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**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**



FOX HOLLOW AT GEIST[®]

CHICAGO TITLE
a subdivision located in Hamilton County, Indiana

TABLE OF CONENTS

TABLE OF CONENTS	i
ARTICLE I	1
DEFINITIONS	1
Section 1.1 "Additional Property"	2
Section 1.2 "Annexation"	2
Section 1.3 "Architectural Standards Committee"	2
Section 1.4 "Area of Common Responsibility"	2
Section 1.5 "Articles of Incorporation" or "Articles"	2
Section 1.6 "Association"	2
Section 1.7 "Base Assessment"	2
Section 1.8 "Board of Directors" or "Board"	3
Section 1.9 "By-Laws"	3
Section 1.10 "Builder"	3
Section 1.11 "Class B Control Period"	3
Section 1.12 "Common Areas"	3
Section 1.13 "Common Expenses"	3
Section 1.14 "Common Properties"	3
Section 1.15 "Community"	4
Section 1.16 "Community-Wide Standard"	4
Section 1.17 "Declaration"	4
Section 1.18 "Developer"	4
Section 1.19 "Dwelling"	4
Section 1.20 "Foreclosure"	4
Section 1.21 "Landscape Easement"	4
Section 1.22 "Lot"	4
Section 1.23 "Mortgage"	4
Section 1.24 "Mortgagee"	5
Section 1.25 "Open Common Areas"	5
Section 1.26 "Owner"	5
Section 1.27 "Member"	5
Section 1.28 "Person"	5
Section 1.29 "Plat"	5
Section 1.30 "Property"	5
Section 1.31 "Recreational Association"	5
Section 1.32 "Recreational Facilities"	6
Section 1.33 "Recreational Facilities Expenses"	6
Section 1.34 "Timberstone"	6

Section 1.35 "Tree Conservation Areas"	6
Section 1.36 "Tree Preservation Areas"	6
Section 1.37 "Special Assessment"	6
Section 1.38 "Supplemental Declaration"	6
Section 1.39 "Total Vote"	6
 ARTICLE II	 7
 DEVELOPMENT	 7
Section 2.1 Development of Property.....	7
Section 2.2 Development of Additional Property.	7
Section 2.3 Withdrawal of Property.	8
Section 2.4 Subdivision Plat.	8
Section 2.5 Annexation by Members.	8
Section 2.6 Recreational Facilities and Recreational Association.	8
Section 2.7 Consent of Developer.	9
 ARTICLE III	 9
 PROPERTY RIGHTS	 9
Section 3.1 General.....	9
Section 3.2 Owner's Easement of Enjoyment.....	10
Section 3.3 Easements for Developer.....	10
Section 3.4 Utility and Public Service Easements.	11
Section 3.5 Drainage Easements.....	12
Section 3.6 Landscape Easements.....	12
Section 3.7 Tree Conservation Areas.....	12
Section 3.8 Tree Preservation Lots.....	13
Section 3.9 Sales and Construction Offices.....	14
Section 3.10 Maintenance Easement.....	14
Section 3.11 Sanitary Sewer Provisions.....	14
 ARTICLE IV	 15
 MEMBERSHIP AND VOTING RIGHTS	 15
Section 4.1 Membership.....	15
Section 4.2 Voting.....	16

ARTICLE V	17
MAINTENANCE	17
Section 5.1 Association's Responsibility.....	17
Section 5.2 Owner's Responsibility.....	18
ARTICLE VI	18
INSURANCE AND CASUALTY LOSSES	18
Section 6.1 Insurance.....	18
Section 6.2 Individual Insurance.....	19
Section 6.3 Damage and Destruction.....	19
Section 6.4 Disbursement of Proceeds.....	20
Section 6.5 Repair and Reconstruction.....	20
ARTICLE VII	21
RIGHTS AND OBLIGATIONS OF THE ASSOCIATION	21
Section 7.1 Common Properties.....	21
Section 7.2 Duties and Powers.....	21
Section 7.3 Agreements.....	21
Section 7.4 Personal Property and Real Property for Common Use.....	22
Section 7.5 Rules and Regulations.....	22
Section 7.6 Implied Rights.....	23
Section 7.7 Governmental Interests.....	23
ARTICLE VIII	23
CHICAGO TITLE	23
ASSESSMENTS	23
Section 8.1 Purpose of Assessments.....	23
Section 8.2 Creation of Assessments.....	23
Section 8.3 Computation of Base Assessment.....	24
Section 8.4 Special Assessments.....	26
Section 8.5 Lien for Assessments.....	27
Section 8.6 Reserve Budget and Capital Contribution.....	28
Section 8.7 Date of Commencement of Annual Base Assessments.....	28
Section 8.8 Subordination of the Lien to First Mortgages.....	28
ARTICLE IX	29

ARCHITECTURAL STANDARDS AND REQUIREMENTS	29
Section 9.1 Purpose.....	29
Section 9.2 New Construction Committee.....	29
Section 9.3 Architectural Standards Committee.....	30
Section 9.4 No Waiver of Future Approvals.....	31
Section 9.5 Variance.....	31
Section 9.6 Compliance with Guidelines.....	31
Section 9.7 Construction of Improvements.....	31
Section 9.8 Responsibilities During Construction.....	31
Section 9.9 Architectural Approval.....	32
Section 9.10 Landscaping Approval.....	33
Section 9.11 Approval Not a Guarantee.....	33
Section 9.12 Building Restrictions.....	34
Section 9.13 Yard Light.....	34
Section 9.14 Mailboxes.....	34

ARTICLE X 34

USE RESTRICTIONS	34
Section 10.1 Use of Lots.....	34
Section 10.2 Exterior Appearance.....	34
Section 10.3 Signs.....	35
Section 10.4 Parking and Prohibited Vehicles.....	35
Section 10.5 Animals and Pets.....	35
Section 10.6 Quiet Enjoyment.....	36
Section 10.7 Unsightly or Unkempt Conditions.....	36
Section 10.8 Antennas.....	36
Section 10.9 Garbage Cans, Tanks, Etc.....	37
Section 10.10 Subdivision of Lot and Time Sharing.....	37
Section 10.11 Firearms.....	37
Section 10.12 Pools.....	37
Section 10.13 Tents, Trailers and Temporary Structures.....	38
Section 10.14 Outbuildings.....	38
Section 10.15 Drainage, Water Wells and Septic Systems.....	38
Section 10.16 Tree Removal.....	38
Section 10.17 Traffic Regulation and Sight Distance at Intersections.....	38
Section 10.18 Utility Lines.....	39
Section 10.19 Air Conditioning Units.....	39
Section 10.20 Lighting.....	39
Section 10.21 Energy Conservation Equipment.....	39
Section 10.22 Artificial Vegetation and Exterior Sculpture.....	39
Section 10.23 Driveways.....	39
Section 10.24 Wetlands, Lakes and Water Bodies.....	39

Section 10.25 Fences.....	40
Section 10.26 Business Uses.....	40
Section 10.27 Basketball Goals, Playground Equipment, Etc.....	41
Section 10.28 On-Site Fuel Storage.....	41
Section 10.29 Laws and Ordinances.....	41
Section 10.30 Sales and Construction Activities.....	41
Section 10.31 Occupants Bound.....	41
Section 10.32 Annexation.....	42
 ARTICLE XI	 42
 RULEMAKING	 42
Section 11.1 Rules and Regulations.....	42
Section 11.2 Authority and Enforcement.....	42
 ARTICLE XII	 43
 GENERAL PROVISIONS	 43
Section 12.1 Control by Developer.....	43
Section 12.2 Term.....	43
Section 12.3 Amendment.....	44
Section 12.4 Indemnification.....	44
Section 12.5 Easements for Utilities, Etc.....	45
Section 12.6 Interpretation.....	45
Section 12.7 Right of Entry.....	45
Section 12.8 Perpetuities.....	45
Section 12.9 Litigation.....	46
Section 12.10 Use of the Word "Fox Hollow at Geist".....	46
Section 12.11 Security.....	46
Section 12.12 Notice of Sale or Transfer of Title.....	46
Section 12.13 Gender and Grammar.....	46
Section 12.14 Severability.....	47
Section 12.15 Rights of Third Parties.....	47
Section 12.16 No Trespass.....	47
Section 12.17 Notices.....	47
 ARTICLE XIII	 48
 DEVELOPER'S RIGHTS	 48

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

FOX HOLLOW AT GEIST

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOX HOLLOW AT GEIST (hereinafter referred to as "Declaration") is made this _____ day of _____, 2003, by Precedent Residential Development, LLC, an Indiana limited liability company (hereinafter referred to as "Developer").

RECITALS:

WHEREAS, Developer is the owner of certain real property located in Hamilton County, Indiana, and more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "Property"), and Developer desires to subject the Property to the provisions of this Declaration and to have constructed on the Property a residential community to be known as "Fox Hollow at Geist" (hereinafter the "Community"), and to provide a flexible and reasonable method for the administration and maintenance of such Property; and

WHEREAS, as hereinafter provided in this Declaration, Developer has retained and reserved the right, privilege and option to submit to the provisions of this Declaration, at a later time and from time to time, as a part of the residential community described herein, additional property and has retained and reserved the right to withdraw and remove any portion of the Property from the control and provisions of this Declaration; and

WHEREAS, in contemplation of the sale and conveyance of the residential lots situated within the platted areas of the Community, Developer desires to subject and impose upon all the platted areas within the Community mutual and beneficial restrictions, covenants, conditions and charges under a general plan or scheme of improvement for the benefit of the lots and lands within the Community and the future owners thereof; and

NOW, THEREFORE, Developer hereby declares that all of the platted lots and lands located within the Community are held and shall be held, transferred, sold, conveyed, leased, occupied and used subject to the easements, restrictions, covenants, charges, liens, and conditions hereinafter set forth, all of which are for the purpose of protecting the value and desirability of the Property in the Community and which shall touch and concern and run with the title to the Property subjected to this Declaration, and which shall be binding on all parties having any right, title, or interest in the described properties or any portion thereof, and their respective heirs, successors, successors-in-title, and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I

DEFINITIONS

The following words, when used in this Declaration, unless the context shall prohibit or otherwise require, shall have all the following meanings. All definitions shall be applicable to the singular and plural forms of such terms:

Section 1.1 “Additional Property” shall mean and refer to the real property, if any, subjected to this Declaration by a Supplemental Declaration or Plat reference, and all improvements thereon, as set forth by Developer by amendment hereto or Plat recorded in the records of the Recorder of Hamilton County, Indiana. Any Additional Property shall be limited to those areas described in Section 2.2.

Section 1.2 “Annexation” shall mean and refer to the act of recording in the public records of Hamilton County, Indiana, a Supplemental Declaration or Plat which makes all or a portion of any Additional Property subject to the terms of this Declaration, as more particularly described in Article II hereof, or shall mean the act of the Town of Fishers annexing the property within the Fox Hollow at Geist community into the corporate limits and within the jurisdiction of the Town of Fishers as referenced in Section 10.32.

Section 1.3 “Architectural Standards Committee” shall mean and refer to the committee which shall be appointed by the Association’s Board of Directors to approve exterior and structural improvements, additions, and changes within the Community as provided in Article IX hereof.

Section 1.4 “Area of Common Responsibility” shall mean and refer to the Common Areas, together with those areas and properties, if any, which by the terms of this Declaration, or by contract or by agreement become the responsibility of the Association. Such areas may include, but are not limited to, the office of any property manager employed by or contracting with the Association, if located on the Property, or any public rights-of-way within or adjacent to the Property.

Section 1.5 “Articles of Incorporation” or “Articles” shall mean and refer to the Articles of Incorporation of Fox Hollow at Geist Homeowners Association, Inc., as filed with the Secretary of State of the State of Indiana.

Section 1.6 “Association” shall mean and refer to Fox Hollow at Geist Homeowners Association, Inc., an Indiana not-for-profit corporation, which Developer has caused or will cause to be incorporated.

Section 1.7 “Base Assessment” shall mean and refer to assessments levied by the Association against each Lot in the Property to fund Common Expenses in the manner herein provided.

Section 1.8 "Board of Directors" or "Board" shall mean and refer to the board of directors of the Association.

Section 1.9 "By-Laws" shall mean and refer to the By-Laws of Fox Hollow at Geist Homeowners Association, Inc., attached hereto as Exhibit B and incorporated herein by reference, and including any amendments thereto.

Section 1.10 "Builder" shall mean and refer to any Person acting as a contractor, construction manager, sub-contractor, trade contractor or materials supplier engaged in the construction and/or development of Dwellings on Lots in the Community.

Section 1.11 "Class B Control Period" shall mean and refer to the period of time during which the Class B Member is entitled to appoint the members of the Board of Directors as provided in Section 4.2(b) hereof.

Section 1.12 "Common Areas" shall mean and refer to those portions of the Property which are to be owned and maintained by the Association and shall include, but not limited to, all blocks and Open Common Areas (as herein defined) as designated on the recorded Plat(s) for Fox Hollow at Geist.

Section 1.13 "Common Expenses" shall mean the actual and estimated expenses incurred for maintenance of Common Areas by the Association for the general benefit of the Community, including any reasonable reserve, all as may be found to be necessary and appropriate by the Board pursuant to this Declaration, the By-Laws, and the Articles of Incorporation of the Association. Common Expenses shall also include the Applicable Portion (as defined in Section 2.6, below) of the Recreational Facilities Expenses (as defined in Section 1.33, below), and any other expenses denominated as such by this Declaration and shall include the costs of maintaining any intangible or tangible property (such as sewer lines, lighting and landscaping) which may not be located in a Common Area but the maintenance of which is in the best interest of the Community as determined by the Developer or the Board in its sole and absolute discretion.

Section 1.14 "Common Properties" shall mean those areas defined as Common Areas and set aside for conveyance to the Association as shown on any Plat, together with any other tangible or intangible personal property transferred to the Association by Developer (or hereafter acquired by the Association). All Common Properties owned by the Association shall remain private, and neither Developer's execution or recording of a Plat nor the doing of any other act by Developer is, or is intended to be, a dedication to the public of such Common Properties.

Ownership of any Common Properties shall be conveyed in fee simple title, free of financial encumbrances, to the Association as soon as practicable after the completion of any improvements thereto as contemplated on any Plat for the Community. Such conveyance shall be subject to easements and restrictions of record, and such other conditions as Developer may, at the time of

such conveyance, deem appropriate. Such conveyance shall be deemed to have been accepted by the Association upon the recording of a deed conveying such areas to the Association.

Section 1.15 "Community" shall have the meaning specified in the Recitals to this Declaration.

Section 1.16 "Community-Wide Standard" shall mean the standard of conduct, maintenance, or other activity generally prevailing throughout the Community. Such standard may be more specifically determined by the Board, by the New Construction Committee or by the Architectural Standards Committee.

Section 1.17 "Declaration" shall mean and refer to this Declaration of Covenants, Conditions, and Restrictions for Fox Hollow at Geist and all supplements and/or amendments hereof filed for record in the public records of Hamilton County, Indiana.

Section 1.18 "Developer" shall mean and refer to Precedent Residential Development, LLC, an Indiana limited liability company, and any successors or assigns who (i) takes title to any portion of the Property described on Exhibit A for the purpose of development and sale, and (ii) is designated as the Developer hereunder in a recorded instrument executed by the immediately preceding Developer.

Section 1.19 "Dwelling" shall mean and refer to any residential dwelling unit designed or intended for use as a residential dwelling on a Lot located within the Community.

Section 1.20 "Foreclosure" shall mean and refer to, without limitation, the judicial foreclosure of a Mortgage or the conveyance of secured property by a deed in lieu of a judicial foreclosure.

Section 1.21 "Landscape Easement" shall mean and refer to those areas identified as such on any recorded Plat of the Property. Landscape Easements shall be more specifically described in Section 3.6 below. Landscape Easements shall also include any other type of landscape easement areas created by Developer on the recorded Plat for any portion of the Property, including, but not limited to, areas for common signage and fencing.

Section 1.22 "Lot" shall mean and refer to each plot of land included in the Property and identified as a lot on any recorded Plat of the Property upon which it is intended that a Dwelling shall be constructed.

Section 1.23 "Mortgage" shall mean and refer to any mortgage or other security

instrument by which a Lot or any structure thereon is encumbered.

Section 1.24 "Mortgagee" shall mean and refer to a beneficiary or holder of a Mortgage.

Section 1.25 "Open Common Areas" shall mean areas identified as such on any recorded Plat of the Property. Open Common Areas are, or are to be, owned by the Association (and not by individual Owners) and are usable and accessible by all Owners.

Section 1.26 "Owner" shall mean and refer to the record owner, whether one or more Persons, with fee simple title to any Lot, but excluding in all cases any party holding an interest merely as security for the performance of an obligation. The term "Owner" shall include Developer so long as Developer shall own any Lot. If a Lot is sold under a contract of sale, and the contract specifically so provides, the purchaser (rather than the fee owner) will be considered the Owner. If a Lot is subject to a written lease with a term in excess of one (1) year and the lease specifically so provides, then upon filing a copy of the lease with the Board, the lessee (rather than the fee owner) will be considered the Owner.

Section 1.27 "Member" shall mean and refer to a Person holding membership in the Association as provided in Article IV below.

Section 1.28 "Person" means a natural person, a corporation, a partnership, a limited liability company, a trustee, or any other legal entity.

Section 1.29 "Plat" shall mean any subdivision or similar plat[®] executed by Developer (or any other owner of such property) recorded in the public records of Hamilton County, Indiana, pursuant to which parcels of property are subjected to this Declaration as a part of the Fox Hollow at Geist Community.

Section 1.30 "Property" shall have the meaning specified in the Recitals to this Declaration, including the real estate described on Exhibit A, together with all improvements thereon, and upon submission to the provisions of this Declaration, the tracts or parcels of real estate described as Additional Property, if any, together with all improvements thereon.

Section 1.31 "Recreational Association" shall refer to a separate, not-for-profit corporation, which will be formed under the laws of the State of Indiana, to own and operate the Recreational Facilities. The members of the Recreational Association will include (i) three (3) members appointed by the Developer, during the Class B Control Period, and thereafter appointed by the Board of Directors of the Association, and (ii) three (3) members appointed by the developer of Timberstone (as hereinafter defined) or by the board of directors of any owner's association for Timberstone. Such members of the Recreational Association will operate, or engage an

independent management company to operate, the Recreational Facilities and all matters involving decisions as to the business affairs of the Recreational Association and the operation of the Recreational Facilities will be decided by the vote of a simple majority of the members of the Recreational Association.

Section 1.32 "Recreational Facilities" shall refer to a swimming pool, bathhouse and related facilities that the Developer anticipates will be constructed in Timberstone, including, without limitation, pool filters, heaters, ladders, diving boards, life guard equipment, chairs, tables, fencing, decking, sidewalks, parking areas and related facilities.

Section 1.33 "Recreational Facilities Expenses" shall refer to the actual and estimated costs and expenses incurred in connection with the operation, maintenance and management of the Recreational Facilities.

Section 1.34 "Timberstone" shall refer to a proposed residential subdivision, which is anticipated to consist of approximately 260 single-family residential lots, that the Developer anticipates that it, or an affiliate of Developer, will develop, on real estate located in the vicinity of the Community on 104th Street.

Section 1.35 "Tree Conservation Areas" shall refer to those areas identified on the Plat and more specifically described in Article III, Section 3.7 of this Declaration.

Section 1.36 "Tree Preservation Areas" shall refer to those areas identified on the Plat and more specifically described in Article III, Section 3.8 of this Declaration.

Section 1.37 "Special Assessment" shall mean and refer to assessments levied in accordance with Article VIII, Section 8.4 of this Declaration.

