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DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by G. ROBERT STOREY and MARY E. STOREY, husband and wife, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Indianapolis, County of Marion, State of Indiana:

A subdivision of part of Lot 2 in Fairplains, the plat of which is recorded in the Office of the Recorder of Marion County, Indiana, in Plat Book 21, page 158, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 2; running thence S 00° 00' 00" E along the East line of said lot a distance of 337.02 feet to the Southeast corner thereof; running thence S 88° 37' 00" W along the South line of said lot a distance of 255.00 feet to the Southwest corner thereof; running thence N 00° 00' 00" W along the West line of said lot a distance of 125.05 feet; running thence N 88° 37' 00" E parallel to the South line of said lot a distance of 82.00 feet; running thence S 00° 00' 00" E parallel to the West line of said lot a distance of 25.00 feet; running thence N 88° 37' 00" E parallel to the south line of said lot a distance of 20.00 feet; running thence N 00° 00' 00" W parallel to the East line of said lot a distance of 236.97 feet to a point on the North line of said lot; running thence N 88° 37' 00" E along said North line a distance of 153.00 feet to the point of beginning; containing in all 1.465 Acres, subject, however, to all legal highways, rights-of-way and easements.

This subdivision consists of ten (10) lots numbered 1 through 10, both inclusive, together with private drives and common property as shown on the within plat. The size

of lots, common property and widths of private drives are shown in figures denoting feet and decimal parts thereof.

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

Definitions

Section 1. "Association" shall mean and refer to Casa de Pinon Townhouses, Inc., its successors and assigns.

Section 2. "Board of Directors" means the governing body of the "Association" elected in accordance with the Articles of Incorporation and By-Laws.

Section 3. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 4. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 5. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association

at the time of the conveyance of the first Lot is described as follows:

All areas designated "Common Property" and Restricted Common Property and Recreational Common Area on the recorded plat of Casa de Pinon, recorded as Document Number _____ in the Office of the Recorder of Marion County, Indiana.

Section 6. "Carports". A carport has been constructed in the common area for Lots 1 through 8. Such carport shall be limited to the use of the Lots for which it is designated on the Plat as C- (Lot No.).

Section 7. "Recreational Common Area" shall mean that portion of the common area as designated on the plat which shall be restricted for the recreational use of the members of the Association.

Section 8. "Lots" shall mean and refer to any plot, plots, or parts of plots of land shown upon any recorded subdivision map of the Properties, with the exception of the Common Area, upon which one dwelling unit is constructed.

Section 9. "Declarant" shall mean and refer to G. ROBERT STOREY and MARY E. STOREY, husband and wife, their agents, and employees, successors and assigns if such successors and assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 10. "Member" shall mean and refer to every person or entity who holds membership in the Association.

Section 11. "Townhouse" shall mean and refer to the dwelling unit constructed on each Lot.

ARTICLE II

Property Rights

Section 1. Owners' Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area.

(b) The right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.

(c) The right of the Association to dedicate or transfer all or any part of the Common Area to a public agency, authority, or utility after approval by such public agency, authority or utility, for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of

members agreeing to such dedication or transfer has been recorded.

(d) The right of the Association to limit the number of guests of members.

(e) The right of the Association, in accordance with its Articles and By-Laws, to borrow money for the purpose of improving the Common Area and facilities and in aid thereof to mortgage said properties and the rights of such mortgagee in such properties shall be subordinate to the rights of the homeowners hereunder.

(f) The right of the Association, through its Board of Directors, to determine the time and manner of use of the recreation facilities by the members.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III

Membership and Voting Rights



Section 1. Every Owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to two (2) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal and/or exceeds the total votes outstanding in the Class B membership.

ARTICLE IV

Covenants for Maintenance Assessments

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed thereof, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorneys fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area, Restricted Common Area, all streets, signs, monuments, sidewalks, and of the homes situated upon the Properties.

Section 3. Annual Assessment

(a) The Board of Directors shall fix the annual assessment.

(b) The Board of Directors shall fix an annual assessment for the care and maintenance of the carports which said assessment shall be levied separately and against only those lot owners who have a right to the restricted use of said carports.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 6. Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors, and, unless otherwise provided, the Association shall collect each month from the Owner of each Lot one-twelfth (1/12) of the annual assessment for such Lot. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. Such certificates shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessments which are not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eight percent (8%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property, and interest, costs, and reasonable attorneys fees of any such action shall be added to the amount of such assessment. Each such owner, by his acceptance of a deed to a lot, hereby expressly vests in the Casa de Pinon Townhouses, Inc. or its agents the right and power to bring all actions against such

Owner personally for the collection of such charges as a debt and to enforce the aforesaid lien by all methods available for the enforcement of such liens, including foreclosure by an action brought in the name of the Association in a like manner as mortgage or deed of trust lien on a real property, and such Owner hereby expressly grants to the Association a power of sale in connection with said lien.

