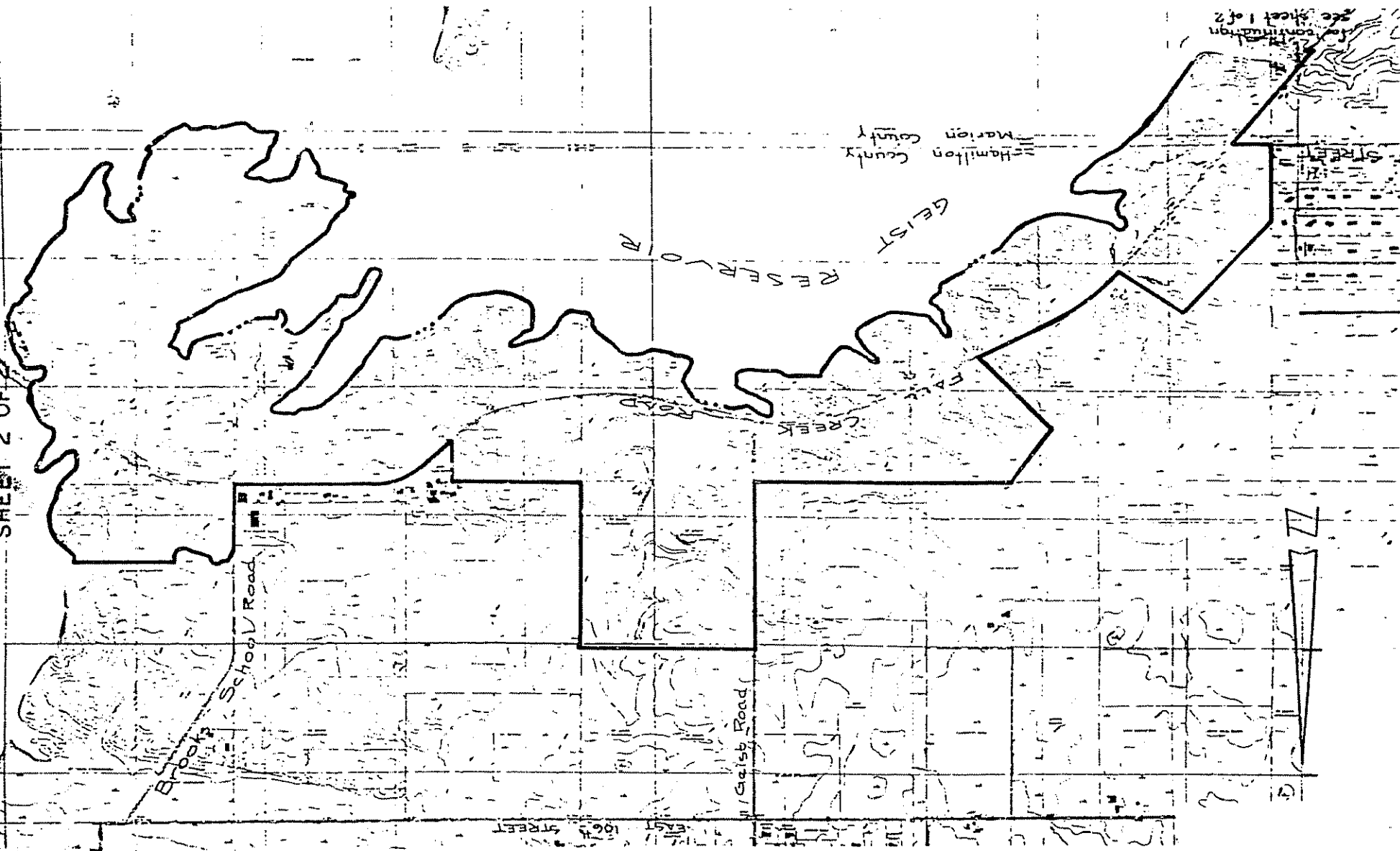
This instrument prepared by:  
William F. LeMond, Atty,  
600 Union Federal Building  
Indianapolis, Indiana 46204  
(317) 635-4500

Lands in Marion County, Indiana and Hamilton County, Indiana designated by heavy black consisting of approximately 268 acres in Marion County and 362 acres in Hamilton County, subject to automatic incorporation into the Geist Harbours Property Owners Association, Inc. pursuant to Declaration of Restrictions recorded in the Marion County and Hamilton County Recorder's Offices as Instrument # 5022, Book 151, pages 504 thru 518, respectively.)



**EXHIBIT B**

SHEET 2 OF 2



CIVIL ENGINEERING  
LAND SURVEYING

PAUL I. CRIPE, INC.

130 E. MARKET STREET  
INDIANAPOLIS, IND. 46204  
636-5411

SUBDIVISION DESI  
BUILDING DESI

EXHIBIT A

Beamreach, Sections 2 and 3, recorded 12.19.79 as Instrument  
Numbers 79-97439 and 79-97440 in the Office of Recorder  
Marion County, Indiana.

Also:

Masthead, Sections 1, 2, and 3 recorded 12.19.79 as Instrument  
Numbers 79-97436, 79-97437 and 79-97438  
in the Office of the Recorder, Marion County, Indiana.