Section 1.38 "Supplemental Declaration" shall mean an amendment or supplement to this Declaration or a Plat executed by or consented to by Developer, or by the Association pursuant to Section 2.2, and recorded in the public records of Hamilton County, Indiana, which subjects Additional Property to this Declaration and/or imposes, expressly or by reference, additional restrictions and obligations on the land described therein. A Supplemental Declaration may also remove Property from the control and provisions of this Declaration.

Section 1.39 "Total Vote" shall mean the combination of the total number of votes of the Class A Voting Members and the total number of votes of the Class B Member as further described in Article IV.

ARTICLE II
DEVELOPMENT

Section 2.1 Development of Property. Except as otherwise set forth in Section 10.26, all Lots within the Community shall be and are hereby restricted exclusively to single-family residential use and shall be subject to the standards and restrictions set forth in this Declaration. Developer shall have the right, but not the obligation [for so long as Developer owns any Lot or retains the right to submit Additional Property (as set forth in Section 2.2) to the provisions of this Declaration] to maintain and make improvements, repairs, and changes to all Common Areas and to all Lots owned by Developer, including, without limitation, (i) installation and maintenance of any improvements in and to the Common Areas, (ii) changes in the location of the boundaries of any Lots owned by Developer or of the Common Areas, (iii) installation and maintenance of any water, sewer, and other utility systems and facilities, (iv) installation of security and/or refuse facilities, and (v) additions or changes in the boundaries of any Common Areas or Landscape Easement areas.

Section 2.2 Development of Additional Property. Developer hereby reserves the right and option, to be exercised in its sole discretion and without further approval by any party, to submit (at any time, and from time to time, until it no longer owns any portion of the real estate described on Exhibit A or until December 31, 2015, whichever is earlier), Additional Property to the provisions of this Declaration. This right may be exercised by Developer in accordance with the following rights, conditions, and limitations:

(a) Developer reserves the right to terminate this right and option at any time by executing and filing an instrument evidencing such termination in the public records of Hamilton County, Indiana.

(b) Portions of Additional Property may be added to the Community at different times, and there are no limitations fixing the boundaries of the portions or regulating the order, sequence, or location in which any of such portions may be added to the Community. No single exercise of Developer's option to submit a portion of Additional Property to the Declaration shall preclude any further exercises of this option thereafter and from time to time as to other portions or the balance of any Additional Property.

(c) The option may be exercised by Developer by the execution of a Supplemental Declaration or Plat describing such Additional Property which shall be filed in the public records of Hamilton County, Indiana, together with a legal description of the Additional Property or such portion or portions thereof as are being added to the Community by such amendment. The provisions of this Declaration shall then be construed as embracing the Property described in Exhibit A and the Additional Property so submitted to the terms hereof, together with all improvements located thereon. (If Additional Property is added to the Development, then the number of Members in the Association shall be increased by the number of additional Lots to be located on the Additional Property such that there is one Member for each Lot.)

Section 2.3 Withdrawal of Property. Developer hereby reserves the right and option, to be exercised in its sole discretion and without further approval by any party, until it no longer owns any portion of the Property or until December 31, 2015, whichever is later, to withdraw and remove any portion of the Property owned by Developer from the control and provisions of this Declaration. Such removal by Developer shall be carried out generally by the execution and filing of a Supplemental Declaration or other document which shall be filed in the public records of Hamilton County, Indiana, together with a legal description of the Property being withdrawn.

Section 2.4 Subdivision Plat. Developer reserves the right, in its sole discretion, to record from time to time a Plat of the subdivided parcels of the Property setting forth such information as Developer may deem necessary with regard to the Community, including, without limitation, the locations and dimensions of the Lots, Common Areas, Open Common Areas, Restricted Common Areas, Additional Property, Tree Conservation Areas, Tree Preservation Areas, roads, utility systems, drainage systems, Landscape Easements, utility easements, drainage easements, access easements, set-back line restrictions and various other restrictions and limitations.

Section 2.5 Annexation by Members. After the termination of the Class B Control Period, as described in Section 4.2 (b), and subject to the consent of the owner thereof (if not the Association), the Association may annex real property to the provisions of this Declaration and the jurisdiction of the Association. Such annexation shall require the affirmative vote of at least two-thirds (2/3) of the Total Vote as cast by the Members as provided in the By-Laws, and the approval of the Developer so long as Developer owns any property subject to this Declaration or which may become subject hereto in accordance with Section 2.2 of this Article.

Annexation by the Association shall be accomplished by filing of record in the public records of Hamilton County, Indiana, a Supplemental Declaration describing the property being annexed. Any such Supplemental Declaration shall be signed by the President and the Secretary of the Association (and by Developer if Developer's consent is required herein), and by the owner of the property being annexed and any such Annexation shall be effective upon filing unless otherwise provided therein. The relevant provision of the By-Laws dealing with regular or special meetings, as the case maybe, shall apply to determine the time required for and the proper form of notice of any meeting called for the purpose of considering Annexation of property pursuant to this Section 2.5 and to ascertain the presence of a quorum at such meeting.

Section 2.6 Recreational Facilities and Recreational Association. Until such time as the proposed Timberstone subdivision is developed, all references in this Declaration to Timberstone, the Recreational Association, the Recreational Facilities and the Recreational Facilities Expenses will be in effect but will not (i) create any rights in favor of any Owner as to the use or availability of any such Recreational Facilities (ii) create any obligation for the payment of any Recreational Facilities Expenses, or (iii) impose any obligation on the Developer or the Association to develop Timberstone or the Recreational Facilities. If and/or when Timberstone is developed by the Developer or by an affiliate of the Developer and if and/or when any such actual Recreational Facilities are constructed within Timberstone, the Recreational Association will be

formed (the "Recreational Facility Effective Date"). From and after the Recreational Facility Effective Date the Recreational Facilities Expenses will be added to and will become a part of Common Expenses.

On the Recreational Facility Effective Date all of the Owners and their respective immediate family members who actually reside within a Dwelling on that Owner's Lot (which individuals, together with the Owners, are referred to herein individually as a "Recreation Party" and collectively as the "Recreation Parties") will be afforded rights to utilize the Recreational Facilities, subject to reasonable rules and regulations which will be promulgated, and which may be modified from time to time, by the Recreational Association. An Owner's obligation to pay its share of the Common Expenses attributable to the Recreational Facilities Expenses will not be subject to or contingent on whether or not that Owner or any Recreation Party who may otherwise have a right to use the Recreational Facilities, actually uses or does not use the Recreational Facilities.

The portion of the Recreational Facility Expenses allocable to the Association (the "Allocable Portion") which will be included as Common Expenses, will be a fraction, the numerator of which will be the number of Lots in the Community and the denominator of which will be the sum of (i) the number of Lots in the Community, plus (ii) the number of single family residential lots within Timberstone.

Section 2.7 Consent of Developer. Any provision of this Declaration to the contrary notwithstanding, the provisions set forth in this Article II may not be abrogated, modified, rescinded, supplemented, or amended in whole or in part without the prior written consent of Developer for so long as Developer owns any portion of the Property or the option to submit Additional Property to the Community.

ARTICLE III

PROPERTY RIGHTS

CHICAGO TITLE

Section 3.1 General. Each Lot shall for all purposes constitute real property which shall be owned in fee simple and which, subject to the provisions of this Declaration, may be conveyed, transferred, and encumbered the same as any other real property. Each Owner shall be entitled to the exclusive ownership and possession of his Lot subject to the provisions of this Declaration, including without limitation, the provisions of this Article III. The ownership of each Lot shall include, and there shall pass with each Lot as an appurtenance thereto, whether or not separately described, a non-exclusive right and easement of enjoyment in and to the Open Common Areas as established hereunder and membership in the Association. Each Owner shall automatically become a Member of the Association and shall remain a Member thereof until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically pass to his successor-in-title to his Lot, and upon such transfer, such former owner shall simultaneously transfer and endorse to his successor-in-title any certificates or other evidences of his membership in the Association. Lots shall not be subdivided by Owners and the boundaries between Lots shall

not be relocated, unless the relocation thereof is made with the approval of the Board and of Developer so long as Developer owns any Lot or holds the unexpired option to submit Additional Property or any portion thereof to the Community. Notwithstanding the foregoing, nothing herein shall prohibit the combination of two or more Lots into a larger parcel in order to create a Dwelling site larger than one Lot. In this case, the owner of the property shall be required to pay one assessment for Association dues and shall only be entitled to one vote as a Member of the Association.

Section 3.2 Owner's Easement of Enjoyment. Every Owner, his family, tenants, and guests shall have a non-exclusive right and easement of use and enjoyment in and to the Open Common Areas, such easement to be appurtenant to and to pass with title to each Lot, subject to the provisions of this Declaration and the rules, regulations, fees, and charges from time to time established by the Board in accordance with the By-Laws and subject to the following provisions:

(a) The right of the Association to mortgage all or any portion of the Common Areas for the purpose of securing a loan of money to be used to manage, repair, maintain, improve, operate, or expand the Common Areas.

(b) The easements reserved elsewhere in this Declaration or in any Plat of all or any part of the Property, and the right of the Association to grant and accept easements as provided in this Article III. The location of any improvements, trees or landscaping within an easement area is done at the Owner's risk and is subject to possible removal by the Association or the grantee of such easement.

(c) The right of the Association to dedicate or transfer fee simple title to all or any portion of the Common Areas to the City of Noblesville, Town of Fishers or Hamilton County, Indiana, or to any other public agency or authority, public service district, public or private utility, or other person, provided that any such transfer of the fee simple title must be approved by a majority of the Total Vote cast by the Members as provided in the By-Laws, and by Developer (for so long as Developer owns any Lot or holds the unexpired option to submit Additional Property to the Community).

(d) The rights of the Association and Developer reserved elsewhere in this Declaration or as provided in any Plat of all or any part of the Property.

(e) The rights of the holder of any mortgage which is prior in right or superior to the rights, interests, options, licenses, easements, and privileges herein reserved or established.

Section 3.3 Easements for Developer. During the period that Developer owns any Lot or holds the unexpired option to submit Additional Property to the Community, Developer shall have an easement for access to Common Areas for the purpose of constructing structures and other improvements in and to the Lots and Additional Property and for installing, maintaining, repairing, and replacing such other improvements to the Property (including any portions of the Common Areas) as are contemplated by this Declaration or as Developer desires, in its sole discretion, including, without limitation, any improvements or changes permitted and described by Article II

hereof, and for the purpose of doing all things reasonably necessary and proper in connection therewith, provided in no event shall Developer have the obligation to do any of the foregoing. In addition to the other rights and easements set forth herein and regardless of whether Developer at that time retains ownership of a Lot or has the right to submit Additional Property to the Community, Developer shall have an alienable, transferable, and perpetual right and easement to have access, ingress and egress to the Common Areas and improvements thereon for such purposes as Developer deems appropriate, provided that Developer shall not exercise such right so as to unreasonably interfere with the rights of owners in the Community.

Section 3.4 Utility and Public Service Easements.

(a) There is hereby reserved for the benefit of Developer, the Association, and their respective successors and assigns, the perpetual right and easement, as well as the power, to hereafter grant and accept easements to and from the City of Noblesville, Town of Fishers and Hamilton County, Indiana, or any other public authority or agency, public service district, public or private utility or other person, upon, over, under, and across (i) all of the Common Areas; and (ii) those portions of all Lots as are reasonably necessary for the purpose of installing, replacing, repairing, maintaining, and using master television antenna and/or cable systems, security and similar systems, and all utilities, including, but not limited to, storm sewers, drainage systems, and retention ponds and facilities for the Community or any portion thereof, and electrical, gas, telephone, water, and sewer lines, provided that such easements shall not unreasonably affect the use, developability, marketability, or value of any such Lot. To the extent possible, all utility lines and facilities serving the Community and located therein shall be located underground. By virtue of any such easements and facilities, it shall be expressly permissible for the providing utility company or other supplier or servicer, with respect to the portions of the Community so encumbered, (i) to erect and maintain pipes, lines, manholes, pumps, and other necessary equipment and facilities, (ii) to cut and remove any trees, bushes, or shrubbery, (iii) to grade, excavate, or fill, or (iv) to take any other similar action reasonably necessary to provide economical and safe installation, maintenance, repair, replacement, and use of such utilities and systems; provided, however, that such utility company or other supplier or servicer shall take reasonable actions to repair any damage caused by such utility company or other supplier or servicer during the exercise of any rights conveyed under any easement granted hereunder.

(b) Developer hereby grants to the City of Noblesville, Town of Fishers and Hamilton County, Indiana, or such other governmental authority or agency as shall from time to time have jurisdiction over the Community with respect to law enforcement and fire protection, the perpetual, non-exclusive right and easement upon, over, and across all of the Common Areas for purposes of performing such duties and activities related to law enforcement and fire protection in the Community as shall be required or appropriate from time to time by such governmental authorities under applicable law.

(c) There shall be created sanitary sewer easements in those areas designated on the Plat which easements shall run in favor of Developer, the City of Noblesville, Town of Fishers, and any governmental or private entity needing such access for the purpose of installation and maintenance of the pipes, lines, manholes, pumps and other equipment necessary for the sanitary sewer system.

Section 3.5 Drainage Easements. There is hereby reserved an easement for the benefit of Developer, the Association, and their respective successors and assigns for access to and installation, repair, or removal of a drainage system, either by surface drainage or appropriate underground installations, for the Property; provided, however, that the Owner of any Lot subject to a drainage easement shall be required to maintain the portion of said drainage easement on his Lot (as shown on any Plat) in the condition originally provided by Developer and free from obstructions so that the surface water drainage will be unimpeded. No changes shall be made to said area by the Owner without the written consent of the Board; provided, however, that Developer, in its sole discretion, may make any changes. No permanent structures shall be erected or maintained upon said drainage easements.

Section 3.6 Landscape Easements. Landscape Easements, as designated on a Plat of all or any part of the Property, are hereby created and reserved for the use of Developer and the Association for access to and installation, maintenance, repair, and replacement of walls, fencing, earth mounds, trees, foliage, landscaping, and other improvements. Except as installed by Developer or the Association, no improvements or permanent structures, including without limitation, fences, shall be erected or maintained in or upon said Landscape Easements without the written consent of the Board.

The landscaping and other improvements planted or installed by the Developer and/or the Association within the Landscape Easement areas may not be removed by an Owner, nor may the Owner add any landscaping or improvements in such areas without the approval of the Board.

Section 3.7 Tree Conservation Areas. As identified on the Final Plat recorded with the Recorder of Hamilton County, Indiana, there are strips of ground noted on lots marked as Tree Conservation Areas. In developing the community, the Developer shall attempt to conserve all trees six inches (6") in diameter [measured six inches (6") above ground] or larger, except as necessary for the installation of utilities and drainage swales.

Except as noted immediately below, each Builder, Lot Owner and/or Developer shall endeavor to conserve trees within the Tree Conservation Area, and Owners of Lots shall not remove trees within the Tree Conservation Areas except as necessary for:

- (a) The clearing of underbrush and dead trees within the Tree Conservation Areas shall be allowed;
- (b) The removal of trees necessary for the installation of utilities and drainage improvements and infrastructure shall be allowed; and
- (c) Trees may be removed as necessary for public health and safety.

Except as set forth in subparagraphs (a), (b), and (c) immediately above, each tree within the Tree Conservation Areas identified on the Plat which is badly damaged or destroyed by a Builder or by a Lot Owner during the course of construction activities or after occupancy and which is six inches (6") in diameter [measured six inches (6") above ground] or larger, shall be replaced within one (1) year, with a tree which is at least two inches (2") in diameter [measured five feet (5')

above ground]. Any trees which are replaced pursuant to the terms and conditions of this paragraph and which die within one year of their planting shall promptly be replaced with a substantially similar tree. The Person responsible for replacing any such tree hereunder, either initially or, if necessary, within the one year period after planting, will be the Owner of the Lot upon which the tree was originally located or, if the tree was damaged or destroyed by a Builder or another Lot Owner in the course of construction of a Dwelling on another Lot in the Community, the Owner of the Lot upon which such Dwelling was being constructed will be responsible for replacing any such tree within the Tree Conservation Area..

Trees within any such Tree Conservation Areas shall be permanently maintained by the Owner of the applicable portion of the real estate and their successors in title. Periodic maintenance, seasonal plantings and the like shall not be subject to the restrictions in this Section. During construction, builders shall provide adequate physical barriers such as straw bales or snow fencing to protect designated trees to be conserved from damage by construction equipment and activities.

Section 3.8 Tree Preservation Lots. There are certain Lots (1-13, 36, 40, 41, and 42) within the Community which are denoted on the Plat (recorded with the Recorder of Hamilton County, Indiana) as Tree Preservation Lots. These Lots shall be left in a natural state (subject to the specific exceptions described below in this Section 3.8). The Developer shall endeavor to preserve all trees six inches (6") in diameter [measured six inches (6") above ground] or larger, within the Tree Preservation Lots except in those portions of any such Tree Preservation Areas as are necessary for the installation of utilities and drainage swales.

Except as noted immediately below, each Builder and/or Developer shall endeavor to preserve trees on the Tree Preservation Lots, and Owners of Lots shall not remove trees on the Tree Preservation Lots except as necessary for:

- (a) Removal of trees within ten feet (10') of the dwelling[®] foot print, foundation, and driveway shall be permitted.
- (b) The clearing of underbrush and dead trees on the Tree Preservation Lots shall be allowed;
- (c) The removal of trees necessary for the installation of utilities and drainage improvements and infrastructure shall be allowed; and
- (d) Trees may be removed as necessary for public health and safety.

Except as set forth in subparagraphs (a), (b), (c), and (d) immediately above, each tree on the Tree Preservation Lots identified on the Plat which is badly damaged or destroyed by a Builder or by a Lot Owner during the course of construction activities or after occupancy, and which is six inches (6") in diameter [measured six inches (6") above ground] or larger, shall be immediately replaced with a tree which is at least two inches (2") in diameter [measured five feet (5') above ground]. Any trees which are replaced pursuant to the terms and conditions of this paragraph and which die within one year of their planting shall promptly be replaced with a substantially similar tree. The Person responsible for replacing any such tree hereunder, either initially or, if necessary,

within the one year period after planting, will be the Owner of the Lot upon which the tree was originally located or, if the tree was damaged or destroyed by a Builder or another Lot Owner in the course of construction of a Dwelling on another Lot in the Community, the Owner of the Lot upon which such Dwelling was being constructed will be responsible for replacing any such tree within the Tree Preservation Area. The provisions of this section imposing responsibility upon a Lot Owner for the replacement of any such tree are for the benefit of the Association and the Community and shall not be deemed or construed as limiting, in any way, the liability of any Builder to any such Owner and/or the Association for any damage to any trees on the Tree Preservation Lots.

Prior to seeking an Improvement Location Permit each Owner/Builder must submit a plot plan to the NCC designating all trees to be removed, located within ten feet (10') of the dwelling footprint and driveway. Any Owner/Builder who removes or destroys any trees in violation of the preservation restrictions shall replace said trees as noted above. Upon failure to do so, the Fox Hollow at Geist Homeowners Association, the Highland Springs Homeowners Association, the Springs of Cambridge Property Owners Association or any adjacent Lot Owner, within or outside the subdivision may cause such tree to be replaced and the cost of such shall become a lien upon the Owner's property collectible in a court of law or equity together with reasonable attorney's fees for the enforcement of the covenant. For purposes of executing this covenant, an easement of ingress and egress shall be reserved on lots 1 through 13, 36, 40, 41 and 42 for the performance thereof. During construction, Builders shall provide adequate physical barriers such as straw bales or snow fencing to protect designated trees to be preserved from damage by construction equipment and activities.