The lien provided for in this section shall be in favor of the Association and shall be for the benefit of all other Lot Owners. The Association, acting on behalf of all other Lot Owners shall have the power to bid in an interest foreclosed at foreclosure sale and to acquire and hold, lease, mortgage and convey the same; and to subrogate so much of its right to such liens as may be necessary or expedient to an insurance company continuing to give total coverage notwithstanding nonpayment of such defaulting Owner's portion of the premium. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages.

The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not effect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 10. Exempt Property. All properties dedicated to, and accepted by, a local public authority, the Common Area, and all properties owned by a charitable or non-profit organization exempt from taxation by the laws of

the State of Indiana shall be exempt from the assessment created herein. However, no land or improvements devoted to dwelling use shall be exempt from said assessments.

Section 11. Management Agreements. Each Owner of a Lot hereby agrees to be bound by the terms and conditions of all management agreements entered into by the Association. A copy of all such agreements shall be available to each Owner. Any and all management agreements entered into by the Association shall provide that said management agreement may be cancelled by an affirmative vote of sixty percent (60%) of the voting Members of the Association. In no event shall such management agreement be cancelled prior to the effecting by the Association or its Board of Directors of a new management agreement with a party or parties, which new management agreement will become operative immediately upon the cancellation of the preceding management agreement. It shall be the duty of the Association or its Board of Directors to effect a management contract. Any and all management agreements shall be made with a responsible party or parties having experience adequate for the management of a project of this type. ®

Section 12. Insurance Assessments

(a) Generally. The Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain insurance for all the buildings, including all townhouses, unless the Owners thereof have supplied proof of adequate coverage to the Board of Directors' complete satisfaction against loss or damage by fire or other hazards in an amount sufficient to cover the full replacement cost of any repair or reconstruction work in the event of damage or destruction from any hazard, and shall also obtain a broad form public liability policy covering all Common Area, and all damage or injury caused by the negligence of the Association or any of its agents. Said insurance may include coverage

against vandalism. Premiums for all such insurance, except on the individual townhouses, shall be common expenses. All such insurance coverage, including insurance on individual townhouses obtained by the Board of Directors shall be written in the name of the Association as Trustee for each of the townhouse owners in equal proportions. Insurance on individual townhouses obtained by such townhouse owners may be written in the name of the individual owners. Premiums for insurance obtained by the Board of Directors on individual townhouses shall not be part of the common expense but shall be an expense of the specific townhouse or townhouses so covered and a debt owed by the Owners, and shall be collectible by any lawful procedure permitted by the laws of the State of Indiana. In addition, if said debt is not paid within twenty (20) days after notice of such debt, such amount shall continue to be such lien until fully paid. This lien shall be subordinate to the lien of any first mortgagee and shall be enforceable in the same manner as any lien created by failure to pay the maintenance assessments. In addition to the aforesaid insurance required to be carried by the Owners and/or the Association, any Owner may, if he wishes, at his own expense, insure his own townhouse unit for his own benefit and carry any and all other insurance he deems advisable. It shall be the individual responsibility of each Owner at his own expense to provide, as he sees fit, homeowners liability insurance, theft and other insurance covering personal property damage and loss. In the event of damage or destruction by fire or other casualty to any property covered by insurance written in the name of the Association, the Board of Directors shall, with concurrence of the mortgagee, if any, upon receipt of the insurance proceeds, contract to rebuild or repair such damaged or destroyed portions of the property to as good condition as formerly. All such insurance proceeds shall be

deposited in a bank or other financial institution, the accounts of which bank or institution are insured by a Federal Governmental Agency, with the proviso agreed to by said bank or institution that such funds may be withdrawn only by signature of at least one-third (1/3) of the members of the Board of Directors. The Board of Directors shall advertise for sealed bids with any licensed contractors, and then may negotiate with any contractor, who shall be required to provide a full performance and payment bond for the repair, reconstructions or rebuilding of such destroyed building or buildings. In the event the insurance proceeds are insufficient to pay all the costs of repairing and/or rebuilding to the same condition as formerly, the Board of Directors shall levy a special assessment against all Owners of the damaged townhouses in such proportions as the Board of Directors deem fair and equitable in the light of the damage sustained by such townhouses to make up any deficiency, except that the special assessment shall be levied against all townhouse Owners, as established by Article VI, Section 4, above, to make up any deficiency for repair or rebuilding of the common area not a physical part of a townhouse unit. In the event such insurance proceeds exceed the cost of repair and reconstruction, such excess shall be paid over to the respective mortgagees and owners in such proportions as the Board of Directors deem fair and equitable in light of the damage sustained by such townhouses. Such payments shall be made to all such owners and their mortgagees as their interests may then appear. In the event of damage or destruction by fire or other casualty to any townhouse or other property covered by insurance written in the name of an individual owner, said owner shall, with concurrence of the mortgagee, if any, upon receipt of the insurance proceeds, contract to repair or rebuild such damaged or destroyed portions of the exterior of the townhouse in a good workmanlike manner in

conformance with the original plans and specifications of said townhouses. In the event such owner refuses or fails to so repair and rebuild any and all such damage to the exterior of the townhouse area within thirty (30) days, the Association, by and through its Board of Directors, is hereby irrevocably authorized by such owner to repair and rebuild any such townhouse in a good and workmanlike manner in conformance with the original plans and specifications of the townhouses. The owner shall then repay the Association in the amount actually expended for such repairs, and the Association shall have a lien securing the payment of same identical to that provided above in this Section securing the payment of insurance premiums; and subject to foreclosures as above provided.

(b) Carpports. The Board of Directors or its duly authorized agents shall have the authority to and shall obtain insurance for all carpports. Premiums for insurance on the carpports obtained by the Board of Directors shall not be part of the common expense but shall be an expense of the specific townhouse or townhouses who benefit from the use of said carport and a debt owed by the Owners and shall be collectible by any lawful procedure permitted by the laws of the State of Indiana.

CHICAGO TITLE

ARTICLE V

Architectural Control

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE VI

Party Walls

Section 1. General Rules of Law to Apply. Each wall which is built as a part of the original construction of the homes upon the Properties and connects two dwelling units shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the owners who make use of the wall in equal proportions to such use.

Section 3. Destruction by Fire or Other Casualty.

If a party wall is destroyed or damaged by fire or other casualty, then, to the extent that such damage is not covered by insurance and repaired out of the proceeds of same, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in equal proportions without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provision of this Article, to the extent that such damage is not covered and paid by the insurance provided for herein, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribution Runs with Land.

The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 6. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators. (Should any party refuse to appoint an arbitrator within ten days after written request therefor, the Board of Directors of the Association shall select an arbitrator for the refusing party.)

ARTICLE VII

Exterior Maintenance

In addition to maintenance upon the Common Area, the Association shall provide exterior maintenance upon each Lot which is subject to assessment hereunder, as follows: paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks, streets, street signs, and other exterior improvements. (Such exterior maintenance shall not include glass surfaces, screens and screen doors, exterior door and window fixtures and other hardware and patios.)

In the event that the need for maintenance or repair is caused through the willful or negligent act of the Owner, his family, or guests, or invitees, and not covered or paid for by insurance on such lot, the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such Lot is subject.

ARTICLE VIII

Use Restrictions

Section 1. Said property is hereby restricted to residential dwellings for residential use. All buildings or structures erected upon said Property shall be of new construction and no buildings or structures shall be moved from other locations onto said Property and no subsequent buildings or structures other than recreational facilities or townhouse apartment buildings, being single family townhouse joined together by a common exterior roof and foundation, shall be constructed. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any portion of said Property at any time as a residence either temporarily or permanently.

Section 2. Each Lot shall be conveyed as a separately designated and legally described freehold estate subject to the terms, conditions and provisions hereof.

Section 3. Notwithstanding any provisions herein contained to the contrary, it shall be expressly permissible for Declarant or the Builder of said townhouses to maintain during the period of construction and sale of said townhouses, upon such portion of the premises as Declarant deems necessary, such facilities as in the sole opinion of Declarant may be reasonably required, convenient or incidental to the construction and sale of said townhouses, including, but without limitation, a business office, storage area, construction yards, signs, model units and sales office.

Section 4. That area of the common area as designated on the plat of Casa de Pinon "Restricted Common Property" shall be restricted for the recreational use of the members of the Association.

Section 5. No animals, livestock or poultry of any kind shall be raised, bred or kept on any of said lots, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.

Section 6. No advertising signs (except one of not more than five square feet "for rent" or "for sale" sign per parcel), billboards, unsightly objects, or nuisances shall be erected, placed or permitted to remain on said Property, nor shall said Property be used in any way or for any purpose which may endanger the health or unreasonably disturb the Owner of any townhouse or any resident thereof. No business activities of any kind whatever shall be conducted in any building or in any portion of said Property; provided, however, the foregoing covenants shall not apply to the business activities, signs and billboards, or the construction and maintenance of buildings, if any, of Declarant, its agents and assigns during the construction and sale period and of Casa de Pinon Townhouses, Inc., a not-for-profit corporation incorporated or to be incorporated

under the laws of the State of Indiana, its successors, and assigns, in furtherance of its powers and purposes as hereinafter set forth.