Section 3.9 Sales and Construction Offices. Notwithstanding any provisions or restrictions herein to the contrary, there is hereby reserved and created for the use of Developer, and its successors and assigns, and persons constructing any Dwelling or improvement, an easement for access to the Property for the maintenance of signs, sales offices, construction offices, business offices, and model Dwellings, together with such other facilities as in the sole opinion of Developer may be reasonably required, convenient, or incidental to the completion, improvement and/or sale of Lots, Common Areas, or the Additional Property for so long as Developer owns any Lot or holds the unexpired option to add Additional Property to the Community.

Section 3.10 Maintenance Easement. There is hereby reserved and created for the use of Developer, the Association and their respective agents, employees, successors and assigns, a maintenance easement to enter upon any Lot for the purpose of mowing, removing, clearing, cutting, or pruning underbrush, weeds, stumps, or other unsightly growth and removing trash, so as to maintain a Community-Wide Standard of health, fire safety, and appearance within the Community, provided that such easements shall not impose any duty or obligation upon Developer or the Association to perform any such actions.

Section 3.11 Sanitary Sewer Provisions. The following rules and restrictions shall apply with respect to the maintenance of the sanitary sewer system in the Community:

(a) Pavement or concrete, including driveways and sidewalks, shall not be constructed on or within one foot (1') horizontal distance of any sanitary sewer castings.

(b) All Owners of Dwellings not serviced by gravity sanitary sewer service are responsible for all maintenance, repair and replacement of all grinder/ejector pumps, force mains and gravity laterals from the residence to its connection to the sanitary sewer main.

(c) The discharge of clean water sources (e.g. foundation drains, sump pumps, roof drains) to the sanitary sewers is prohibited.

(d) Grade changes across sanitary sewer facilities must be approved in writing by Hamilton Southeastern Utilities, Inc.

(e) The drip line of all trees must be located a minimum of ten (10) feet away from the center of sanitary sewers and manholes and no trees shall be planted directly over sewer laterals. Any landscaping placed within easements or right-of-ways is at risk of being removed by utilities without the obligation of replacement. No mounding, lighting, fencing, signs, landscaping/retaining/entrance walls, irrigation lines, etc. shall be placed within ten (10) feet of the center of the sanitary sewer infrastructure. Any of the above listed items placed within easements or right-of-ways are at risk of being removed by utilities without the obligation of replacement.

(f) The Owner of each Dwelling will be responsible for the operation, maintenance and replacement of the lateral serving the Dwelling from the Dwelling to its connection into the gravity main.

ARTICLE IV

MEMBERSHIP AND VOTING RIGHTS[®]

Section 4.1 Membership. Every Owner, as defined in Article I, shall be deemed to be a Member and have a membership in the Association.

Except as provided herein with respect to the Class B Member, no Owner, whether one (1) or more Persons, shall have more than one (1) membership per Lot owned. In the event the Owner of a Lot is more than one (1) Person, votes and rights of use and enjoyment shall be as provided herein. The right and privilege to vote on matters pertaining to the Association, upon which the Members have a right to vote hereunder (herein referred to as "Voting Matter(s)"), shall be limited to One (1) vote per Lot. If a Lot is owned by an one Person, that Person will be a Member and will be entitled to exercise the right to vote on all Voting Matters. If a Lot is owned by more than One (1) Person, each such Person shall be considered to be a Member for purposes of this Declaration, provided, however, that all such Members, constituting joint Owners of any such Lot, will only have the right to cast, in the aggregate, One (1) vote for each Lot so owned, on any and all Voting Matters. To the extent that any such Members, constituting joint Owners of any such Lot, endeavor to cast more than One (1) vote on any Voting Matter, all votes from all such Members pertain to that Lot shall be void and of no force or effect, other than for purposes of establishing the presence

of a quorum with respect to any such Voting Matter. If a Member is a corporation, partnership, trust or limited liability company or other entity, the rights to vote as a Member hereunder shall be exercised by the individual designated from time to time by that entity in a written instrument provided to the secretary of the Association, subject to the provision of this Declaration and the By-Laws.

Section 4.2 Voting. The Association shall have two (2) classes of membership, Class A and Class B, as follows:

(a) **Class A.** Class A membership shall be all Owners with the exception of the Class B Member.

Class A Members shall be entitled to one (1) equal vote for each Lot in which they hold the interest required for membership under Section 4.1 hereof. There shall be only one (1) vote per Lot. In the event a Person or Persons own two (2) adjacent lots which have been consolidated in the manner contemplated in Section 3.1, such an Owner shall have only one (1) vote covering both such Lots, on a combined basis.

In any situation where a Member is entitled personally to exercise the vote for his Lot and more than one (1) person holds the interest in such Lot required for membership, the vote for such Lot shall be exercised as those Persons determine among themselves. In such a case, those Persons shall advise the secretary of the Association, in writing, prior to any meeting of the Association, as to the identity of the individual who will exercise the rights to vote on any Voting Matters before the Association. Regardless of whether any such written advice is given to the Association, if more than one (1) vote is cast by multiple Members for any one (1) specified Lot, all votes cast for that specified Lot will be void and of no force or effect, other than for purposes of establishing the presence of a quorum with respect to any such Voting Matter.

(b) **Class B.** The Class B Member shall be the Developer and any successor or assignee designated as Developer. The rights of the Class B Member, including the right to approve actions taken under this Declaration and the By-Laws, are specified in the Declaration and the By-Laws. There shall only be one (1) Class B Member at any given time under this Declaration. The Class B Member shall be entitled to ten (10) votes for each Lot it owns or, in the case of unplatted land, ten (10) votes per the maximum number of Lots allowed for such a parcel of land by the applicable zoning ordinance, on all Voting Matters. The Class B Member shall be entitled to appoint the members of the Board during the Class B Control Period as hereinafter defined. The Class B Control Period shall begin as of the date of this Declaration and extend to the earlier of: (i) the date on which eighty percent (80%) of the Lots have been sold or conveyed to Persons other than Developer or Builders holding title solely for purposes of development or sale. (In making such calculation, the numerator shall be the total number of Lots sold and the denominator shall be the total number of Lots anticipated for eventual sale and ownership in the Community as determined by Developer in its sole discretion); (ii) December 31, 2015; or (iii) the date on which Developer determines that the Class B Control Period shall end and notice of such termination is filed by means of an instrument recorded with the Recorder of Hamilton County, Indiana. The Class B Membership shall terminate and become converted to Class A Membership upon the termination of the Class B Control Period whereupon Developer shall be entitled to one (1) vote for each Lot it

owns with the number of Lots calculated in the same manner as for the Class B memberships as set forth above.

ARTICLE V

MAINTENANCE

Section 5.1 Association's Responsibility. The Association shall maintain and keep in good repair the Common Areas, such maintenance to be funded as hereinafter provided. The maintenance shall include, but need not be limited to, maintenance, repair and replacement of all landscaping and other flora, structures and improvements, including all private streets situated upon the Common Areas, landscaping easements along the primary roads through the Community, medians and rights of ways of public streets within the Property, entry features for the Community, and such portions of any other real property included within the Common Areas as may be dictated by this Declaration, or by a contract or agreement for maintenance with any other person or entity, by the Association.

In furtherance of the maintenance of the streets within the Community the Association may provide for a specific type and design of street signs, posts and traffic control signs for the purpose of maintaining a unique and uniform appearance within the Community. To the extent such signs and posts are utilized by the Association, it shall be the responsibility of the Association to maintain, keep in good repair and replace such decorative signs (although such responsibility shall not relieve any governmental authority from the obligation to install temporary standard signs in the event a decorative sign is lost or destroyed). The cost to acquire such decorative signs and posts shall be a Common Expense.

Except as otherwise specifically provided herein, all costs associated with enforcement of this Declaration (including legal fees) and maintenance, repair and replacement of the Common Properties shall be a Common Expense to be allocated among all Lots as part of the Base Assessment.

The Association may maintain other property which it does not own, including, without limitation, property dedicated to the public or property located outside the Community, if the Board determines that such maintenance is necessary or desirable to maintain the Community-Wide Standard.

In the event that Developer or Board determines that: (i) any Owner has failed or refused to discharge properly his obligations with regard to the maintenance, cleaning, repair, or replacement of items for which is his responsibility hereunder, or (ii) that the need for maintenance, cleaning, repair, or replacement which is the responsibility of the Association hereunder is caused through the willful or negligent act of an Owner, his family, tenants, guests, or invitees, and is not covered or paid for by insurance in whole or in part, then in either event, Developer or the Association, except in the event of an emergency situation, may give such Owner written notice of Developer's or the Association's intent to provide such necessary maintenance, cleaning, repair, or replacement, at the sole cost and expense of such Owner as the case may be, and setting forth with reasonable particularity the maintenance, cleaning, repairs, or replacement deemed necessary. Except in the

event of an emergency situation, such Owner as the case may be, shall have ten (10) days within which to complete such maintenance, cleaning, repair or replacement in a good and workmanlike manner, or in the event that such maintenance, cleaning, repair or replacement is not capable of completion within said ten (10) day period, to commence said maintenance, cleaning, repair or replacement and diligently proceed to complete the same in a good and workmanlike manner. In the event of emergency situations or the failure of any Owner to comply with the provision hereof after such notice, Developer or the Association may provide (but shall not have the obligation to so provide) any such maintenance, cleaning, repair or replacement at the sole cost and expense of such Owner and said cost (together with the cost of attorneys fees, if any, in the enforcement of the Owner's obligations and collection of the charge to the Owner) shall become a lien against the individual Owner's Lot (with respect to any matter relating to an individual Owner's responsibility) and such cost shall become a part of the costs of the Association (until such time as reimbursement is received from the individual Lot Owner). In the event that Developer undertakes such maintenance, cleaning, repair or replacement, the Association shall promptly reimburse Developer for Developer's costs and expenses, including reasonable attorneys' fees.

Section 5.2 Owner's Responsibility. Unless specifically identified herein, each Owner shall maintain and repair the interior and exterior of his or her Lot and Dwelling and all structures, parking areas, lawns, landscaping, grounds and other improvements comprising the Lot and Dwelling in a manner consistent with the Community-Wide Standards and all applicable covenants, unless such maintenance responsibility is otherwise assumed by or assigned to the Association pursuant to any Supplemental Declaration or other declaration of covenants applicable to such Lot.

No Owner shall (i) decorate, change, or otherwise alter the appearance of any portion of the exterior of a Dwelling or the landscaping, grounds, or other improvements within a Lot unless such decoration, change, or alteration is first approved, in writing, by the Architectural Standards Committee as provided in Article IX hereof, or (ii) do any work which, in the reasonable opinion of the Architectural Standards Committee, would jeopardize the soundness and safety of the Community, reduce the value thereof, or impair any easement thereto.

ARTICLE VI CHICAGO TITLE INSURANCE AND CASUALTY LOSSES

Section 6.1 Insurance. The Association, Board, or its duly authorized agent, shall procure and maintain casualty insurance for the Common Properties, liability insurance (in a minimum amount of not less than One Million Dollars (\$1,000,000.00) per occurrence) and such other insurance as it deems necessary or advisable. The Association shall be required to use reasonable efforts to secure insurance policies that will provide the following:

(a) A waiver of subrogation by the insurer as to any claims against the Association, the Association's Board and the Developer;

(b) A statement that the Association will be given at least thirty (30) days prior written notice of any cancellation, substantial modification or non-renewal; and

(c) All liability insurance shall not exclude coverage for claims made by Owners or Members.

Premiums for all insurance on the Common Areas shall be Common Expenses of the Association. All insurance coverage obtained by the Board shall be written in the name of the Association.

In addition to other insurance required by this Section, the Board shall obtain, as a Common Expense, worker's compensation insurance, if and to the extent required by law; directors' and officers' liability coverage, if reasonably available; a fidelity bond or bonds on directors, officers, employees, and other persons handling or responsible for the Association's funds, if reasonably available; and flood insurance, if required. The amount of fidelity coverage shall be determined in the Board's best business judgment.

Section 6.2 Individual Insurance. By virtue of taking title to a Lot subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Association that each Owner shall (i) during any period in which construction activity is underway on any Lot, carry or cause its Builder to carry builder's risk insurance for the full value of any improvements and other liabilities associated with the ongoing construction activity on the Lot, and (ii) at all other times, carry blanket all-risk casualty insurance on the Lot(s) and any Dwelling and/or other structures constructed thereon. The Board may require all Owners to furnish copies or certificates thereof to the Association. Each Owner further covenants and agrees that in the event of a partial loss or damage resulting in less than total destruction of any Dwelling or other structure, the Owner shall proceed promptly to repair or to reconstruct the damaged parts of the Dwelling or other structure in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with Article IX of this Declaration and all applicable zoning, building and other governmental regulations. The Owner shall pay any costs of repair or reconstruction, which are not covered by insurance proceeds. In the event that the Dwelling or other structure is totally destroyed, the Owner may decide not to rebuild or to reconstruct, in which case the Owner shall clear the Lot of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction and thereafter the Owner shall continue to maintain the Lot in a neat, safe, and attractive condition consistent with the Community-Wide Standard.

Section 6.3 Damage and Destruction.

(a) Immediately after damage or destruction by fire or other casualty to all or any part of a Common Property covered by insurance written in the name of the Association, the Board or its duly authorized agent shall proceed with the filing and adjustment of all claims arising under such insurance or obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed Common Property. Repair or reconstruction, as used in this paragraph, means repairing or restoring the Common Property to substantially the same condition in which it existed prior to the fire or other casualty, allowing for any changes or improvements necessitated by changes in applicable building codes.

(b) Any damage or destruction to a Common Property shall be repaired or reconstructed unless the Voting Members representing at least two-thirds (2/3) of the Total Vote decide within sixty (60) days after the casualty not to repair or reconstruct. If for any reason the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Association within said period, then the period shall be extended until such funds or information shall be made available. No Mortgagee shall have the right to participate in the determination of whether the damage or destruction to a Common Property shall be repaired or reconstructed. If there is no reconstruction then any insurance proceeds shall revert to the Association.

(c) In the event that it should be determined in the manner described above that the damage or destruction to a Common Property shall not be repaired or reconstructed and no alternative improvements are authorized, then the affected portion of the Property shall be restored to its natural state and maintained by the Association in a neat and attractive condition consistent with the Community-Wide Standard.

Section 6.4 Disbursement of Proceeds. If the damage or destruction for which the proceeds of insurance policies are paid is to be repaired or reconstructed, the proceeds, or such portion thereof as may be required for such purpose, shall be disbursed for payment of such repairs or reconstruction as hereinafter provided. Any proceeds remaining after defraying such costs of repair or reconstruction shall be retained by and for the benefit of the Association and placed in a capital improvements account.

Section 6.5 Repair and Reconstruction. If the damage or destruction to a Common Property for which insurance proceeds are paid is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Board shall, without the necessity of a vote of the Members, levy a special assessment against all Owners on the same basis as provided for Special Assessments in accordance with Article VIII. Additional assessments may be made in like manner at any time during or following the completion of any repair or reconstruction.

CHICAGO TITLE

ARTICLE VII

RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

Section 7.1 Common Properties. The Association, subject to the rights of the Developer and to the rights of the Owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Properties and other improvements thereon (including, without limitation, furnishings and equipment related thereto and common landscaped areas), and shall keep them in a good, clean, attractive, and sanitary condition, order and repair, pursuant to the terms and conditions hereof and consistent with the Community-Wide Standard. Except to the extent otherwise required by the provisions of the Indiana Code relating to nonprofit corporations, this Declaration, the By-Laws, or the Articles of Incorporation, the power herein or otherwise granted to the Association may be exercised by the Board, acting through the officers of the Association, without any further action on the part of Owners.

Section 7.2 Duties and Powers. The duties and powers of the Association shall be those set forth in the provisions of the Indiana Code relating to nonprofit corporations, this Declaration, the By-Laws, and the Articles of Incorporation, together with those rights and privileges reasonably implied to effect the purposes of the Association. The Association may exercise any other right or privilege given to it expressly by this Declaration or by law, together with every other right or privilege reasonably to be implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege. Such power of the Association shall include, but shall not be limited to, the power to purchase one or more Lots and to hold, lease, mortgage, sell, and convey the same. Such duties may include, but shall not be limited to, arranging with governmental agencies, public service districts, public and private utilities, or others, as a Common Expense or by billing directly to Lots to furnish trash collections, water, sewer, and/or security service for the Common Areas and/or the Lots. The Association shall have the right to own or lease (as a Common Property) any drainage system, piping, sewer equipment or materials, lighting equipment or facilities, or any other utility, landscaping or signage equipment or facilities which Developer or the Association deems to be in the best interests of the Community. The Association shall not, without the affirmative vote or written consent of Voting Members or their alternates representing at least two-thirds (2/3) of the Total Vote, mortgage or hypothecate all or any portion of the Common Areas.

Section 7.3 Agreements. Subject to the prior approval of Developer for so long as Developer owns any Lot or holds the unexpired option to submit Additional Property to the Community, all agreements and determinations lawfully authorized by the Board shall be binding upon all Owners, their heirs, legal representatives, successors, and assigns, and all others having an interest in the Community or the privilege of possession and enjoyment of any part of the Community; and in performing its responsibilities hereunder, the Association, through its Board, shall have the authority to delegate to persons of its choice such duties of the Association as may be determined by the Board. In furtherance of the foregoing and in no limitation thereof, the Association may obtain and pay for the services of any person or entity to manage its affairs or any part thereof, to the extent it deems advisable, as well as such other personnel as the Association

shall deem necessary or desirable for the proper operation of the Community, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom or with which it contracts. All costs and expenses incident to the employment of a manager shall be a Common Expense. During the term of such management agreement, such manager may, if authorized by the Board, exercise all of the powers and shall be responsible for the performance of all the duties of the Association, excepting any of those powers or duties specifically and exclusively reserved to the directors, officers or Members of the Association by this Declaration or the By-Laws. Such manager may be an individual, corporation, or other legal entity, as the Board shall determine, and may be bonded in such a manner as the Board may require with the cost of acquiring any such bond to be a Common Expense. In addition, the Association may pay for, and the Board may hire or contract for, such legal and accounting services as are necessary or desirable in connection with the operation of the Community or the enforcement of this Declaration, the By-Laws, or the rules and regulations of the Association.

The Association, through its Board, shall have the right to designate one trash removal service for the Community and the cost of such service shall be allocated to and paid for by Owners of Dwellings within the Community.

Section 7.4 Personal Property and Real Property for Common Use. The Association, acting through its Board, may acquire and hold tangible and intangible personal property and real property and may dispose of the same by sale or otherwise. All funds received and title to all properties acquired by the Association and the proceeds thereof, after deducting therefrom the costs incurred by the Association in acquiring or selling the same, shall be held by and for the benefit of the Association. The share of the Owners in the funds and assets of the Association cannot be individually assigned, hypothecated, or transferred in any manner, except to the extent that a transfer of the ownership of a Lot also transfers the membership in the Association which is an appurtenance to such Lot.

Section 7.5 Rules and Regulations. The Association, as provided in Articles IX and X hereof, through its Board, may make and enforce reasonable rules and regulations governing the use of the Property, which rules and regulations shall be consistent with the rights and duties established by this Declaration. Sanctions may include suspension of the right to vote and the right to use any recreational facilities or Common Areas. The Board shall, in addition, have the power to seek relief in any court for violations or to abate nuisances. Imposition of sanctions shall be as provided in the By-Laws of the Association.

The Association, through the Board, by contract or other agreement, shall have the right to enforce city and county ordinances and to permit Hamilton County or any municipality having jurisdiction over the Property to enforce ordinances on the Property for the benefit of the Association and its Members.

Section 7.6 Implied Rights. The Association may exercise any other right or privilege given to it expressly by this Declaration or the By-Laws, and every other right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

Section 7.7 Governmental Interests. The Association shall permit the Developer reasonable authority to designate sites within the Property for fire, emergency, police, water, and sewer facilities, parks, and other public facilities.