Section 7. All clotheslines, equipment, garbage cans, service yards, woodpiles, or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of neighboring townhouses and streets. All rubbish, trash, or garbage shall be regularly removed from the premises, and shall not be allowed to accumulate thereon. All clotheslines shall be confined to patio areas.

Section 8. Except in the individual patio areas appurtenant to a townhouse, no planting or gardening shall be done, and no fences, hedges or walls shall be erected or maintained upon said Property except such as are installed in accordance with the initial construction of the buildings located thereon or as approved by the Association's Board of Directors or their designated representatives. Except for the right of ingress and egress, the Owners of Lots are hereby prohibited and restricted from using any of said Property outside the exterior building lines, patio and carport areas, except as may be allowed by the Association's Board of Directors. It is expressly acknowledged and agreed by all parties concerned that this paragraph is for the mutual benefit of all Owners of Lots in Casa de Pinon Townhouses, Inc., and is necessary for the protection of said Owners.

Section 9. Maintenance, upkeep and repairs of any patio, screens and screen doors, exterior door and window fixtures, and other hardware shall be the sole responsibility of the individual Owner of the Lot appurtenant thereto and not in any manner the responsibility of the Board of Directors. Any cooperative action necessary or appropriate to the proper maintenance and upkeep of the Common Area and all exteriors and roofs of the Townhouses, including but not limited to, recreation and parking areas and walks, shall be taken by the Board of Directors or by its duly delegated representative.

Section 10. All fixtures and equipment installed within a Townhouse, commencing at a point where the utility lines, pipes, wires, conduits or systems enter the exterior walls of a Townhouse, shall be maintained and kept in repair by the Owner thereof except that maintenance of common utilities, i.e., water and sewer lines, shall be the equal responsibility, in equal shares, of the owners of the townhouses benefitting directly from and using said utilities. An Owner shall do no act nor any work that will impair the structural soundness or integrity of another townhouse or impair any easement or hereditement, nor do any act nor allow any condition to exist which will adversely affect the other townhouses or their owners.

Section 11. Without prior written approval and the authorization of the Board of Directors, no exterior television or radio antennas of any sort shall be placed, allowed or maintained upon any portion of the improvements to be located upon the Property, nor upon any structure situated upon the Property other than an aerial for the master antenna system, should any such master system or systems be utilized and require any such exterior antenna.

Section 12. No action shall at any time be taken by the Association or its Board of Directors which in any manner would discriminate against any Owner or Owners in favor of the other owners.

ARTICLE IX

Easements

Section 1. Each townhouse and the Property included in the Common Area shall be subject to an easement for encroachments created by construction, settling and overhangs, as designed or constructed by the Declarant. A valid easement for said encroachments and for the maintenance of same, so long as it stands, shall and does exist. In the

event the multi-family structure containing two or more Townhouses is partially or totally destroyed, and then rebuilt, the owners of the Townhouses so affected agree that minor encroachments of parts of the adjacent Townhouse units or Common Areas due to construction shall be permitted and that a valid easement for said encroachment and the maintenance thereof shall exist.

Section 2. There is hereby created a blanket easement upon, across, over and under all of said Property for ingress, egress, installation, replacing, repairing and maintaining all utilities, including but not limited to water, sewers, gas, telephones and electricity, and a master television antenna system. By virtue of this easement, it shall be expressly permissible for the providing electrical and/or telephone company to erect and maintain the necessary poles and other necessary equipment on said property and to affix and maintain electrical and/or telephone wires, circuits and conduits on, above, across and under the roofs and exterior walls of said Townhouses. An easement is further granted to all police, fire protection, ambulance and all similar persons to enter upon the streets and Common Area in the performance of their duties. Further, an easement is hereby granted to the Association, its officers, agents, employees, and to any management company selected by the Association to enter in or to cross over the Common Area and any Townhouse to perform the duties of maintenance and repair of the Townhouses or Common Area provided for herein. Notwithstanding anything to the contrary contained in this paragraph, no sewers, electrical lines, water lines, or other utilities may be installed or relocated on said property except as initially programmed and approved by the Declarant or thereafter approved by Declarant or the Association's Board of Directors. Should any utility furnishing a service covered by the general easement herein provided request a specific

easement by separate recordable document, Declarant shall have the right to grant such easement on said Property without conflicting with the terms hereof. The easements provided for in this Article IX shall in no way affect any other recorded easement on said premises.

Section 3. The owners of Lots 1, 2, 3, 4, 5, 6, 7 and 8 are hereby granted an exclusive easement for the use of the carports for each lot designated on the Plat of Casa de Pinon as C-1, C-2, C-3, C-4, C-5, C-6, C-7 and C-8. Said easement for the use of such carport shall pass with the title to the lot for which the carport is designated even though not expressly mentioned in the document passing title. The easement for the exclusive use of the carport shall be subject to such rules and regulations as the Association may deem appropriate and adopt. An Owner may grant a license to any other Owner to use his carport, provided such license shall expire when the Owner granting the license ceases to be an Owner of the Lot for which the carport is designated. Any such license agreement shall be in writing and an executed copy thereof shall be furnished to the Association and the licensee shall be bound by and subject to all the obligations of the Owner with respect to such carport; provided, however, the Owner granting such license shall not be relieved thereby from any of his obligations regarding such carport.

Section 4. The owner of Lot 1 is hereby granted an easement to install, repair, maintain, alter and operate sewers and water mains, in, into, upon, over and under Lot 2 as shown on the plat herein.

Section 5. The owner of Lot 4 is hereby granted an easement to install, repair, maintain, alter and operate sewers and water mains in, into, upon, over and under Lot 3 as shown on the plat herein.

Section 6. The owner of Lot 6 is hereby granted an easement to install, repair, maintain, alter and operate sewers and water mains in, into, upon, over and under Lot 5 as shown on the plat herein.

Section 7. The owner of Lot 7 is hereby granted an easement to install, repair, maintain, alter and operate sewers and water mains in, into, upon, over and under Lot 8 as shown on the plat herein.

Section 8. There is hereby created an easement upon, across, over and under Lots 5 and 8 for ingress, egress, installation, replacing, repairing and maintaining sewers and water mains as shown on the plat herein.

ARTICLE X

General Provisions

Section 1. Enforcement. The Association, Metropolitan Development Commission or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation[®] of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded.

Section 4. Annexation of Additional Property


(a) Annexation of additional property shall require the assent of two-thirds (2/3) of the Class A members, if any, at a meeting duly called for this purpose, written notice of which shall be sent to all Class A members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting setting forth the purpose of the meeting. The presence of members or of proxies entitled to cast sixty percent (60%) of the votes of Class A members shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth above, and the required quorum at such subsequent meeting shall be one-half (1/2) of the required quorum of the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting. In the event that two-thirds (2/3) of the Class A membership are not present in person or by proxy, Class A members not present may give their written consent to the action taken thereat.

Section 5. Gender and Grammar. The singular wherever used herein shall be construed to mean the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or individuals, men or women, shall in all cases be assumed as though in each case fully expressed.

IN WITNESS WHEREOF, the undersigned have executed this Declaration of Covenants, Conditions and Restrictions, this 4 day of NOVEMBER, 1974.



G. ROBERT STOREY



MARY E. STOREY

ATTACHMENT TO (RENTAL) (SALES) AGREEMENT DATED _____
FOR CONDOMINIUM (ADDRESS _____) AT CASA DE PINON TOWNHOUSES, INC.

Welcome to our Casa de Pinon Townhouses. We are a group of ten (10) home-owners organized as a non-profit Townhouse Corp. As such we elect a board of directors, and with them, through our covenants and by-laws, we enjoy the mutual benefits of sharing common properties, collective activities and richness of neighbors.

We invite you to share with us the life-style we have developed together in our condominium area. To do so, of course, you need to know some of the norms that we take for granted.

1. Ours is essentially an adult community. This does not dictate that children of all ages are not welcome. It does suggest however, that young children, (and sometimes the not-so-young) must be supervised outdoors at all times, since most of our common area is driveways and carports -- dangerous places for children to play. Then too, we are not in the habit of looking out for bikes, toys, skates, bottles, etc. Kindly see that such items are not left for any of us to drive or trip over, nor even to reflect an unsightly appearance.

2. As a group we are not opposed to individual pets. However, we do ask that you clean up after your pet -- so our common areas do not become "animal dumping grounds".

3. We do not set curfew hours. However, we do have some day sleepers and early-to-bed sleepers. We expect reasonable personal conduct - particularly where noise level is concerned. Remember, we all have "common walls" and noise travels. If you do plan to have a party, it is suggested that you notify your nearest neighbor and alert them - especially if there will be a temporary parking problem.

4. Park only in designated parking areas. Do not block driveways. See attached sheet.

5. Help maintain the trash areas. Be certain your trash is within the container. Plastic bags will be helpful. Someone has to pick it up! We know you will enjoy living in our 'condominium' area.