ARTICLE VIII

ASSESSMENTS

Section 8.1 Purpose of Assessments. The assessments for Common Expenses provided for herein shall be used for the general purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of the Community, and maintaining the Community and improvements therein, all as may be more specifically authorized from time to time by the Board.

Section 8.2 Creation of Assessments. There are hereby created assessments for Association expenses as may from time to time specifically be authorized by the Board to be commenced at the time and in the manner set forth in Section 8.3 and Section 8.4 of this Article. There shall be two (2) types of assessments: (a) Base Assessments to fund Common Expenses for the benefit of all Members of the Association; and (b) Special Assessments as described in Section 8.4 below. Each Owner, by acceptance of a deed or recorded contract of sale for any portion of the Property, is deemed to covenant and agree to pay these assessments. ®

Base Assessments shall be levied equally on all Lots.

All assessments, together with interest (at a rate not to exceed the highest rate allowed by Indiana law) as computed from the date the delinquency first occurs, late charges, costs, and reasonable attorneys' fees, to collect same, shall be a charge on the land and shall be a continuing lien upon the Lot against which shall also be the personal obligation of the Person who was the Owner of such Lot at the time the assessment arose, and his or her grantee shall be jointly and severally liable for such portion thereof as may be due and payable at the time of conveyance; provided, however, the lien for unpaid assessments shall not apply to the holder of any first priority institutional Mortgage or to the holder of any Mortgage securing a loan made by Developer, its affiliates, successors, or assigns, who takes title to a Lot through Foreclosure, or to any purchaser of such Lot at such Foreclosure sale. In the event of co-ownership of any Lot all of such co-owners shall be jointly and severally liable for the entire amount of such assessments.

The Association shall, upon demand at any time, furnish to any Owner liable for any type of assessment a certificate in writing signed by an officer of the Association setting forth whether such assessment has been paid as to any particular Lot. Such certificate shall be conclusive evidence of

payment to the Association of such assessment therein stated to have been paid. The Association may require the advance payment of a processing fee not to exceed Fifty Dollars (\$50.00) for the issuance of such certificate.

Assessments shall be paid in such manner and on such dates as may be fixed by the Board. All assessments shall be pro rated from the date of closing for each Owner. Each Owner by acceptance of a deed to his or her Lot, acknowledges that all Base Assessments levied hereunder are annual assessments due and payable in advance on the first day of the fiscal year; provided, however, the Board may permit any assessment to be paid in installments. If any Owner is delinquent in paying any assessments or other charges levied on his Lot, the Board may revoke the privilege of paying in installments and require all annual assessments to be paid in full immediately. No Mortgagee shall be required to collect any assessments.

No Owner may waive or otherwise exempt himself from liability for the assessments provided for herein, including by way of illustration and not limitation, by non-use of Common Areas, non-use of recreational facilities, or abandonment of the Lot. The obligation to pay assessments is a separate and independent covenant on the part of each Owner.

At all times the Developer and its successors and assigns are exempt from liability for all assessments (both base and special), and Developer shall have the right, by written contract, to exempt any party purchasing a Lot not for its own occupation of a house on such Lot from the liability to pay assessments herein.

The Association is specifically authorized to enter into subsidy contracts or contracts for "in kind" contribution of services or materials or a combination of services and materials with Developer or other entities for the payment of some portion of the Common Expenses.

Notwithstanding anything to the contrary contained herein, until the termination of the Class B Control Period the annual budget, all Base Assessments and all Special Assessments shall be established by the Board without meetings or of concurrence of the Members. Developer, however, in its sole discretion, may waive the forgoing requirement at any time and submit the annual budget, and the approval of any Base Assessments and Special Assessments to the Members for a vote without terminating the Class B Control Period.

Section 8.3 Computation of Base Assessment. It shall be the duty of the Board, at least thirty (30) days before the beginning of each fiscal year of the Association, to prepare a budget covering the estimated Common Expenses of the Association during the coming year. The budget shall include a capital contribution maintaining a reserve fund in accordance with a budget separately prepared.

The Base Assessment to be levied against each Lot for the coming year shall be set at a level which is reasonably expected to produce total income to the Association equal to the total budgeted Common Expenses, including reserves.

The total Base Assessments shall be divided among the Lots equally, so that each Lot shall be subject to equal annual Base Assessments. However, if an owner has constructed one residence

on two lots, this owner shall only be subject to one assessment. The total Base Assessments shall then be adjusted accordingly, as there will be fewer total lots. Upon the submission of Additional Property or common recreation facilities to the Community, assessments shall continue to be equal and shall be assessed as well against the Lots or common recreational facilities being added to the Community. In such event, the Association's budget shall be accordingly revised by the Board, without the necessity of approval by the Owners, to include Common Expenses and assessments related to such additional Lots. In addition, the Board shall take into account the number of Lots subject to assessment under Section 8.7 hereof on the first day of the fiscal year for which the budget is prepared and the number of Lots reasonably anticipated to become subject to assessment during the fiscal year.

So long as the Developer has the right unilaterally to annex Additional Property pursuant to Article II hereof, the Developer may elect on an annual basis, but shall not be obligated, to reduce the resulting assessment for any fiscal year by payment of a subsidy; provided, any such subsidy shall be conspicuously disclosed as a line item in the income portion of the Common Expense budget and shall be made known to the Members. The payment of such subsidy in any year shall under no circumstances obligate the Developer to continue payment of such subsidy in future years. As long as the Developer subsidizes assessments or is willing to subsidize assessments Developer shall not be required to create or contribute to any reserve fund for the Association.

The Board shall cause a copy of the annual budget and notice of the amount of the Base Assessment to be levied against each Lot for the following year to be delivered to each Owner prior to the annual meeting of the Association for adoption, and if so adopted, shall be the basis for the Base Assessment for the next fiscal year. At the annual meeting of the Owners, the budget may be approved in whole or in part or may be amended in whole or in part by a majority vote of the Total Vote of the Members. Notwithstanding the foregoing in the event the Board fails for any reason to determine the budget for the succeeding year, or if the Members fail to approve the annual budget, then until such time as a budget shall have been determined as provided herein, the budget and annual Base Assessments in effect for the then current year shall be increased in proportion to the percentage increase, if any, for the then current year, in the Consumer Price Index (all Urban Consumers, United States City Average, All Items 1967-69 = 100), or its successor index, and such increased budget shall be implemented for the succeeding year, until a new budget shall have been approved as provided above. If any budget at any time proves inadequate for any reason, then the Board may call a meeting of the Association for the approval of a Special Assessment as provided in Section 8.4 hereof. The Common Expenses to be funded by the annual assessments may include, but shall not necessarily be limited to, the following:

- (i) management fees and expenses of administration, including legal and accounting fees;
- (ii) utility charges for utilities serving the Common Areas and charges for other common services for the Community, including trash collection, snow removal, security service, if any such services or charges are provided or paid by the Association;
- (iii) the cost of any policies of insurance purchased for the benefit of all Owners and the Association as required or permitted by this Declaration, including fire, flood, and other hazard coverage, public liability coverage, and such other insurance coverage as the Board determines to be in the interests of the Association and the Owners;

- (iv) the expenses of operation of the Association under the provisions of this Declaration including, without limitation, the maintenance and repair of the Common Properties;
- (v) the expenses of maintenance, operation, and repair of other amenities, recreational facilities and facilities servicing the Community, the maintenance, operation, and repair of which the Board from time to time determines to be in the best interest of the Association;
- (vi) the expenses of the New Construction Committee and the Architectural Standards Committee which are not defrayed by plan review charges;
- (vii) real and personal property taxes assessed and levied against the Common Areas;
- (viii) the expenses for conducting recreational, cultural, or other related programs for the benefit of the Owners and their families, tenants, guests, and invitees;
- (ix) such other expenses as may be determined from time to time by the Board of the Association to be Common Expenses, including, without limitation, taxes and governmental charges not separately assessed against Lots or Dwellings; and
- (x) the establishment and maintenance of a reasonable reserve fund or funds (a) for inspections, maintenance, repair, and replacement of those portions of the Common Areas which are the responsibility of the Association and which must be inspected, maintained, repaired, or replaced on a periodic basis, (b) to cover emergencies and repairs required as a result of casualties which are not funded by insurance proceeds, and (c) to cover unforeseen operating contingencies or deficiencies arising from unpaid assessments or liens, as well as from emergency expenditures and other matters, all as may be authorized from time to time by the Board.

Section 8.4 Special Assessments.

(a) Entire Membership. The Association may levy Special Assessments from time to time, provided any such assessment receives the affirmative vote or written consent of Members representing at least two-thirds (2/3) of the Total Vote and the affirmative vote or written consent of the Class B Member (if such exists). Special Assessments pursuant to this paragraph shall be payable in such manner and at such times as determined by the Board, and may be payable in installments extending beyond the fiscal year in which the Special Assessment is approved, if the Board so determines.

(b) Less Than All Members. The Association, through its Board, may levy a Special Assessment against any Member individually and against such Member's Lot to reimburse the Association for costs incurred in bringing a Member and his Lot into compliance with the provisions of the Declaration, and amendments thereto, the Articles, the By-Laws, or the Association rules, which Special Assessment may be levied upon the vote of the Board after notice to the Member and an opportunity for a hearing.

(c) Imposition of Additional Fees Upon Individual Members. In addition to the rights of the Association to levy Special Assessments against individual Members in the manner contemplated under Section 8.4(b), above, the Association, through its Board, may impose additional fees upon individual Members on account of any violation by that Member, or of that Member's Lot, with any of the provisions of this Declaration. Prior to, and as a pre-condition to the imposition of any such additional fee, the Board of Directors will instruct the officers of the Association to deliver a written notice by certified mail, return receipt requested, to the Member in question whom the Board of Directors has determined to be in violation of the provisions of this Declaration (herein an "Initial Non-Compliance Notice"). The provisions of this Declaration which the Board of Directors determines are being violated will be listed and set forth, with specificity, in any such Initial Non-Compliance Notice, and the Initial Non-Compliance Notice will specify, as to each violation, a time period within which the violation needs to be cured in order to avoid the imposition of any additional fees hereunder. The Board of Directors will be entitled to determine what amount of time it deems to be appropriate, under the circumstances, for curing any such violation. The Initial Non-Compliance Notice will also include provisions referencing this Section and reiterating the right of the Association to impose the additional fees contemplated herein, in addition to any other rights or remedies that the Association may have with respect to any such violation. If such a Member fails to cure the specified violation within the time period provided in an Initial Non-Compliance Notice, the Board of Directors shall have the right, but no obligation, to instruct the officers of the Association to deliver a second notice (herein referred to as an "Additional Fee Notice") to such Member imposing an additional fee upon that Member in an amount specified in the Additional Fee Notice which will not exceed \$100.00 for each specified violation, which additional fee will be due from such Member immediately upon receipt thereof, and shall continue to be due on a monthly basis, as of the same day of each subsequent month that corresponds to the date of the Additional Fee Notice, until such time as the violation(s) specified in the Initial Non-Compliance Notice have been cured. Any such additional fee which may become due hereunder shall be and constitute a lien against the applicable Lot(s), collectable by the Association, together with attorneys' fees and reasonable costs of collection, in the manner contemplated under Section 8.5, below. The imposition of any such additional fees by the Association in the manner permitted herein shall not limit or otherwise restrict the Association from exercising any other rights or remedies provided for under this Declaration or at law or in equity on account of any such violation. In addition, such other rights or remedies will not be limited or otherwise affected if the Board of Directors elects not to pursue the imposition of any additional fees in the manner provided for in this Section 8.4(c).

Section 8.5 Lien for Assessments. Upon recording of a notice of lien on any Lot, there shall exist a perfected lien for unpaid assessments and additional fees due hereunder of priority and superior to all other liens, except (1) all taxes, bonds, assessments, and other levies which by law would be superior thereto, and (2) the lien or charge of any first Mortgage of record (meaning any recorded Mortgage with first priority over other Mortgages) made in good faith and for value. Such lien, when delinquent, may be enforced by suit, judgment, and foreclosure.

The Association, acting on behalf of the Owners, shall have the power to bid for the Lot at Foreclosure sale and to acquire and hold, lease, mortgage, and convey the same. During the period in which a Lot is owned by the Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no assessment shall be levied on it; and (c) each other Lot shall be

charged, in addition to its usual assessment, its equal pro rata share of the assessment that would have been charged such Lot had it not been acquired by the Association as a result of Foreclosure. Suit to recover a money judgment for unpaid assessments and attorney's fees shall be maintainable without foreclosing or waiving the lien securing the same.

Section 8.6 Reserve Budget and Capital Contribution. The Board shall annually prepare a reserve budget to take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board shall set the required capital contribution in an amount sufficient to permit meeting the projected needs of the Association, as shown on the budget, with respect to amount and timing by annual assessments over the period of the budget. The capital contribution required, if any, shall be fixed by the Board and included within and distributed with the applicable budget and notice of assessments, as provided in Section 8.3.

Section 8.7 Date of Commencement of Annual Base Assessments. The annual Base Assessments provided for herein shall commence as to each Lot on the day on which such Lot is conveyed to a Person other than Developer and shall be due and payable in such manner and on such schedule as the Board may provide. Annual Base Assessments and any outstanding Special Assessments shall be adjusted on a pro rata basis for such Lot according to the number of months then remaining in the then fiscal year of the Association and the number of days then remaining in the month in which such Lot is first conveyed. Base and Special Assessments for Lots in portions of any Additional Property hereafter submitted to the terms of this Declaration shall commence with respect to each such Lot on the day on which such Lot is conveyed to a Person other than Developer and shall be adjusted according to the number of months then remaining in the fiscal year of the Association and the number of days then remaining in the month in which such assessments commence. Anything contained herein to the contrary notwithstanding, Developer shall not be responsible for the payment of Base or Special Assessments on Lots which it or its affiliates own and which do not contain occupied residences (except as hereinafter provided), provided that Developer covenants and agrees to pay Base and Special Assessments for each Lot owned by Developer or an affiliate and containing occupied residences.

Section 8.8 Subordination of the Lien to First Mortgages. The lien of assessments, including interest, late charges, and costs (including reasonable attorneys' fees) provided for herein, shall be subordinate to the lien of any first Mortgage upon any Lot. The sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to judicial or non-judicial Foreclosure of a first Mortgage shall extinguish the lien of such assessments as to payments, which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from lien rights for any assessments thereafter becoming due.

ARTICLE IX

ARCHITECTURAL STANDARDS AND REQUIREMENTS

Section 9.1 Purpose. In order to preserve the natural setting and beauty of the Community, to establish and preserve a harmonious and aesthetically pleasing design for the Community, and to protect and promote the value of the Property, the Lots and all improvements located therein or thereon shall be subject to the restrictions set forth in Articles IX and X. Every grantee of any interest in the Property, by acceptance of a deed or other conveyance of such interest, agrees to be bound by the provisions of this Declaration including Articles IX and X.

Nothing shall be erected on any Lot, and no construction, which term shall include within its definition staking, clearing, excavation, grading, and other site work, no exterior alteration or modification of existing improvements and no plantings or removal of plants, trees, or shrubs shall take place except in strict compliance with this Article, until the requirements below have been fully met, and until the approval of the appropriate committee has been obtained pursuant to Sections 9.2 and 9.3 below. The Board may establish reasonable fees to be charged by the committees on behalf of the Association for reviewing of applications hereunder and may require such fees to be paid in full prior to review of any application.

This Article shall not apply to the activities of the Developer, nor to construction or improvements or modifications to the Common Areas by or on behalf of the Association.

The Board shall have the authority and standing, on behalf of the Association, to enforce in courts of competent jurisdiction decisions of the committees established in Sections 9.2 and 9.3 of this Article IX. This Article may not be amended without the Developer's written consent so long as the Developer owns any land subject to this Declaration or subject to Annexation to the Community.

The committees established in Sections 9.2 and 9.3 of this Article IX may be merged into one committee by Developer, in its sole discretion, during the Class B Control Period.

Section 9.2 New Construction Committee. The New Construction Committee (the "NCC") shall consist of at least three (3), but no more than five (5), persons and shall have exclusive jurisdiction over all original construction on any portion of the Property. Until one hundred percent (100%) of the Property has been developed and conveyed to purchasers in the normal course of development and sale, the Developer retains the right to appoint all members of the NCC, who shall serve at the discretion of the Developer. There shall be no surrender of this right prior to that time except in a written instrument in recordable form executed by Developer. Upon the expiration of such right, the Board shall appoint the members of the NCC who shall serve and may be removed at the discretion of the Board. The members of the NCC may include persons who are not Members of the Association. Members of the NCC may, or may not, be members of the Board and, if not members of the Board, may be compensated for serving as a NCC member and such costs shall be classified as a Common Expense.

The NCC shall prepare and, on behalf of the Board, shall promulgate design and development guidelines, variance rules and regulations, and application and review procedures. Copies of such guidelines, rules and regulations, and guidelines shall be available from the NCC for review. The guidelines and procedures shall be those of the Association, and the NCC shall have sole and full authority to prepare and to amend them. It shall make the guidelines and procedures available to Owners, Builders, and developers who seek to engage in development of or construction upon all or any portion of the Property and such Owners, Builders and developers shall conduct their operations strictly in accordance therewith.

The NCC shall be disbanded at the time that Dwellings have been constructed on all of the Lots in the Community, and the duties of the NCC shall thereafter be performed by the ASC.

Section 9.3 Architectural Standards Committee. The Board may establish an Architectural Standards Committee (the "ASC") to consist of at least three (3) and no more than five (5) persons, all of whom shall be appointed by and shall serve at the discretion of the Board. Members of the ASC may include persons who are not Members of the Association. Members of the ASC may or may not be members of the Board.

The regular term of office for each member shall be one year, coinciding with the fiscal year of the Association. Any member appointed by the Board may be removed with or without cause by the Board at any time by written notice to such appointee, and a successor or successors appointed to fill such vacancy shall serve the remainder of the term of the former member. The ASC shall elect a Chairman and Vice Chairman and he, or in his absence, the Vice Chairman, shall be presiding officer at its meetings. The ASC shall meet at least once in each calendar month, as well as upon call of the chairman, and all meetings shall be held at such places as may be designated by the chairman. A majority of the members shall constitute a quorum for the transaction of business, and the affirmative vote of a majority of those present in person or by proxy at a meeting of the ASC shall constitute the action of the ASC on any matter before it. The ASC is authorized to retain the services of consulting architects, landscape architects, urban designers, engineers, inspectors, and/or attorneys in order to advise and assist the ASC in performing its functions set forth herein. Such costs associated with the use of consultants shall be considered a Common Expense. Each member of the ASC may be paid a stipend or honorarium as from time to time determined by the Board.

The ASC shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing Lots or structures containing Lots and the open space, if any, appurtenant thereto; provided, however, the ASC may delegate this authority to the Board. Notwithstanding the above, the ASC shall not take any action or approve any plans inconsistent with the guidelines promulgated by the NCC while the NCC is in existence. The ASC shall promulgate detailed standards or procedures governing its areas of responsibility and practice, consistent with those of NCC. In addition thereto, the following shall apply: plans and specifications showing the nature, kind, shape, color, sizes, materials, and location of such modifications, additions, or alterations shall be submitted to the ASC for approval as to quality of workmanship and design and as to harmony of external design with existing structures and location in relation to surroundings, topography, and finished grade elevation. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his Dwelling, or to paint the interior of his Dwelling

any color desired; provided, modifications or alterations to the interior of screened porches, patios and similar portions of a Dwelling visible from outside the Dwelling shall be subject to approval hereunder. The ASC shall make every effort to approve or to disapprove such plans or to request additional information within twenty-one (21) days after submission of completed plans, proposals, specifications or drawings and any additional information having been requested by the ASC.

Section 9.4 No Waiver of Future Approvals. The approval of either the NCC or ASC of any proposals or plans and specification or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whatever subsequently or additionally submitted for approval or consent.

Section 9.5 Variance. The NCC may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations set forth by the NCC. Such variance may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration or a recorded Plat, or (c) stop the Committee from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance.

Section 9.6 Compliance with Guidelines. Any Builder, contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the terms and provisions of the guidelines and procedures promulgated by the NCC or ASC may be excluded by the Board from the Property without liability to any Person.

Section 9.7 Construction of Improvements. Dwellings may not be temporarily or permanently occupied until the exteriors thereof have been completed and a certificate of occupancy for such Dwelling has been issued. No shack, tent, barn, or other outbuilding shall be permitted on any Lot at any time, except for temporary structures for social functions as may be permitted by rules and regulations promulgated by the Board, nor shall any stable, poultry house, rabbit hut, pig pen or other similar yard structure be constructed or allowed to remain on any Lot.

Section 9.8 Responsibilities During Construction. In addition to those requirements listed in Sections 3.7 and 3.8; the lot owner shall be responsible that all the following conditions are met.

(a) Construction of a Dwelling on a Lot must be completed within nine (9) months from the date construction is commenced.

(b) When a basement and/or a foundation of a residence is constructed, stone shall be installed over the path of the driveway and shall be level with curb at the lot line to avoid curb breakup.

(c) No track vehicles or heavy equipment vehicles shall be operated or unloaded on any street.

(d) During the construction period, the Lot shall be maintained in a clean and orderly manner at all times. All loose shingles, lumber, bricks, blocks, drywall, insulation, or other building material which can blow onto adjacent Lots shall not be left lying around. Construction trash shall be contained in a trash fence and shall be removed from the Lot once per week or contained in a dumpster provided by a trash disposal service, which will empty the container as needed.

(e) The Lot Owner shall be responsible for removal of dirt, mud or debris or other foreign material of any kind which may be deposited upon the road or easements from construction on the Lot. If such deposits occur, then the Lot Owner shall make provisions to remove such deposits within five (5) days or the committee may remove such deposits and charge the Lot Owner. The Lot Owner shall comply with its obligations under drainage and storm water regulations and any soil erosion control plan in effect or as otherwise required by law.

(f) No outside toilets shall be permitted on any lot during construction without prior approval of the NCC.

(g) All utility services to the Lot, including, but not limited to, water, power, sanitary sewers, telephone or cable, shall be shown on the plot plan and said services shall not undermine the curbs or alter the subsurface or surface drainage system.

(h) At all times the Lot Owner shall ascertain that all storm water drainage swales per the approved engineering plans are adhered to and maintained to prevent ponding water.

(i) Upon completion of construction, each Owner shall cause its Builder and any other contractor to immediately remove all equipment, tools, and construction material and debris from the Lot on which such construction has been completed.

Section 9.9 Architectural Approval. To preserve the architectural and aesthetic appearance of the Community, no construction of improvements of any nature whatsoever shall be commenced or maintained by an Owner, other than Developer, with respect to construction affecting the exterior appearance of any Dwelling or with respect to any other portion of the Property, including, without limitation, the construction or installation of sidewalks, driveways, parking lots, mail boxes, decks, patios, courtyards, swimming pools, tennis courts, greenhouses, playhouses, tree houses, playground equipment, or similar structures, awnings, walls, fences, exterior lights, garages, guest or servants quarters, or other outbuildings, nor shall any exterior addition to or change or alteration therein be made (including, without limitation, painting or staining of any exterior surface), unless and until two (2) copies of the plans and specifications and related data (including, if required by the NCC or ASC, as the case may be, a survey showing the

location of trees of six (6) inches in diameter [measured six inches (6") above ground or larger] and other significant vegetation on such Lot) showing the nature, color, type, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the NCC or ASC as the case may be, as to the compliance of such plans and specifications with such standards as may be published by the respective committees from time to time including the harmony of external design, location, and appearance in relation to surrounding structures and topography. One copy of such plans, specifications, and related data so submitted shall be retained in the records of the respective committee, and the other copy shall be returned to the Owner marked "approved", "approved as noted", or "disapproved".

Following approval of any plans and specifications by a committee, representatives of the committee shall have the right during reasonable hours to enter upon and inspect any Lot, or other improvements with respect to which construction is underway to determine whether or not the plans and specifications therefor have been approved and are being complied with. In the event a committee shall determine that such plans and specification have not been approved or are not being complied with, the committee shall be entitled to enjoin further construction and to require the removal or correction of any work in place which does not comply with approved plans and specifications.

Section 9.10 Landscaping Approval. To preserve the aesthetic appearance of the Development, no landscaping, grading, excavation, or filling of any nature whatsoever with respect to the initial landscaping of a Lot shall be implemented and installed by an Owner other than Developer, unless and until the plans therefore have been submitted to and approved in writing by the appropriate committee. The provisions hereof regarding time for approval of plans, right to inspect, right to enjoin and/or require removal, and related matters shall also be applicable to any proposed landscaping, clearing, grading, excavation, or filling. The landscaping plan for each Lot must be carried out and completed within sixty (60) days after the completion of the Dwelling unless such deadline would fall between December 1 and April 1 in which event the landscaping plan for such Lot shall be completed no later than the next succeeding May 30.

Section 9.11 Approval Not a Guarantee. No approval of plans and specifications and no publication of standards shall be construed as representing or implying that such plans, specifications, or standards will, if followed, result in properly designed improvements. Such approvals and standards shall in no event be construed as representing or guaranteeing that any Dwelling or other improvement built in accordance therewith will be built in a good and workmanlike manner. Neither Developer, the Association, nor the NCC or ASC shall be responsible or liable for: (i) any defects in any plans or specifications submitted, revised, or approved pursuant to the terms of this Article IX; (ii) loss or damages to any person arising out of the approval or disapproval of any plans or specifications; (iii) any loss or damage arising from the noncompliance of such plans and specifications with any governmental ordinances and regulations; nor (iv) any defects in construction undertaken pursuant to such plans and specifications.

Section 9.12 Building Restrictions. All Dwellings and other structures shall be constructed in compliance with any and all applicable state, county and municipal zoning and building restrictions. Prior to any such grading, clearing, construction of impervious surface, building, or other construction activity, the Owner of any Lot which is subject to such rules, regulations, guidelines or restriction shall make such filings, including, without limitation, the filing of a site plan with the City of Noblesville, Town of Fishers or Hamilton County, Indiana, (or any other governmental authority having jurisdiction) and obtain such authorizations and permits as are required thereunder, and further, shall receive the prior written approval of the appropriate committee (NCC or ASC).

Section 9.13 Yard Light. Each Owner of a Lot shall install and maintain a uniform dusk-to-dawn light in the front yard of the Lot. The design, type and location of the yard light shall be designated by Developer or the Association from time to time for purposes of maintaining uniformity of appearance throughout different areas of Community. Unless otherwise specified by the Association, the yard light shall be located approximately six (6) feet from the driveway and no closer than six (6) feet from the right-of-way.

Section 9.14 Mailboxes. Each Owner of a Lot shall install and maintain a mailbox which shall be in accordance with the design and type of a mailbox required by Developer or the Association from time-to-time so as to maintain uniformity of appearance throughout different areas of the Community. The location of the mailbox is subject to the discretion of the Post Office servicing the area.

ARTICLE X
USE RESTRICTIONS



The Association, acting through its Board, shall have authority to make and to enforce standards and restrictions governing the use of the Property, in addition to those contained herein, and to impose reasonable user fees for use of Common Areas. Such regulations and use restrictions shall be binding upon all Owners and occupants until and unless overruled, cancelled or modified in a regular or special meeting of the Association by the vote of Members, representing a majority of the Total Vote and upon the consent of the Class B Member so long as such membership shall exist.

Section 10.1 Use of Lots. Except as permitted by Section 10.26 hereof, each Lot shall be used for residential purposes only, and no trade or business of any kind may be carried therein. No more than one (1) Dwelling shall be located on any Lot. The use of a portion of a Dwelling as an office by an Owner, or his tenant shall not be considered to be a violation of this covenant if Owner is in compliance with Section 10.26 below.

Section 10.2 Exterior Appearance. No chain link fences shall be permitted within the

Community, except with regard to maintenance areas within the Common Areas and those fences erected by the Developer. Further, no foil or other reflective material shall be used on any windows for sunscreens, blinds, shades, or other purposes nor shall any window-mounted heating or air conditioning units be permitted. Outside clotheslines or other outside facilities for drying or airing clothes are specifically prohibited and shall not be erected, placed, or maintained, nor shall any clothing, rugs, or other item be hung on any railing, fence, hedge, or wall. When not in use, all garage doors shall be kept closed.

Section 10.3 Signs. No signs of any kind shall be erected within the Community, or permitted within any windows, without the written consent of the Board, except standard real estate "for sale" signs, entry and directional signs installed by Developer and such signs as may be required by legal proceedings. No business signs, flags, banners or similar items advertising or providing directional information shall be erected by any Owner. If permission is granted to any person to erect a sign, including name and address signs within the Community, the Board reserves the right to determine the size and composition of such sign as it, in its sole discretion, deems appropriate.

Section 10.4 Parking and Prohibited Vehicles.

(a) **Parking.** Vehicles shall be parked only in the garages or on driveways serving the Lots. On street parking is highly discouraged. Garages shall be used for parking of vehicles and no other use or modification thereof shall be permitted which would reduce the number of vehicles that may be parked therein below the number for which the garage was originally designed. The Association may designate certain on-street parking areas for visitors or guests subject to reasonable rules.

No Owners or other occupants of any portion of the Community shall repair or restore any vehicles of any kind upon or within any Lot or within any portion of the Common Areas, except (i) within enclosed garages or workshops, or (ii) for emergency repairs, and then only to the extent necessary to enable the movement thereof to a proper repair facility.

(b) **Prohibited Vehicles.** Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trucks weighing in excess of three-quarters of a ton, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers shall be parked only in enclosed garages or areas, if any, designated by the Board. Stored vehicles and vehicles which are either obviously inoperable or do not have current operating licenses shall not be permitted on the Property except within enclosed garages. Notwithstanding the foregoing, service and delivery vehicles may be parked in the Property during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot or the Common Areas.

Section 10.5 Animals and Pets. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any portion of the Property, except that dogs, cats or other usual and common household pets may be permitted on a Lot, subject to rules and regulations adopted by the Association through its Board. However, those pets which are permitted by any Owner or occupant

to roam free, or, in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Lots or the Owner of any portion of the Community, shall be removed from the Community upon request of the Board; if the Owner fails to honor such request, the pet may be removed by the Board. No pets shall be kept, bred, or maintained for any commercial purpose. Dogs shall at all times whenever they are outside the Owner's Lot be confined on a leash held by a responsible person. No pet shall be permitted to leave its excrement on any portion of the Common Areas, and the Owner of such pet shall immediately remove the same. If an Owner elects to install any type of "invisible fence" or similar electronic restraining device to keep a household pet from leaving the boundaries of that Owner's Lot, the perimeter of any such invisible fence or similar electronic restraint will not be permitted to extend beyond the rear corners of the dwelling except to accommodate a garage access door.

Section 10.6 Quiet Enjoyment. No portion of the Property shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any portion of the Property that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort or serenity of the occupants of surrounding property. No noxious, illegal, or offensive activity shall be carried on upon any portion of the Property. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Property. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted within the Property. No electric insect killers may be used. The Developer or the Association may order the relocation of any woodpiles that are unsightly.

Section 10.7 Unsightly or Unkempt Conditions. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition on his or her Lot. The pursuit of hobbies or other activities, specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any part of the Property. Nothing which could cause embarrassment, discomfort, annoyance or nuisance to the occupants of other portions of the Community or which result in a cancellation of any insurance for any portion of the Community, or which would be in violation of any law or governmental code or regulation shall be permitted in the Community. Without limiting the generality of the foregoing provisions, no horns, whistles, bells or other sound devices, except security and fire alarm devices used exclusively for such purposes, shall be located, used, or placed within the Community. Any Owner, or his family, tenants, guests, invitees, servants, or agents, who dumps or places any trash or debris upon any portion of the Community shall be liable to the Association for the actual costs of removal thereof or the sum of \$150.00, whichever is greater, and such sum shall be added to and become a part of that portion of any assessment next becoming due to which such Owner and his Lot are subject.

Section 10.8 Antennas. No exterior antennas, aerials, satellite dishes, or other telecommunication apparatus (herein collectively referred to as "Antenna Systems") larger than

One (1) meter (i.e. 39.37") in diameter (the "Maximum Size") and intended for the reception of television, radio, satellite or other telecommunication signals of any kind shall be placed, allowed, or maintained upon any portion of any Lot. Any such Antenna System that does not exceed the Maximum Size shall be permitted on a Lot only if such Antenna System is aesthetically concealed by landscaping or otherwise installed so as not to constitute a nuisance or to otherwise be offensive to any other Lot Owners. Under no circumstances shall any such Antenna System be installed without the approval of the Board, or if such decision is delegated to it, the Architectural Standards Committee. In either case, the Board or the Architectural Standards Committee will not impair installation, maintenance or use of any such Antenna System and, in this regard, neither the Board nor the Architectural Standards Committee will (i) unreasonably delay or prevent installation, maintenance or use of any such Antenna System, (ii) impose any requirement which would unreasonably increase the cost of installation, maintenance or use of any such Antenna System, or (iii) preclude reception of an acceptable quality signal by any such Antenna System.

No radio or television signals, nor electromagnetic radiation, shall be permitted to originate from any Lot which may unreasonably interfere with the reception of television or radio signals within the Community, provided however that the Developer and/or the Association shall have the right, without obligation, to erect an Antenna System or cable system for the benefit of all or a portion of the Property, should any such master system or systems be utilized by the Association in a manner that requires the use of any such Antenna System. Except for the rights expressly reserved herein for the benefit of the Association, no commercial telecommunications towers may be placed on any Lot or on any Common Properties.

Section 10.9 Garbage Cans, Tanks, Etc. All mechanical equipment and other similar items on Lots shall be located or screened so as to be concealed from view of neighboring Lots, streets and property located adjacent to the Lot. No storage tanks of any kind shall be allowed upon a Lot. No rubbish, trash or garbage containers shall be stored or maintained outdoors except for such temporary storage necessary for immediate pick up of the trash and, in that event, trash shall be stored in appropriate containers.

Section 10.10 Subdivision of Lot and Time Sharing. Except for changes made by Developer with respect to Lots it owns, no Lot shall be subdivided or its boundary lines changed except with the prior written approval of the Board.

No Lot shall be made subject to any type of timesharing, fraction-sharing or similar program whereby the right to exclusive use of the Lot rotates among members of the program on a fixed or floating time schedule over a period of years.

Section 10.11 Firearms. The discharge of firearms within the Community is prohibited. The term "firearms" includes "B-B" guns, pellet guns, paint guns and other firearms of all types, regardless of size or caliber. Notwithstanding anything to the contrary contained herein or in the By-Laws, the Association shall not be obligated to take action to enforce this section.

Section 10.12 Pools. No above ground swimming pools shall be erected, constructed or

installed on any Lot; provided, nothing herein shall preclude installation and use of in ground pools, hot tubs or spas (subject to Article III, Section 3.7 and 3.8) with prior approval pursuant to Article IX of this Declaration.

Section 10.13 Tents, Trailers and Temporary Structures. Except as may be permitted by the Developer or the NCC during initial construction within the Property, no tent, utility shed, shack, trailer or other structure of a temporary nature shall be placed upon a Lot or the Common Areas. Notwithstanding the above, party tents or similar temporary structures may be erected for special events with prior written approval of the Board or the Developer.

Section 10.14 Outbuildings. No mini barns or outside storage facilities of any type are allowed.

Section 10.15 Drainage, Water Wells and Septic Systems. Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Person other than Developer may obstruct or rechannel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains. Developer hereby reserves for itself and the Association a perpetual easement across the Property for the purpose of altering drainage and water flow. No private water wells may be drilled or maintained and no septic tanks or similar sewerage facilities may be installed or maintained on any Lot, except for wells maintained solely for irrigation purposes. All such irrigation wells must receive the prior written approval of the ASC.

Section 10.16 Tree Removal. No trees shall be removed except for diseased or dead trees and trees needing to be removed to promote the growth of other trees or for safety reasons, unless approved in accordance with Article III and Article IX of this Declaration. In the event of an intentional or unintentional violation of this section, the violator may be required by the committee having jurisdiction to replace the removed tree with one (1) or more trees of such size and number, and in such locations, as such committee may determine in its sole discretion or as is dictated in Article III, Section 3.7 and Section 3.8.

Section 10.17 Traffic Regulation and Sight Distance at Intersections. All Lots located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain wherein it would create a traffic or sight problem. All vehicular traffic on the private streets and roads in the Community shall be subject to the provisions of the laws of the State of Indiana, Hamilton County, the City of Noblesville, and the Town of Fishers concerning operation of motor vehicles on public streets. The Association is hereby authorized to promulgate, administer, and enforce reasonable rules and regulations governing vehicular and pedestrian traffic, including modifications of those in force on public streets, within the Community. The Association shall be entitled to enforce any such rules and regulations by establishing such enforcement procedures as it deems necessary, including levying fines for the violation thereof. In the event of a conflict between such provisions

of the laws of the State of Indiana, Hamilton County, The City of Noblesville or the Town of Fishers, or any other public authority or agency, on the one hand, and such rules and regulations promulgated by the Association, on the other hand, any such conflict will be resolved in favor of application of any governmental rules and regulations, unless the rules and regulations imposed by the Association (i) are more stringent than those established by governmental authorities, and (ii) do not conflict with those rules and regulations established by governmental authorities. Only drivers licensed to operate motor vehicles by the State of Indiana or by any other state in the United States may operate any type of motor vehicle within the Community. All vehicles of any kind and nature which are operated on the streets in the Community shall be operated in a careful, prudent, safe and quiet manner and with due consideration for the rights of all residents of the Community.

Section 10.18 Utility Lines. No overhead utility lines, including lines for cable television, shall be permitted within the Community, except for temporary lines as required during construction and high voltage lines if required by law for safety purposes.

Section 10.19 Air Conditioning Units. Except as may be permitted by the Board, no window air conditioning units may be installed in any Lot.

Section 10.20 Lighting. Except for seasonal holiday decorative lights, which may be displayed between December 1 and January 10 only, all exterior lights must be approved in accordance with Article IX of this Declaration; provided, however, each Owner must continually maintain at its own expense a yard light of a design established by the Developer or the Association pursuant to Section 9.13.

Section 10.21 Energy Conservation Equipment. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed on any Lot unless it is an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the appropriate committee pursuant to Article IX hereof.

Section 10.22 Artificial Vegetation and Exterior Sculpture. No artificial vegetation shall be permitted on the exterior of any portion of the Property. Exterior sculptures, fountains, flags, and similar items must be approved in accordance with Article IX of this Declaration.

Section 10.23 Driveways. All driveways must be constructed of concrete and shall thereafter be maintained solely as concrete driveways unless otherwise approved by the Board.

Section 10.24 Wetlands, Lakes and Water Bodies. All wetlands, lakes, ponds, and streams within the Property, if any, shall be aesthetic amenities only, and no other use thereof, including without limitation, swimming, boating, playing or use of personal flotation devices, shall be permitted without the prior approval of the Board. The Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized

use of lakes, ponds or streams within the Property. No docks, piers, or other structures shall be constructed on or over any body of water within the Property, except such as may be constructed by the Developer or the Association.

Section 10.25 Fences. No hedges, walls, animal pens or fences of any kind shall be permitted on any Lot except as approved in accordance with Article IX of this Declaration. In this regard, the ASC may, from time to time, establish more specific fence guidelines and Owner's and/or prospective Owners shall be entitled to obtain a copy of any such guidelines from the Association and will be deemed to have notice and knowledge of any additional restrictions set forth therein, and bound by those restrictions, regardless of whether such Owner or prospective Owner actually obtained a copy of any such guidelines from the Association.