John W. Ullrich, President, 1986
for BOARD OF DIRECTORS.

PARKING INFORMATION.

Parking can become a problem. Attached is a copy of the parking areas which were recorded with the Marion County Recorder on Nov. 19, 1974. Please note, for convenience it is suggested that the north 2 spaces of parking area No. 1 be utilized, when necessary, by homes No. 1 and 2. Parking spaces No. 2 be utilized, when necessary, by homes No. 3, 4, 5 & 6. That parking space No. 4 be utilized, when necessary, by homes No. 9 & 10. And parking space No. 3 be utilized, when necessary, by homes No. 7 & 8. These are not reserved spaces such as car ports, and should be considered as convenience parking only.

No boat or trailer may be parked anywhere on the common areas.

INSURANCE INFORMATION

This is not the normal condominium insurance. It includes exterior walls and roofs - $\frac{1}{2}$ of the building.

As you know, it is necessary for each property owner to carry insurance on their dwelling as well as on their belongings. The Common Insurance we hold as an Association, does not cover these things.

The carports are covered for \$4000.00 per double carport.

In the event of total damage to one or all units -- the necessary coverage by all owners and by the Association must be ascertained before any claim could be paid. So, when it is time for renewal of your policy, please have your agent arrange for Casa de Pinon Townhouses, Inc. to be listed as an "additional insured". This will enable the Board of Directors to receive a copy of the policy and we will be certain of necessary total coverage.

In the meantime, please fill out the enclosed form for our files. It is confidential information, of course, and it will be treated as such.

FOR YOUR INFORMATION - NEW BUYERS

An annual meeting is held, usually in March. The owners take turns in hosting it. Next hostess will be 5225¹⁹⁸⁷, followed by 5235¹⁹⁸⁸ and 5241¹⁹⁸⁹.

The ¹⁹⁸⁸\$40.00 monthly maintenance fee is due on the 1st of each month. No bills are sent out. Make checks out to Casa de Pinon Townhouses, Inc. You may mail it to 5239 Pinon, or hand deliver to Dorothy Roberts at 5221 Pinon. (thru March, 1989)

FOR YOUR INFORMATION _ CONTINUED.

There is a special assessment of the 8 homes with carports when the insurance bill arrives, usually around May/June. The 8 owners with carports agreed it is easier to pay the amount in 1 payment than to pay an anticipated amount each month and then settle the difference when the bill comes. It makes the treasurer's job easier, too. The amount in 1985 was \$21.50 per owner.

At the annual meeting, the owners review the treasurer's budget projections, make any additions or changes that the quorum votes, and then the directors set the assessment for the next year.



CHICAGO TITLE

CASA DE PINON
TOWNHOUSES, INC.



PINON DRIVE (PRIVATE)

PARKING No. 1

VISITOR
SPACES

5221

5231

4

PARKING No. 2

5255
5245
5231
5211
5205

PARKING No. 3

5251
5255

PARKING No. 4

C-8

C-7

5251

5255

8

7

5241

5245

9

6

5261
10

9

5265

CHICAGO TITLE

®

7-2-85

HOMEOWNER INSURANCE FORM
for
CASA DE PINON TOWNHOUSES, INC.

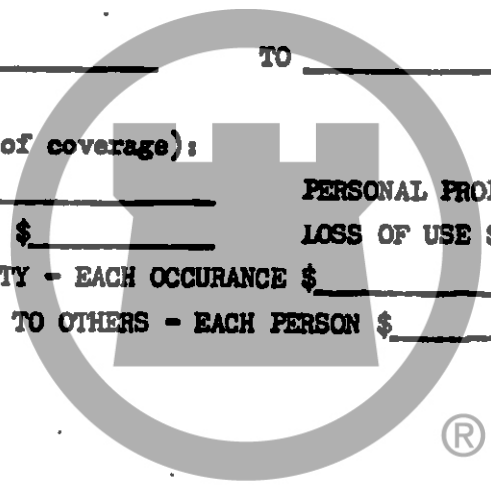
DATE _____
NAME OF OWNER _____
Condo ADDRESS _____

NAME OF INSURANCE CO. _____
ADDRESS OF INS. CO. _____

Current complete policy number _____

CURRENT EFFECTIVE DATE:
FROM _____ TO _____

COVERAGE LIMITS (amount of coverage):
DWELLING \$ _____ PERSONAL PROPERTY \$ _____
OTHER STRUCTURES \$ _____ LOSS OF USE \$ _____
PERSONAL LIABILITY - EACH OCCURANCE \$ _____
MEDICAL PAYMENTS TO OTHERS - EACH PERSON \$ _____



Please provide any changes in your policy to the Secretary/Treasurer as they occur.