Section 10.26 Business Uses. No garage sale, moving sale, rummage sale or similar activity shall be conducted by an Owner within the Community without the approval of the Association. No trade or business may be conducted in or from any Lot, except that an Owner or occupant residing in a Dwelling may conduct business activities within the Dwelling so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Dwelling; (b) the business activity conforms to all zoning requirements for the Property; (c) the business activity does not involve persons coming onto the Property who do not reside in the Property or door-to-door solicitation of residents of the Community; and (d) the business activity is consistent with the residential character of the Community and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Property, as may be determined in the sole discretion of the Board.

The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involve the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefore. Notwithstanding the above, the leasing of a Lot or Dwelling shall not be considered a trade or business within the meaning of this section. This section shall not apply to any commercial property within the Community nor shall it apply to any activity conducted by the Developer, his engineer, or a Builder approved by the Developer with respect to its development and sale of the Property or its use of any Lots or Dwellings which it owns within the Property.

Section 10.27 Basketball Goals, Playground Equipment, Etc. No basketball goals shall be attached to any Dwelling and backboards shall be made only of transparent materials and the location of any basketball goal shall be subject to the approval of the ASC. No playground equipment, tree houses, or similar structures shall be erected on any Lot except in accordance with Rules and Regulations established by the Board from time to time or as otherwise approved by the Board. No full size portable goals will be allowed; however, small portable children's goals made of plastic are allowable so long as goals are kept away from public streets. These temporary goals shall be kept in the garage when not in use.

Section 10.28 On-Site Fuel Storage. No on-site storage of gasoline, heating or other fuels shall be permitted on any part of the Property except that up to five (5) gallons of fuel may be stored on each Lot for emergency purposes and operation of lawn mowers and similar tools or equipment, and the Association shall be permitted to store fuel for operation of maintenance vehicles, generators and similar equipment.

Section 10.29 Laws and Ordinances. Every Owner and occupant of any Lot or Dwelling, their guests and invitees, shall comply with all laws, statutes, ordinances and rules of federal, state and municipal governments applicable to the Property and any violation thereof may be considered a violation of this Declaration; provided, however, the Board shall have no obligation to take action to enforce such laws, statutes, ordinances and rules.

Section 10.30 Sales and Construction Activities. Notwithstanding any provisions or restrictions contained in this Declaration to the contrary, it shall be expressly permissible for Developer and its agents, employees, successors, and assigns to maintain and carry on such facilities and activities as may be reasonably required, convenient, or incidental to the completion, improvement, and sale of Lots and Dwellings or the developing of Lots and Dwellings, Common Areas, and Additional Property, including, without limitation, the installation and operation of sales and construction trailers and offices, signs and model Dwellings, all as may be approved by Developer from time to time, provided that the location of any construction trailers of any assignees of Developer's rights under this Section 10.30 shall be subject to Developer's approval. The right to maintain and carry on such facilities and activities shall include specifically the right to use Dwellings as model residences, and to use any Dwelling as an office for the sale of Lots and Dwellings and for related activities.

Section 10.31 Occupants Bound. All provisions of the Declaration, By-Laws and of any rules and regulations or use restrictions promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all occupants, guests and invitees of any Lot. Every Owner shall cause all occupants of his or her Lot to comply with the Declaration, By-Laws, and the rules and regulations adopted pursuant thereto, and shall be responsible for all violations and losses to the Common Areas caused by such occupants, notwithstanding the fact that such occupants of a Lot are fully liable and may be sanctioned for any violation of the Declaration, By-Laws and rules and regulations adopted pursuant thereto.

Section 10.32 Annexation. All Members are prohibited from remonstrating against annexation of the Fox Hollow at Geist community by the Town of Fishers.

ARTICLE XI

RULEMAKING

Section 11.1 Rules and Regulations. Subject to the provisions hereof, the Board may establish reasonable rules and regulations concerning the use of Lots and Dwellings, and the Common Areas and facilities located thereon. Copies of such rules and regulations and amendments thereto shall be furnished by the Association to all Members, and to any prospective Owner or prospective Mortgagee who, in either case, requests a copy of any and all such rules, regulations and amendments thereto, by first class mail upon the effective date of such rules and regulations and amendments thereto. Such rules and regulations shall be binding upon the Owners, their families, tenants, guests, invitees, servants and agents, until and unless any such rule or regulation be specifically overruled, cancelled, or modified by the Board or in a regular or special meeting of the Association by a majority of the Total Vote cast by the Members as set forth in the By-Laws, provided that in the event of such vote, such action must also be approved by Developer for so long as Developer owns any Lot or holds the unexpired option to submit Additional Property to the Community.

Section 11.2 Authority and Enforcement.

(a) Upon the violation of this Declaration, the By-Laws, or any rules and regulations duly adopted hereunder, including, without limitation, the failure to timely pay any assessments, the Board shall have the power, after fifteen (15) days written notice to Owner or occupant of said violation, and failure by said Owner or occupant to cure the violation: (R)

(i) to cause the Association to correct the violation at its own cost and expense, which said cost and expense shall constitute a continuing lien upon the Lot of the Owner or occupant who is guilty of such violation;

(ii) to suspend an Owner's right to vote in the Association; and

(iii) to suspend an Owner or occupant's right (and the right of his or her family, guests, and tenants) to use any of the Common Areas.

(iv) to impose special assessment and fines as set out in Section 8.4 (b)(c).

The Board shall have the power to impose all or any combination of these sanctions. An Owner or occupant shall be subject to the foregoing sanctions in the event of such a violation by him or her, his or her family, guests, or tenants. Any such suspension of rights may be for the duration of the infraction and or any additional period thereafter, such additional period not to exceed thirty (30) days per violation.

(b) Notwithstanding subsection (a) above, a violation or threatened violation of any of the covenants and restrictions contained in this Declaration and the provisions contained in the Articles of Incorporation and By-Laws of the Association, or any rules and regulations adopted hereunder, shall be grounds for an action at law or equity instituted by Developer, the Association, or any Owner against any person violating or threatening to violate any such covenant, restriction, rule, or regulation. Available relief in any such action shall include the recovery of damages; injunctive relief, either to restrain the violation or threatened violation or to compel compliance with the covenants, restrictions, rules or regulations; declaratory relief; the enforcement of any lien created by these covenants, restrictions, rules, or regulations; and the recovery of costs and attorneys' fees incurred by any party successfully enforcing such covenants, restrictions, rules, or regulations. Failure by the Developer, the Association, or any Owner to enforce any covenant, restriction, rule, or regulation shall in no event be deemed a waiver of the right to do so thereafter; provided, however, that no action shall be brought against either the Developer or the Association for failing to enforce or carry out any such covenants, restrictions, rules, or regulations.

ARTICLE XII

GENERAL PROVISIONS

Section 12.1 Control by Developer. Notwithstanding any other language or provision to the contrary in this Declaration, in the Articles of Incorporation, or in the By-Laws of the Association, Developer hereby retains the right to appoint and remove any member or members of the Board of the Association until the termination of the Class B Control Period as provided by Section 4.2 of the Declaration and the By-Laws. Every grantee of any interest in the Community, by acceptance of a deed or other conveyance of such interest, agrees that Developer shall have the authority to appoint and remove directors of the Association in accordance with these provisions. Upon the expiration of the period of Developer's right to appoint and remove directors of the Association, such right shall pass to the Members, as more specifically set forth in the By-Laws. At such time, Developer shall deliver to the new Board all books, accounts, and records, if any, which Developer has kept on behalf of the Association and any agreements or contracts executed by or on behalf of the Association during such period and which Developer has in its possession.

Section 12.2 Term. The covenants and restrictions of this Declaration shall run with and bind the Property, and shall inure to the benefit of and shall be enforceable by the Association or the Owner of any Property subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of sixty (60) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing, signed by more than seventy percent (70%) of the then Owners has been recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change said covenants and restrictions, in whole or in part, or to terminate the same, in which case this Declaration shall be modified or terminated as specified therein. The number of ten (10) year renewal periods shall be unlimited.

Section 12.3 Amendment. Prior to the conveyance of the first Lot to an Owner, Developer may unilaterally amend this Declaration. After such conveyance, the Developer may unilaterally amend this Declaration at any time and from time to time if such amendment is (a) necessary to bring any provision hereof into compliance with any applicable governmental statutes, rules or regulations, or judicial determination; (b) necessary to enable any reputable title insurance company to issue title insurance coverage on the Lots and the Dwellings; (c) required by an institutional or governmental agency or lender or purchaser of mortgage loans, including, for example, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to enable such lender or purchaser to acquire or purchase Mortgage loans on the Lots and the Dwellings; or (d) necessary to enable any governmental agency or reputable private insurance company to insure Mortgage loans on the Lots; provided, however, any such amendment shall not adversely affect the title to any Lot unless the Owner shall consent thereto in writing. Additionally, so long as it still owns any Property, the Developer may unilaterally amend this Declaration for any purpose, provided the amendment has no materially adverse effect upon any right of any Owner.

Thereafter and otherwise, this Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of Members representing at least two-thirds (2/3) of the Total Vote, and the consent of the Class B Member, so long as such membership exists. Any amendment to be effective must be recorded in the public records of Hamilton County, Indiana.

If an Owner consents to any amendment to this Declaration or the By-Laws, it will be conclusively presumed that such Owner has the authority so to consent and no contrary provision in any Mortgage or contract between the Owner and a third party will affect the validity of such amendment.

No amendment may remove, revoke, or modify any right or privilege of Developer without the written consent of Developer or the assignee of such right or privilege. No amendment or removal from the Declaration may be made to Section 10.32 Annexation.[®]

Section 12.4 Indemnification. The Association shall indemnify every officer, director, and committee member against any and all expenses, including counsel fees, reasonably incurred by or imposed upon such officer, director, or committee member in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board) to which he or she may be a party by reason of being or having been an officer, director or committee member. The officers, directors, and committee members shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers, directors and committee members shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association and the Association shall indemnify and forever hold each such officer, director and committee member free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer, director, or committee member or former officer, director, or committee member may be entitled. The Association shall, as a Common Expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

Section 12.5 Easements for Utilities, Etc. There is hereby reserved unto Developer, so long as the Developer owns any Property, the Association, and the designees of each (which may be any utility), blanket easements upon, across, over and under all of the Property as more specifically set forth in Article III, Section 3.4 of this Declaration. Without limiting the generality of the foregoing, there are hereby reserved for the water company supplying water to the Community, its successors and assigns, easements across all Lots and the Common Areas for ingress, egress, installation, reading, replacing, repairing, and maintaining water meter boxes.

Section 12.6 Interpretation. In all cases, the provisions set forth or provided for in this Declaration shall be construed together and given that interpretation or construction which, in the opinion of Developer or the Board will best effect the intent of the general plan of development. The provisions hereof shall be liberally interpreted and, if necessary, they shall be so extended or enlarged by implication as to make them fully effective. The provisions of this Declaration shall be given full force and effect notwithstanding the existence of any zoning ordinance or building codes which are less restrictive. The effective date of this Declaration shall be the date of its filing in the public records of Hamilton County, Indiana. The captions of each Article and Section hereof as to the contents of each Article and Sections are inserted only for limiting, extending, or otherwise modifying or adding to the particular Article or Section to which they refer. This Declaration shall be construed under and in accordance with the laws of the State of Indiana.

Section 12.7 Right of Entry. The Association shall have the right, but not the obligation, to enter onto any Lot for emergency, security, and safety reasons, and to inspect for the purpose of ensuring compliance with this Declaration, the By-Laws, and the Association rules, which right may be exercised by the Association's Board, officers, agents, employees, managers, and all policemen, firemen, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall only be during reasonable hours and after notice to Owner or occupant directly affected thereby. This right of entry shall include the right of the Association to enter a Lot and Dwelling to cure any condition which may increase the possibility of a fire or other hazard in the event an Owner fails or refuses to cure the condition within a reasonable time after request by the Board.

Section 12.8 Perpetuities. If any of the covenants, conditions, restrictions, or other provisions of this Declaration would be unlawful, void, or voidable for violation of the common law rule against perpetuities, then such provisions shall continue on for the maximum amount of time as allowed by Indiana Code 32-1-4.5-1, et seq. as amended from time to time.

Section 12.9 Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a vote of the Members representing at least two-thirds (2/3) of the Total Vote. However, this Section shall not apply to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) actions brought for collection of assessments, (c) proceedings involving challenges to ad valorem taxation, or (d) counterclaims brought by the Association in proceedings instituted against it. This section shall not be amended unless such amendment is made by the Developer or is approved as set forth in Section 12.3.

Section 12.10 Use of the Word "Fox Hollow at Geist". No Person shall use the word "Fox Hollow at Geist" or any derivative thereof in any printed or promotional material without the prior written consent of the Developer. However, Owners may use the terms "Fox Hollow at Geist" in printed or promotional matter where such term is used solely to specify that particular property is located within Fox Hollow at Geist, and the Association shall be entitled to use the word "Fox Hollow at Geist" in their respective names.

Section 12.11 Security. The Association may, but shall not be obligated to, maintain or support certain activities within the Property designed to make the Property safer than it otherwise might be. Neither the Association, the Developer, nor any successor Developer shall in any way be considered insurers or guarantors of security within the Property, nor be held liable for loss or damage to property, nor be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. All Owners and occupants of any Lot, tenants, guests and invitees of any Owner, as applicable, acknowledge that the Association, its Board and committees, Developer, or any successor Developer are not insurers and that each Owner and occupant of any Lot and each tenant, guest and invitee of any Owner assumes all risks for loss or damage to persons, to Lots and Dwellings and to the contents of Lots and Dwellings and further acknowledges that the Association, its Board and Committees, Developer, or any successor Developer have made no representations or warranties nor has any Owner, occupant, tenant, guest, or invitee relied upon any representations or warranties expressed or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any fire and/or burglar alarm systems or other security systems recommended or installed or any security measures undertaken within the Property.

Section 12.12 Notice of Sale or Transfer of Title. In the event that any Owner desires to sell or otherwise transfer title to his or her Lot, such Owner shall give the Board at least seven (7) days prior written notice of the name and address of the purchaser or transferee, the date of such transfer of title, and such other information as the Board may reasonably require. Until such written notice is received by the Board, the transferor shall continue to be jointly and severally responsible for all obligations of the Owner of the Lot hereunder, including payment of assessments, notwithstanding the transfer of title to the Lot.

Section 12.13 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 provision hereof apply either to corporations or other entities or to individuals, men or

women, shall in all cases be assumed as though in each case fully expressed.

Section 12.14 Severability. Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if the application of any provision of the Declaration to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and to this end the provisions of this Declaration are declared to be severable.

Section 12.15 Rights of Third Parties . This Declaration shall be recorded for the benefit of Developer, the Owners and their Mortgagees as herein provided, and by such recording, no adjoining property owner or third party shall have any right, title or interest whatsoever in the Community, except as provided for herein, or in the operation or continuation thereof or in the enforcement of any of the provisions hereof, and subject to the rights of Developer and Mortgagees as herein provided, the Owners shall have the right to extend, modify, amend, or otherwise change the provisions of this Declaration without the consent, permission, or approval of any adjoining owner or third party.

Section 12.16 No Trespass. Whenever the Association, the Developer, the New Construction Committee, the Architectural Standards Committee, and their respective successors, assigns, agents, or employees are permitted by this Declaration to enter upon or correct, repair, clean, maintain, preserve, or do any other action within any portion of the Community, the entering thereon and the taking of such action shall not be deemed to be a trespass.

Section 12.17 Notices. Notices required hereunder shall be in writing and shall be hand delivered or sent by United States Mail, postage prepaid. All notices to Owners shall be sent or delivered to such addresses as have been designated in writing to the Association, or if no address has been so designated, at the addresses of such Owners' respective Lots or Dwellings. All notices to the Association shall be delivered or sent in care of Developer at the following address:

Precedent Residential Development, LLC
9339 Priority Way West Drive
Suite 100
Indianapolis, Indiana 46240

or to such other address as the Association may from time to time notify the Owners. All notices to Developer shall be delivered or sent to Developer at the above address or such other address as Developer may from time to time notify the Association.

ARTICLE XIII

DEVELOPER'S RIGHTS

Any or all of the special rights and obligations of the Developer may be transferred to other Persons, provided that the transfer shall not reduce an obligation nor enlarge a right beyond that contained herein, and provided further, no such transfer shall be effective unless it is in a written instrument signed by the Developer and duly recorded in the public records of Hamilton County, Indiana; provided, however, Developer may assign any and all of its rights to the Association upon the end of the Class B Control Period. Nothing in this Declaration shall be construed to require Developer or any successors to develop any Additional Property.

Notwithstanding any provisions contained in the Declaration to the contrary, so long as the initial sale of Lots shall continue, it shall be expressly permissible for Developer to maintain and carry on upon portions of the Common Areas such facilities and activities as are convenient or incidental to the sale of such Lots, including, but not limited to, business offices, signs, model units, and sales offices, and the Developer shall have an easement for access to and use of such facilities. The right to maintain and carry on such facilities and activities shall include specifically, without limitation, the right to use Lots owned by the Developer and any clubhouse or community center which may be owned by the Association, as models and sales offices, respectively.

Notwithstanding anything contained herein to the contrary, during the Class B Control Period, Developer hereby reserves to itself the exclusive right to perform all the functions and responsibilities of the Association and to manage the Community in accordance with this Declaration. During such time, Developer will have the right to appoint any entity, including itself or an affiliated entity, to perform such management functions provided the compensation payable is comparable to the charge that would be made by any non-affiliated entity and any such management agreement shall be subject to cancellation by the Association upon no more than ninety (90) days notice.

So long as Developer continues to have rights under this Article, no Person shall record any declaration of covenants, conditions and restrictions, or similar instrument affecting any portion of the Property without Developer's review and written consent thereto, and any attempted recordation without compliance herewith shall result in such declaration of covenants, conditions and restrictions, or similar instrument being void and of no force and effect unless subsequently approved by recorded consent signed by the Developer.

This Article may not be amended without the express written consent of the Developer; provided, however, the rights contained in this Article shall terminate upon the earlier of (a) December 31, 2015, or (b) upon recording by Developer of a written statement that all sales activity has ceased.

IN WITNESS WHEREOF, a duly authorized officer of the undersigned Developer has executed this Declaration this 6 day of October, 2003.

PRECEDENT RESIDENTIAL DEVELOPMENT, LLC

By Douglas B. Wagner
Douglas B. Wagner, Vice President



CHICAGO TITLE

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Douglas B. Wagner, on behalf of Precedent Residential Development, LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations contained therein are true.

Witness my hand and notarial seal this 6 day of October, 2003.

My Commission Expires:

May 7, 2009

County of Residence:

Hamilton

Signature

Janet L. Howell

Printed

Janet L. Howell

Notary Public



CHICAGO TITLE

This instrument was prepared by and after recording return to:

James C. Carlino, Esq.
Bose McKinney & Evans, LLP
600 East 96th Street
Suite 500
Indianapolis, IN 46240

EXHIBIT "A"

Fox Hollow at Geist Legal Description

Based upon the field survey performed under my supervision, I am writing a modern description of the above described real estate.

LAND DESCRIPTION 1 - Total Parcel with Deeded Right-of-Way Takings

A part of the East Half of the Southeast Quarter of Section 11, Township 17 North, Range 5 East, Fall Creek Township, Hamilton County, Indiana, and being more particularly described as follows:

Beginning at the Southeast corner of said Southeast Quarter; thence North 00 degrees 28 minutes 28 seconds East (Assumed Bearing) along the East line of said Southeast Quarter 2,619.82 feet to the Northeast corner of said Southeast Quarter, said point also being the Southeast corner of The Springs of Cambridge, Section Seven recorded as Instrument No. 9902538 in Plat Cabinet No. 2, Slide No. 214, in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 30 minutes 34 seconds West along the South line of said The Springs of Cambridge, Section Seven 1,340.68 feet to the Northwest corner of said East Half, said point also being the Northeast corner of Highland Springs, Section Three, recorded as Instrument No. 11680, Book 8, Page 115-116, in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 29 minutes 21 seconds West along the East line of said Highland Springs, Section Three and along the East line Highland Springs, Section One recorded in Book 6, Page 22, in the Office of the Recorder of Hamilton County, Indiana 2,628.38 feet to the Southwest corner of said East Half, thence North 89 degrees 08 minutes 40 seconds East along the South line of said Southeast Quarter 1,341.53 feet to the to the Point of Beginning, containing 80.773 acres more or less.

Excepting therefrom that portion of real estate transferred to the Board of Commissioners of Hamilton County under Certificate of Payment and Order Transferring Real Estate as instrument #200200051389 and re-recorded as instrument #200200054588 in the Office of the Recorder, Hamilton County, Indiana,

Instrument #200200054588

A part of the East Half of the Southeast Quarter of Section 11, Township 17 North, Range 5 East, Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows:

Commencing at the southeast corner of said section, designated as point "10" on said plat; thence North 0 degrees 18 minutes 21 seconds East 6.098 meters (20.01 feet) along the east line of said section to the prolonged north boundary of County Road 1000 North; thence South 88 degrees 58 minutes 38 seconds West 6.098 meters (20.01 feet) along the prolonged boundary of said County Road 1000 North to the point of beginning of this description, which point of beginning is where the north boundary of said County Road 1000 North meets the west boundary of County Road 600 West; thence continuing South 88 degrees 58 minutes 38 seconds West 194.044 meters (636.63 feet) along the boundary of said County Road 1000 North to point "2113" designated on said plat; thence North 1 degree 01 minute 22 seconds West 16.764 meters (55.00 feet) to point "2111" designated on said plat; thence North 88 degrees 58 minutes 38 seconds East 168.000 meters (551.18 feet) to point "2109" designated on said plat; thence North 31 degrees 42 minutes 47 seconds East 20.190 meters (66.24 feet) to point "2105" designated on said plat; thence North 0 degree 18 minutes 21 seconds East 37.216 meters (122.10 feet) to point "2114" designated on said plat; thence Northwesterly 110.779 meters (363.45 feet) along an arc to the left and having a radius of 1,978.000 meters (6,489.50 feet) and subtended by a long chord having a bearing of North 1 degree 17 minutes 55 seconds West and a Length of 110.765 meters (363.40 feet) to point "2110" designated on said plat; thence North 2 degrees 54 minutes 11 seconds West 55.568 meters (182.31 feet) to point "2106" designated on said plat; thence North 87 degrees 05 minutes 49 seconds East 22.151 meters (72.67 feet) to the west boundary of said County Road 600 West designated as point "2108" on said plat; thence South 0 degrees 18 minutes 21 seconds West 238.045 meters (780.99 feet) along the boundary of said County Road 600 West to the point of beginning and containing 0.7234 hectares (1.788 acres), more or less. (basis of bearings on this instrument do not match the within plat).

Excepting therefrom that portion of real estate to be transferred to Hamilton County for Future Right-of-way on Olio Road per United Consulting Engineers and Architects Document:

Parcel 2
Opportunities Options, Inc.
Fee Simple

A part of the East Half of the Southeast Quarter of Section 11, Township 17 North, Range 5 East, Hamilton County, Indiana, and lying between the right of way lines shown on the attached Route Survey Plat, and described as follows:

Beginning at the northeast corner of said half-quarter section; thence South 00 degrees 28 minutes 41 seconds West 1,818.01 feet along the east line of said half-quarter section; thence South 87 degrees 16 minutes 13 seconds West 20.03 feet to the west boundary of Olio Road; thence continuing South 87 degrees 16 minutes 13 seconds West 72.67 feet to point "100" on said plat; thence North 00 degrees 42 minutes 22

seconds West 1,012.84 feet to point "105" on said plat; thence North 03 degrees 09 minutes 11 seconds West 300.27 feet to point "106" on said plat; thence North 00 degrees 42 minutes 22 seconds West 200.00 feet to point "107" on said plat; thence North 03 degrees 47 minutes 21 seconds East 309.48 feet to the north line of the owner's land; thence North 89 degrees 31 minutes 21 seconds East 98.77 feet along said north line to the west boundary of Olio Road; thence continuing North 89 degrees 31 minutes 21 seconds East 20.00 feet along said north line to the point of beginning and containing 4.761 acres, inclusive of the presently existing right of way which contains 0.835 acres, more or less, for a net taking of 3.926 acres, more or less.

For a net area containing 75.059 acres more or less.

Subject to all legal highways, rights of way, restrictions and easements of record.



CHICAGO TITLE

EXHIBIT "B"

By-Laws for the Association



CHICAGO TITLE

FOX HOLLOW AT GEIST HOMEOWNERS ASSOCIATION, INC.

ARTICLE 1

NAME, PRINCIPAL OFFICE AND DEFINITIONS

Section 1.1. Name. The name of the Association shall be Fox Hollow at Geist Homeowners Association, Inc. (hereinafter sometimes referred to as the "Association").

Section 1.2. Principal Office. The principal office of the Association in the State of Indiana shall be located at such place in the State of Indiana as the Board of Directors of the Association shall determine from time to time.

Section 1.3. Definitions. The words used in these By-Laws shall have the same meaning as set forth in that the recorded Declaration of Covenants, Conditions and Restrictions for Fox Hollow at Geist, a subdivision located in Hamilton County, Indiana (said Declaration of Covenants, Conditions and Restrictions for Fox Hollow at Geist, as amended, renewed, or extended from time to time, is hereinafter sometimes referred to as the "Declaration"), unless the context shall prohibit such meaning.

ARTICLE II

ASSOCIATION: MEMBERSHIP, MEETINGS, QUORUM, VOTING, PROXIES

Section 2.1. Membership. The Association shall have two (2) classes of membership, Class A and Class B, as more fully set forth in Article IV of the Declaration, the terms of which are specifically incorporated herein by reference.

Section 2.2. Place of Meetings. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Members as may be designated by the Board of Directors either within the Community or at a location as convenient thereto as possible and practical.

Section 2.3. Annual Member's Meetings. The first annual meeting of the Members of the Association (herein referred to as an "Annual Member's Meeting") will be held no later than Thirty (30) days after the date upon which Thirty Percent (30%) of the Lots have been sold or conveyed to Persons other than the Developer or Builders holding title solely for purposes of development or sale. Thereafter, Annual Member's Meetings will be held so as to occur at least thirty (30) days but not more than ninety (90) days before the close of the Association's fiscal year, on a date and at a time set by the Board of Directors. At the Annual Member's Meeting that occurs in the year in which the Class B Control Period ends, the Class A Members will have the opportunity to elect new Directors in the manner contemplated in Section 3.5, below. The failure to hold an Annual Member's Meeting at a time stated by or fixed in accordance with these By-Laws does not affect the validity of any corporate action or effect any forfeiture or dissolution of the Association.

Section 2.4. Special Meetings. The President may call special meetings. In addition, it shall be the duty of the President to call a special meeting of the Association if so directed by resolution of a majority of the Board of Directors or upon a petition signed by the Members stating the date, time, and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 2.5. Notice of Meetings. Written or printed notice stating the place, day, and hour of any meeting of the Members shall be delivered, either personally or by mail, by or at the direction of the President or the Secretary or the officers or persons calling the meeting, to each Member entitled to vote at such meeting, not less than ten (10) days nor more than fifty (50) days before the date of such meeting.

If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the Member at his address as it appears on the records of the Association, with postage thereon prepaid.

Section 2.6. Waiver of Notice. Waiver of notice of a meeting of the Members shall be deemed the equivalent of proper notice. Any Member may, in writing, waive notice of any meeting of the Members, either before or after such meeting. Attendance at a meeting by a Member shall be deemed a waiver by such Member of notice of the time, date, and place thereof, unless such Member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed a waiver of notice of all business transacted thereafter unless objection to the call or convening of the meeting, of which proper notice was not given, is raised before the business is put to a vote.

Section 2.7. Adjournment of Meetings. If any meeting of the Association cannot be held because a quorum (as set forth in Section 2.11) is not present, the Members who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than five(5) nor more than thirty (30) days from the time the original meeting was called. At the reconvened meeting, if a quorum is present, any business which might have been transacted at the meeting originally called may be transacted. If a time and place for reconvening the meeting is not fixed by those in attendance at the original meeting or if for any reason a new date is fixed for reconvening the meeting after adjournment, notice of the time and place for reconvening the meeting shall be given to Members in the manner prescribed for regular meetings.

Section 2.8. Voting. Each and all of the votes that each Member is entitled to cast shall be cast either for or against the proposition subject to any vote, and no votes of a Member may be split. A proposition submitted for a vote hereunder shall be approved if the number of votes cast for such proposition are equal to or greater than the required minimum percentage as set forth in the Declaration or these By-Laws, and if no minimum percentage is set forth for such proposal, then a majority of the Total Vote shall be necessary for approval.

Section 2.9. Proxies. Members may assign by proxy their vote to any Board Member by proper written notification.

Section 2.10. Majority. As used in these By-Laws, the term "majority" shall mean those votes, Owners, or other group as the context may indicate totaling more than fifty percent (50%) of the total number.

Section 2.11. Quorum. Except as otherwise provided in these By-Laws or in the Declaration, the presence in person or by proxy of the Members representing a majority of the Total Vote of the Association shall constitute a quorum at all meetings of the Association.

Section 2.12. Conduct of Meetings. The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meeting and record in a minute book all resolutions adopted at the meeting, as well as a record of all transactions occurring at the meeting.

Section 2.13. Action Without a Meeting. Any action required by law to be taken at a meeting of the Members, or any action which may be taken at a meeting of the Members, may be taken without a meeting if written consent setting forth the action so taken is signed by all of the Members entitled to vote with respect to the subject matter thereof, and any such consent shall have the same force and effect as a unanimous vote of the Members. In procuring any such written consent, the use of electronic signatures on any such written consent, transmitted and/or received by the Association via electronic mail, will be recognized by the Association as the written consent of the Member who provides such an electronic signature, and the Association will have no further obligation to inquire further as to the legitimacy of any such electronic signature.

ARTICLE III

BOARD OF DIRECTORS: NUMBER, POWERS, AND MEETINGS

Section 3.1 Governing Body: Composition. The affairs of the Association shall be governed by a Board of Directors, each of whom shall have one (1) vote. The Directors shall be Members; provided, however, no Member and his or her spouse may serve on the Board at the same time unless such Member's spouse is also a Member by virtue of his or her ownership of another Lot in the Community. In the case of a Member that is a corporation, partnership or limited liability company or trust, only One (1) person, designated in writing to the secretary of the Association as the representative of such Person, shall be eligible to serve as a Director unless such Member has the right to designate more than one representative of such Member by virtue of that Member's ownership of another Lot in the Community.

Section 3.2 Directors During Class B Control. Subject to the provisions of Section 3.6 below, the Directors shall be selected by the Class B Member acting in its sole discretion and shall serve at the pleasure of the Class B Member during the Class B Control Period as defined in Section 5.2(b) of the Declaration.

Section 3.3. Right to Disapprove Actions. Prior to the expiration of the Class B Control Period, this Section 3.3 may not be amended without the express, written consent of the Class B Member.

Throughout the Class B Control Period, the Class B Member shall have a right to veto, reject, and otherwise disapprove of any actions that may have been otherwise authorized by a vote of the Members of the Association or by the Board or any committee of the Board or any committee of the Association created under the Declaration, if such matter was authorized without the consent of the Class B Member in the manner described more fully in this Section. The Class B Member's right to veto, reject or otherwise disapprove of any such action(s) shall be exercisable only by the Class B Member, or by a successor and/or assign of the then current Class B Member who is specifically identified by the then current Class B Member to assume the rights of the Developer under the Declaration in an instrument recorded in the Office of the Recorder of Hamilton County, Indiana. Any such action(s) vetoed, rejected or otherwise disapproved of by the Class B Member shall not be taken by the Association, by the Board or by any such committee, as applicable, or by any officer of the Association, and any actions taken

prior to any such veto, rejection or other disapproval by the Class B Member, in furtherance of any such vetoed, rejected or disapproved action shall be void as against the Association, the Board and/or any such committee.

In this regard, no action authorized by the Members of the Association, by the Board of Directors or by any committee of the Board or any committee of the Association created under the Declaration, shall become effective, nor shall any action, policy, or program be implemented until and unless:

(a) The Class B Member shall have received written notice of any and all meetings and proposed actions proposed for approval and/or approved at any such meetings of the Members or of the Board or of any such committee, in each instance, by certified mail, return receipt requested, or by personal delivery at the address that the Class B Member has registered with the Secretary of the Association (as such address may change from time to time), which notice (i) with respect to any meeting of the Members and/or any meeting of the Board of Directors, complies with the applicable requirements of Section 2.5 and/or Sections 3.8, 3.9, and 3.10, of these By-Laws, as applicable, (ii) with respect to meetings of any committee of the Board of Directors or of the New Construction Committee or the Architectural Standards Committee, is given at least Ten (10) days prior to the date of any such meeting, and (iii) sets forth in reasonable particularity the agenda to be followed at said meeting; and

(b) The Class B Member shall be given the opportunity at any such meeting to join in or to have its representatives or agents join in discussion from the floor of any prospective action, policy, or program to be implemented by the Association, the Board, any such committee. The Class B Member, its representatives, or agents shall make its concerns, thoughts, and suggestions known to the Members, Directors and/or members of any such committee.

(c) The Class B Member shall have and is hereby granted the power to veto, reject or otherwise disapprove of any such action, policy, or program authorized without the consent of the Class B Member or otherwise without compliance with the provisions of this Section. This power may be exercised by the Class B Member, its representatives, or agents at any time within ten (10) days following the meeting that otherwise approved of such action by providing written notice of such disapproval to the Members, the Board of Directors or applicable committee. This power to disapprove may be used by the Class B Member to prevent the Association, the Board or any such committee from taking any particular action, but shall not extend to the requiring that the Association, the Board, any Officer or Member of the Association take any affirmative action or counteraction on the behalf of any committee or the Board or the Association other than to discontinue and terminate any such actions in a manner reasonably calculated by the Board, the applicable Members or any Officer or committee member, as applicable, to minimize any obligations, exposure or liability of the Association for any such actions. The Class B Member shall not use its power to veto, reject or otherwise disapprove of any reduction of the level of services which the Association is obligated to provide or to prevent capital repairs or any expenditure required to comply with applicable laws and regulations.

Section 3.4. Number of Directors. The number of Directors in the Association shall be three (3) except that during the Class B Control Period the number may be more than three (3) at the option of the Class B Member.

Section 3.5. Election and Term of Office. Notwithstanding any other provision contained herein:

(a) During the Class B Control Period, each Director shall be appointed by the Class B Member and each such Director shall serve for a period commencing upon appointment by the Class B Member and ending on the earlier of (i) the date that the Class B Member gives such Director written notice of his or her termination as a Director of the Association (which notice the Class B Member shall be entitled to give at any time, in its sole discretion, with or without cause), or (ii) the last day of the fiscal year in which the Class B Control Period ends.

(b) On the last day of the fiscal year in which the Class B Control Period ends or, upon an earlier date specified by the Class B Member, in the Class B Member's sole discretion, the Association shall call a special meeting at which Members representing the Class A Members shall have the opportunity to be elected to act as members of the Board of Directors of the Association. The individual Directors initially elected by the Class A Members will be elected so that One (1) such Director shall serve a One (1) year term, One (1) such Director shall serve a Two (2) year term, and One (1) such Director shall serve a Three (3) year term.

(c) Each of the three (3) initial members of the Board of Directors that are elected by the Class A Members of the Association will commence their respective terms as Directors of the Association on the last day of the fiscal year in which the Class B Control Period ends. Such Directors shall serve staggered terms as specified in Section 3.5(b), above, of One (1) year, Two (2) Years and Three (3) Years, respectively, and thereafter, each such Director elected by the Class A Members will serve for a term of three (3) years, with the effect that one (1) position to serve as a member of the Board of Directors will be open for election in each subsequent year.

(d) Each Directors, whether appointed by the Class B Member during the Class B Control Period, or elected by the Members after the expiration of the Class B Control Period, shall hold office until the later of (i) the last day of the fiscal year in which the Class B Control Period ends (in the case of Directors appointed by the Class B Member), or (ii) their respective successors have been appointed or elected in accordance with these By-Laws.

(e) Directors may be appointed or elected to serve any number of consecutive terms.

Section 3.6. Removal of Directors and Vacancies. Following the Class B Control Period, any Director may be removed, with or without cause, by the majority vote of Members entitled to vote for the election of such Director. Any Director whose removal is sought shall be given notice prior to any meeting called for that purpose. In such a case, upon removal of a Director, a successor shall then and there be elected by the Members entitled to elect the Director so removed to fill the vacancy for the remainder of the term of such Director.

Any Director who has three (3) consecutive unexcused absences from Board meetings or who is delinquent in the payment of any assessment or other charge due the Association of more than thirty (30) days may be removed by a majority of the Directors present at a regular or special meeting at which a quorum is present, and a successor may be appointed by the Board to fill the vacancy for the remainder of the term. In the event of the death, disability, or resignation of a Director, a vacancy may be declared by the Board, and it may appoint a successor who shall serve for the remainder of the term of such Director who is no longer serving.

Section 3.7. Annual Meetings of the Board of Directors. The first annual meeting of the Board of Directors (the "Annual Board Meeting") shall be held within ten (10) days of the date set forth in Section 2.3 for first Annual Member's Meeting. Such Annual Board Meeting shall be held at such time and place as shall be fixed by the Directors that have been appointed by the Class B Member. Subsequent regular Annual Board Meetings of the Board shall be set by

the Board so as to occur at least thirty (30) days but not more than ninety (90) days before the close of the Association's fiscal year on a date and at a time set by the Board of Directors.

Section 3.8. Regular Meetings of the Board of Directors. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority vote of the Directors, but at least four (4) such meetings shall be held during each fiscal year with at least one (1) such meeting occurring in each calendar quarter. Notice of the time and place of each and any such regular meetings shall be communicated to each of the Directors not less than four (4) days prior to the meeting; provided, however, notice of a meeting need not be given to any Director who has signed a waiver of notice or a written consent to holding of the meeting.

Section 3.9. Special Meetings of the Board of Directors. Special meetings of the Board of Directors shall be held when called by written notice signed by the President of the Association or by any two (2) Directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be given to each Director by one of the following method:

- (a) by personal delivery;
- (b) by first class mail, postage prepaid;
- (c) by verbal telephone communication, either directly or to the Director or to a person at the Director's office or home who would reasonably be expected to communicate such notice promptly to the Director; or
- (d) by internet electronic mail transmission.

All such notices shall be given at the Director's telephone number or sent to the Director's street address or electronic mail address as shown on the records of the Association. Notices sent by first class mail shall be deposited into a United States mailbox at least four (4) days before the time set for the meeting. Notices given by personal delivery, by telephone or by electronic mail shall be delivered, telephoned or transmitted at least seventy-two (72) hours before the time set for the meeting.

Section 3.10. Waiver of Notice. The transactions of any meeting of the Board of Directors, however called and noticed or wherever held, shall be as valid as though taken at a meeting duly held after regular call and notice if (a) a quorum is present, and (b) either before or after the meeting each of the Directors not present signs a written waiver of notice, which waiver need not specify the purpose of the meeting. Notice of a meeting shall also be deemed given to any Director who attends such a meeting without protesting before or at its commencement about the lack of adequate notice.