CHICAGO TITLE

Please be sure to have your agent add Casa de Pinon Townhouses, Inc. as an additional insured.

Thank you!

CROSS REFERENCE

900015981

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF CASA DE PINON TOWNHOUSES

CROSS REFERENCE

729-11-11
11.00

THIS INSTRUMENT, executed as of the 15 th
day of FEBRUARY, 1990, by the undersigned,
constituting 100 (%) percent of the Lot Owners of
that certain property described in Article I, Paragraph
A below (hereinafter referred to as "Owners"), and
the same all in their capacity as members of Casa de
Pinon Townhouses, Inc., an unincorporated homeowners
Association (hereinafter referred to as "Association"),

RECEIVED FOR RECORD
90 FEB 20 AM 11:54
MARION COUNTY RECORDER

WITNESSETH AS FOLLOWS:

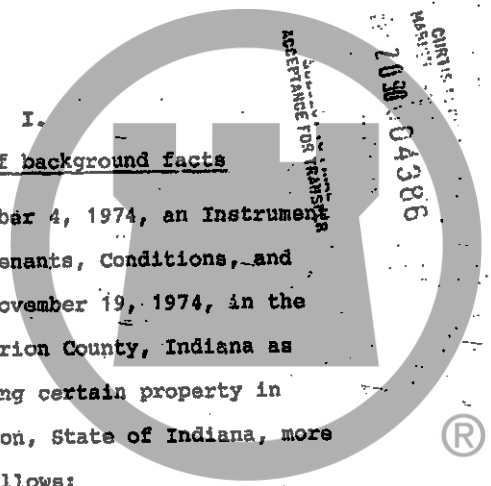
I.

Statement of background facts

A. Under date of November 4, 1974, an Instrument
entitled "Declaration of Covenants, Conditions, and
Restrictions" was recorded November 19, 1974, in the
Office of the Recorder of Marion County, Indiana as
Instrument #74-71356, covering certain property in
Indianapolis, County of Marion, State of Indiana, more
particularly described as follows:

A subdivision of part of Lot 2 in Fairplains,
the plat of which is recorded in the Office of
the Recorder of Marion County, Indiana, in Plat
Book 21, page 158, being more particularly described
as follows:

Beginning at the Northeast corner of said Lot
2, running thence S 00°00'00" E along the East line
of said lot a distance of 337.02 feet to the Southeast
corner thereof; running thence S 88°37'00" W along
the South line of said lot a distance of 255.00 feet
to the Southwest corner thereof; running thence N 00°00'
00" W along the West line of said lot a distance of
125.05 feet; running thence N 88°37'00" E parallel
to the South line of said lot a distance of 82.00 feet;
running thence S 00°00'00" E parallel to the West line
of said lot a distance of 25.00 feet; running thence
N 88°37'00" E parallel to the South line of said lot
a distance of 20.00 feet; running thence N 00°00'00"
W parallel to the East line of said lot a distance
of 236.97 feet to a point on the North line of said
lot; running thence N 88°37'00" E along said North
line a distance of 153.00 feet to the point of beginning
containing in all 1.465 Acres, subject, however, to
all legal highways, rights-of-way and easements.



STATEMENT OF BACKGROUND FACTS
2030 04386

CHICAGO TITLE

B. This subdivision, commonly referred to as "CASA DE PINON", consists of ten (10) lots numbered 1 through 10, both inclusive, together with private drives and common property.

II.

Adoption of the Amendments

A. A special meeting of the members of the Association was held on February 15, 1990 for the purpose of affording the members of the Association the opportunity of approving or disapproving the proposed Amendment pursuant to Notice provided in accordance with Article IV, Section 5 of the said Declaration. Voting members in person or by proxy cast votes in favor of the following Amendment exceeding ninety percent (90%) of the Lot Owners entitled to vote as required by Article X, Section 3 of the Declaration.

B. Upon execution of this Instrument by at least ninety percent (90%) of the Owners and upon recordation with the Office of the Recorder of Marion County, Indiana, the adoption of the following Amendment will be affected in accordance with every applicable provision of the Declaration and of Indiana Law.

CHICAGO TITLE

III.

Amendment To Declaration

Pursuant to and in accordance with the provisions of Article X, Section 3, to said Declaration, the same is hereby amended to and shall hereafter read as follows

Article VIII, entitled Use Restrictions, Section 10, is amended and superceded as follows:

Section 10. Each Owner shall, at his own expense, be responsible for the maintenance, repairs, decoration and replacement of all fixtures and equipment installed

900015981

within the interior of his own Townhouse, commencing at a point where the utility lines, pipes, wires, conduits or systems enter the exterior walls of said Townhouse, except to the extent such repairs, etc. solely benefit an adjoining Owner as explained below.

In addition, each Owner shall be specifically responsible for the expense of the repair of that portion of the common utilities--i.e., water and sewer lines, and other equipment serving his Townhouse but lying within an easement described in Article IX, Sections 4,5,6,7, and 8, to the extent that any such maintenance or repairs are necessary and solely for the benefit of one Owner and not his adjoining neighbor.

Adjoining Owners shall share expenses for said maintenance and repairs to the extent both are benefited.

In the event of a dispute over apportionment of such expenses, a statement shall be obtained from the subcontractor or service person performing said repairs, detailing the work performed and specifying the Owner or Owners benefited by his services. If such statement does not resolve the issue of apportionment of repair expenses, the Owners involved shall abide by the decision of Arbitrators selected as provided in Article VI, Section 6.

An Owner shall do no act nor any work that will impair the structural soundness or integrity of another Townhouse or impair any easement or hereditament, nor do any act nor allow any condition to exist which will adversely affect the other Townhouses or their Owners, nor prohibit or impede any necessary maintenance or repairs within his Townhouse or the said easements.

In the event an Owner refuses to perform or permit any maintenance or repairs which are necessary for the benefit of an adjoining Townhouse or for the common welfare of the Association members, the Association may cause the work to be performed, place

an assessment on the responsible Owner, and pursue necessary Remedies of the Association provided in Article IV, Section 8 of the Declaration.

IV.

Conflict

Only Article VIII, Section 10 is revised by this Amendment. All other Sections remain unchanged and effective as originally written.

In the event of any conflict between this Amended Declaration and the original Declaration, this Amended Declaration shall govern and be considered in lieu of the original.

IN WITNESS WHEREOF, the undersigned has caused this Amendment to the Declaration of Covenants, Conditions and Restrictions of Casa de Pinon Townhouses to be executed this 15TH day of FEBRUARY, 1990.

CASA DE PINON TOWNHOUSES, INC.

BY: Morris L. Bridges
President
MORRIS L. BRIDGES

ATTEST:

Mary H. Ulrich
Secretary
MARY H. ULLRICH
STATE OF INDIANA)

) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Morris L. Bridges and MARY H. ULLRICH, known by me to be the President and Secretary respectively, of Casa de Pinon Townhouses, Inc., who acknowledged the execution of the foregoing Amendments to the Declaration of Covenants, Conditions and Restrictions for Casa de Pinon, for and on behalf of said corporation.

Witness my hand and Notarial Seal this 15TH day of FEBRUARY, 1990.

Christopher Dant
NOTARY
CHRISTOPHER DANT

My Commission Expires:
31 OCTOBER, 1993

Notary resides in Marion County, Indiana.

900015981

We the undersigned Lot Owners of Casa de Pinon Townhouses, hereby acknowledge that we have read and adopted the aforesaid Amendment to the Declaration of Covenants, Conditions and Restrictions of Casa de Pinon:

Dorothy L. Roggen Lot # 1
Charles W. Ullrich Lot # 4
Trudy Williamson Lot # 5
H. E. and Jean Skull Lot # 7
Mary Louise Lorentz Lot # 6
Verma M. Games Lot # 2
Morris B. Bridges Lot # 3
Mary Helen Ullrich Lot # 6
Martha McGuire Lot # 8
Pate Stafford Lot # 10

STATE OF INDIANA)
COUNTY OF MARION) SS:

Before me, a Notary Public in and for said County and State, personally appeared THE ABOVE LISTED TEN OWNERS

Known by me to be Lot Owners and residents of Casa de Pinon and members of Casa de Pinon Townhouses, Inc., who acknowledged the execution of the foregoing Amendment to the Declaration of Casa de Pinon.

Witness my hand and Notarial Seal this 15TH day of FEBRUARY, 1990.

My Commission Expires: 31 OCTOBER, 1993

Christopher D. Ant
CHRISTOPHER D. ANT, Notary
Notary resides in MARION County, Indiana.

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

Known by me to be Lot Owners and residents of Casa de Pinon and members of Casa de Pinon Townhouses, Inc., who acknowledged the execution of the foregoing Amendment to the Declaration of Casa de Pinon.

Witness my hand and Notarial Seal this _____ day of _____, 1990.

My Commission Expires: _____ Notary 900015981
Notary resides in _____ County, Indiana.

This Instrument Prepared By: MARY C. HOTOPP, Attorney