Section 3.11. Quorum of Board of Directors. At all meetings of the Board of Directors, the Directors representing a majority of the members of the Board of Directors shall constitute a quorum for the transaction of business. If any meeting of the Board cannot be held because a quorum is not present, the Directors who are present at such meeting may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the date the original meeting was called. At the reconvened meeting, if a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

Section 3.12. Compensation of Directors. No Director shall receive any compensation from the Association for acting or otherwise serving as a member of the Board of Directors unless such compensation is first approved by Members representing a majority of the Total Vote of the Association at a regular or special meeting of the Association; provided any Director may be reimbursed for expenses incurred on behalf of the Association upon approval of a majority of the other Directors.

Section 3.13. Conduct of Meetings of the Board of Directors. The President shall preside over all meetings of the Board of Directors, and the Secretary shall keep a minute book of meetings of the Board of Directors, recording therein all resolutions adopted by the Board of Directors and all transactions and proceedings occurring at such meetings. Notwithstanding the presence and participation of the President and the Secretary of the Association at each and any such meeting of the Board of Directors, voting on matters being considered by the Board of Directors shall be limited to those individuals who are actually Directors.

Section 3.14. Action by the Board of Directors Without a Formal Meeting. Any action to be taken at a meeting of the Directors or any action that may be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors, and such consent shall have the same force and effect as unanimous vote.

Section 3.15. Powers of the Board of Directors. The Board of Directors shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do or cause to be done all acts and things as are not (by virtue of the provisions of the Declaration, the Articles, or these By-Laws) directed to be done and exercised exclusively by the Members or the membership generally.

The Board of Directors shall delegate to one of its members the authority to act on behalf of the Board of Directors on all matters relating to the duties of the managing agent or manager, if any, which might arise during any time period between meetings of the Board of Directors.

In addition to the duties imposed by these By-Laws, by the Declaration, or by any resolution of the Association that may hereafter be adopted, the Board of Directors shall have the power to establish policies relating to, and shall be responsible for performing or causing to be performed, the following, by way of explanation, but not limitation:

(a) preparation and adoption, in accordance with the Declaration, of annual budgets in which there shall be established the amount of general and special assessments or other amounts to be contributed by each Owner to the Common Expenses;

(b) making assessments to defray the Common Expenses, establishing the means and methods of collecting such assessments, and establishing the period of the installment payments of all annual assessment; provided, however, that unless otherwise determined by the Board of Directors, the annual assessment for each Lot's proportionate share of the Common Expenses shall be payable in equal monthly installments, with each such installment to be due and payable in advance on the first day of each month for said month;

(c) providing for the operation, care, upkeep, and maintenance of all of the Areas of Common Responsibility;

- (d) designating, hiring, and dismissing the personnel necessary for the operation of the Association and the maintenance, operation, repair, and replacement of its property and the Areas of Common Responsibility, and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and materials to be used by such personnel in the performance of their duties;
- (e) collecting the assessments, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to operate the Association; provided, any reserve fund may be deposited, in the Directors' best business judgment, in depositories other than banks;
- (f) making and amending rules and regulations;
- (g) opening of bank accounts on behalf of the Association and designating the signatories required (to the extent that the Association doesn't utilize the services of a manager or managing agent to collect and disburse all funds for and on behalf of the Association);
- (h) making or contracting for the making of repairs, additions, and improvements to or alterations of the Areas of Common Responsibility in accordance with the other provisions of the Declaration and these By-Laws after damage or destruction by fire or other casualty (to the extent that the Association doesn't utilize the services of a manager or managing agent to provide these services for the Community);
- (i) enforcing by legal means the provisions of the Declaration, these By-Laws, and the rules and regulations adopted by it and bringing any proceedings which may be instituted on behalf of or against the Members concerning the Association;
- (j) obtaining and carrying insurance including a Directors and officers policy against casualties and liabilities, as provided in the Declaration, and paying the premium costs thereof (to the extent that the Association doesn't utilize the services of a manager or managing agent to procure and provide such insurance coverage);
- (k) paying the cost of all services rendered to the Association or its Members and not chargeable directly to specific Members (to the extent that the Association doesn't utilize the services of a manager or managing agent to perform such obligations);
- (l) keeping books with detailed accounts of the receipts and expenditures affecting the Association and its administration, specifying the maintenance and repair expenses and any other expenses incurred (to the extent that the Association doesn't utilize the services of a manager or managing agent to perform such obligations);
- (m) making available to any prospective purchaser of a Lot, any Owner of a Lot, any first Mortgagee, and the holders, insurers, and guarantors of a first Mortgage on any Lot, current copies of the Declaration, the Articles of Incorporation, these By-Laws, any rules governing the Lot and all other books, records, and financial statements of the Association; and
- (n) permitting utility suppliers to use portions of the Common Areas reasonably necessary to the ongoing development or operation of the Property.

Section 3.16. Management. The Board of Directors may employ for the Association a professional management agent or agents at a compensation established by the Board of Directors to perform such duties and services as the Board of Directors shall authorize. The

Board of Directors may delegate to the managing agent or manager, subject to the Board's supervision, all of the powers granted to the Board of Directors by these By-Laws, other than the powers set forth in subparagraph (f), of Section 3.15 of this Article. The Developer, or an affiliate of the Developer, may be employed as managing agent or manager.

Section 3.17. Borrowing. The Board of Directors shall have the power to borrow money for the purpose of maintenance, repair, or restoration of the Areas of Common Responsibility. The Board shall also have the power to borrow money for other purposes; provided, the Board shall obtain approval in the same manner provided in Article VIII, Section 8.4, of the Declaration for Special Assessments in the event that the proposed borrowing is for the purpose of modifying, improving, or adding amenities and the total amount of such borrowing exceeds or would exceed five percent (5) of the budgeted gross expenses of the Association for that fiscal year. Notwithstanding anything to the contrary contained in the Declaration, these By-Laws, or the Articles of Incorporation, during the Class B Control Period, no Mortgage lien shall be placed on any portion of the Common Areas without the affirmative vote or written consent, or any combination thereof, of Members representing at least a majority of the Total Vote.

Section 3.18. Rights of the Association. With respect to the Areas of Common Responsibility and in accordance with the Articles of Incorporation and the Declaration, the Association shall have the right to contract with any person for the performance of various duties and functions. Without limiting the foregoing, this right shall entitle the Association to enter into common management, operational, or other agreements with trusts, condominiums, cooperatives, or neighborhood and other owners' or residents' associations, both within and without the Property. Such agreements shall require the vote or written consent, or any combination thereof, of the Directors representing a majority of the Total Vote.

The Association shall not be bound, either directly or indirectly, by any contract, lease, or other agreement (including any management contract) executed during the Class B Control Period unless such contract, lease, or other agreement contains a right of termination exercisable by either party without penalty at anytime, with or without cause, upon not more than ninety (90) days notice to the other party.

Section 3.19. Enforcement.

(a) Upon the violation by any Owner or occupant of the Declaration, these By-Laws, or any rules and regulations duly adopted hereunder, the Board shall have the power, after fifteen (15) days written notice to an Owner or occupant of said violation, and failure by said Owner or occupant to cure the violation: (i) to cause the Association to correct the violation at its own cost and expense (specifically including, but not limited to, the entry by the Association or its officers or agents on the Lot of the Owner in question to cure such violation or the towing of vehicles that are in violation of parking rules and regulations), which said cost and expense shall constitute a continuing lien upon the Lot of the Owner or occupant who is guilty of such violation; (ii) to suspend an Owner's right to vote in the Association; (iii) to suspend an Owner's right (and the right of such Owner's family, guest, and tenants) to use any recreational facilities located in the Common Areas or any right to use any of the recreational facilities described in Section 3.18, above; (iv) to assess a Special Assessment under Section 8.4(b) of the Declaration or (v) to assess an additional fee under Section 8.4(c) of the Declaration..

The Board shall have the power to impose all or any combination of these sanctions. An Owner shall be subject to the foregoing sanctions in the event of such a violation by such Owner,

his family, guests, or tenants. Any such suspension of rights may be for the duration of the infractions and/or any additional period thereafter, which additional period shall not exceed thirty (30) days per violation.

(b) Notwithstanding subsection (a) above, a violation or threatened violation of any of the covenants and restrictions contained in the Declaration and the provisions contained in the Articles of Incorporation or these By-Laws, or any rules and regulations adopted hereunder, shall be grounds for an action at law or equity instituted by the Association, acting through its Board of Directors, against any person violating or threatening to violate any such covenant, restriction, rule or regulation. Available relief in any such actions shall include the recovery of damages; injunctive relief, either to restrain the violation or threatened violation or to compel compliance with the covenants, restrictions, rules, and regulations; declaratory relief; the enforcement of any lien created by the covenants, restrictions, rules, or regulations, and the recovery of costs and attorneys' fees incurred by any party successfully enforcing such covenants, restrictions, rules, or regulations. Failure by the Association to enforce any covenant, restriction, rule, or regulation shall in no event be deemed a waiver of the right to do so thereafter; provided however, that no action shall be brought against the Association for failing to enforce or carry out any such covenants, restrictions, rules, or regulations.

ARTICLE IV

OFFICERS

Section 4.1. Officers. The officers of the Association shall be a President, Vice President, Secretary, and Treasurer, to be elected from among the members of the Board. The board of Directors may appoint such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed from time to time by the Board of Directors. Any two (2) or more offices may be held by the same person.

Section 4.2. Election, Term of Office, and Vacancies. The officers of the Association shall be elected annually by the Board of Directors at the first meeting of the Board of Directors as herein set forth in Article III. A Vacancy in any office arising because of death, resignation, removal, or otherwise may be filled by the Board of Directors for the unexpired portion of the term.

Section 4.3. Removal. An officer may be removed by a majority vote of the Board of Directors whenever in its judgment the best interest of the Association will be served thereby.

Section 4.4. Powers and Duties. The officers of the Association shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may from time to time specifically be conferred or imposed by the Board of Directors. The President shall be the chief executive officer of the Association. The Vice President shall perform the duties of the President when the President is unable to perform such duties. The Secretary shall have the care and custody of the corporate records, shall attend all meeting of the Board and shall keep, or cause to be kept in a book provided for such purpose, a true and complete record of the proceedings of such meetings when required. He shall also attend to the giving and serving of all notices of the Association. The Treasurer shall have primary responsibility for the care and investment of the Association's funds and for the preparation of the budget as provided for in the Declaration and may delegate all or part of the preparation and notification duties to a finance committee, management agent, or both.

Section 4.5. Resignation. Any officer may resign at any time by giving written notice to the Board of Directors, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 4.6. Agreements, Contracts, Deeds, Leases, Checks. All agreements, contracts, deeds, leases, checks, and other instruments of the Association shall be executed by at least two (2) officers or by such other person or persons as may be designated by resolution of the Board of Directors.

ARTICLE V

COMMITTEES

Section 5.1. General. Committees are hereby authorized to perform such tasks and to serve for such periods as may be designated by a resolution adopted by a majority vote of the Directors. Each committee shall operate in accordance with the terms of the resolution of the Board of Directors designating the committee or with rules adopted by the Board of Directors.

ARTICLE VI

MISCELLANEOUS

Section 6.1. Fiscal Year. The fiscal year of the Association shall be set by resolution of the Board of Directors. In the absence of a resolution, the fiscal year shall be the calendar year.

Section 6.2. Parliamentary Rules. Except as may be modified by Board resolution, *Robert's Rules of Order* (current edition) shall govern the conduct of Association proceedings when not in conflict with Indiana law, the Articles of Incorporation, the Declaration, or these By-Laws.

Section 6.3. Conflicts. If there are conflicts between the provisions of Indiana law, the Articles of Incorporation, the Declaration, and these By-Laws, the provisions of Indiana law, the Declaration, the Articles of Incorporation, and the By-Laws (in that order) shall prevail.

Section 6.4. Books and Records.

(a) **Inspection by Members and Mortgagees.** The Declaration, By-Laws, Articles of Incorporation, any amendments to the foregoing, the rules and regulations of the Associations, the membership register, books of account, and minutes of meetings of the Members, the Board, and committees shall be made available for inspection and copying (at a reasonable cost) by any holder, insurer, or guarantor of a first Mortgage on a Lot, Member of the Association, or by the duly appointed representative of the foregoing at any reasonable time and for a purpose reasonably related to his or her interest in the Lot at the office of the Association or at such other place within the Community or at the offices of any management agent as the Board shall prescribe.

(b) **Rules for Inspection.** The Board shall establish reasonable rules with respect to:

(i) notice to be given to the custodian of the records;

- (ii) hours and days of the week when such an inspection may be made; and
- (iii) payment of the cost of reproducing copies of documents requested.

(c) **Inspection by Directors.** Every Director shall have the absolute right at any reasonable time to inspect all books, records, and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a Director includes the right to make extracts and a copy of relevant documents at the expense of the Association, such expense to be reasonable.

Section 6.5. Notices. Unless otherwise provided in these By-Laws, all notices, demands, bills, statements, or other communications under these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by United States Mail, first class, postage prepaid:

(a) if to a Member, at the address which the Member has designated in writing and filed with the Secretary or, if no such address has been substituted, at the address of the Lot of such Member, or

(b) if to the Association, the Board of Directors, or the managing agent, at the principal office of the Association or the managing agent, if any, or at such other address as may be designated by notice in writing to the Members pursuant to this Section.

Section 6.6. Amendment. Prior to the conveyance of the first Lot, Developer may unilaterally amend these By-Laws. After such conveyance, the Developer may unilaterally amend these By-Laws at any time and from time to time if such amendment is (a) necessary to bring any provision hereof into compliance with any applicable governmental statutes, rules or regulations, or judicial determination; (b) necessary to enable any reputable title insurance company to issue title insurance coverage on the Lots and the Dwelling; (c) required by an institutional or governmental lender or purchaser of mortgage loans, including, for example, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to enable such lender or purchaser to make or purchase mortgage loans on the Lots and the Dwelling; or (d) necessary to enable any governmental agency or reputable private insurance company to insure Mortgage loans on the Lots; provided, however, any such amendment shall not adversely affect the title to any Lot unless the Owner shall consent thereto in writing. Additionally, so long as it still owns Property, the Developer may unilaterally amend these By-Laws for any other purpose, provided the amendment has no material adverse effect upon any rights of any Owner.

Thereafter and otherwise, these By-Laws may be amended upon the affirmative vote or written consent, or any combination thereof, of Members representing two-thirds (2/3) of the Total Votes in the Association, and the consent of the Class B Member, so long as such membership exists.

**FOX HOLLOW AT GEIST
ARCHITECTURAL STANDARDS, GUIDELINES & PROCEDURES
(NOT A RECORDED DOCUMENT)**

PREPARED October 13, 2003

As set out in the Declaration of Covenants, Conditions and Restrictions for Fox Hollow at Geist (recorded on 11/5/03 as Instrument Number 2003 00114454), the Fox Hollow at Geist New Construction Committee (NCC) and Architectural Standards Committee (ASC) has established the following Standards, Guidelines and Procedures. In order to establish and preserve a harmonious and aesthetically pleasing design for the community and to protect and promote the value of the Property, all owners by acceptance of a deed, shall be bound by these Standards, Guidelines and Procedures as well as all provisions of the Declaration of Covenants, Conditions and Restrictions.

The NCC and ASC shall have exclusive jurisdiction over any improvement, addition or alteration made on or to existing lots or structures on lots. **Prior written approval of the NCC for any improvement, addition or alteration must be obtained by all property owners within the Community.**

OBTAINING APPROVAL FROM THE NCC AND ASC.

Fully complete and submit an Architectural Approval form along with two (2) plot plans which show the exact location and dimensions of any improvement, additions or alterations proposed. A drawing or brochure of the proposed improvement shall also be attached to each plot plan. Submit all required information to: ®

Precedent Residential Development, LLC
9339 Priority Way West Drive, Suite 100
Indianapolis, Indiana 46240
Attr: Jim Stone

Approval or disapproval shall be made within twenty-one (21) days after proper submission to the NCC or ASC. It is the obligation of the owner to verify by registered mail that they have not received approval in 21 days. An additional ten days must be given for a response from the NCC or ASC. In no event shall the lack of a response relieve the Homeowner of the obligation to comply with all Architectural Standards, Guidelines and Procedures.

ARCHITECTURAL STANDARDS AND GUIDELINES

1. **Pools-** In ground pools may be approved; above ground pools shall not be allowed. State law or local ordinance may require specific fencing. **Hot tubs are permitted subject to approved location. Screening may be required.**

2. **Landscaping** – Additional landscaping needs approval and may not negatively impact another owner's view of a pond or common area or block traffic site lines. **Foundation plants within five feet of a home need no approval. Perimeter or corner landscaping does require approval.**
3. **Playground Equipment** – must be made of treated wood, cedar, redwood or plastic material and the location must be approved. Height restrictions and maintenance requirements may be imposed. **Trampolines are allowed, but do require approval in regard to location prior to installation. Screening may be required.**
4. **Fences** – Metal or vinyl clad chain link fences are not allowed. Cedar, treated wood or vinyl shadow box or picket style shall be the community standard. **Fence styles other than shadow box or picket will be considered on an individual basis. Any color other than natural wood is subject to approval. A four-foot maximum height is allowed except for privacy screening up close to the home. Fencing shall not extend forward of a line parallel to the rear wall of the home. Fencing shall extend from the rear of the home back toward the rear property lines unless otherwise approved for special circumstances. Fencing on Tree Conservation or Preservation Lots may not extend any closer to the rear property line than the rear building line. Fencing may be installed in front of the back plane of the house to accommodate a garage service door. All picket or one-sided fencing and privacy screens must be installed so that the rail side faces your property not your neighbors. Privacy screening is permitted to be six feet in height from the ground (not from the deck). Privacy screen is defined as providing privacy screening around a patio or deck area. The screening must be maintained within five foot of the deck/patio, but the screening may never extend beyond the foundation of a home to the property line. All privacy screening height is measured from the ground to the top of screening. No fencing shall be permitted to impede any drainage.**
5. **Outbuildings** – Mini barns shall not be allowed.
6. **Prohibited Vehicles & Parking** – Vehicles shall be parked only in the garages and on driveways. Continuous on-street parking is a violation. Owners shall not repair or restore vehicles in the driveway or street. Commercial vehicles, RV's campers, boats, trailers, and stored or inoperable vehicles shall be kept inside enclosed garages without exception. No overnight parking of trucks one (1) ton or a larger is allowed.
7. **Satellite Dishes** – Forty inches (40") in diameter is the maximum size allowed. Where possible, the location shall not be on the front of any house. Understanding that the dish must face southwest, the approved location shall be

concealed from view as much as possible. Screening may be required if installed on the ground.

8. **Garbage Cans** – shall be stored and maintained inside the residence or garage except on trash pickup days.
9. **Yard lights** – shall be installed approximately six feet from the driveway and six feet from the public sidewalk and shall be uniform by neighborhood. All owners shall replace burned out bulbs immediately.
10. **Pets** - No animals, livestock or poultry of any kind shall be raised, bred or kept in any Dwelling Unit or on any Lot or any of the Common Area, except that pet dogs, cats or customary household pets may be kept in a Dwelling Unit, provided that such pet is not kept, bred or maintained for any commercial purpose, and does not create a nuisance. Pets shall be taken outdoors only under leash or other restraint and while attended by its owner and the Association shall not be liable for any injury or damage to persons or property, including the Common Area, caused by any pet. The Board may adopt such other rules and regulations regarding pets as it may deem necessary from time to time, including, without limitation, a restriction on the number of pets, the prohibition of particular species or breeds, and the prohibition of pets in a particular area of the community.
11. **Basketball Goals** – all basketball goal backboards must be made of transparent material (or other material approved). Basketball goals may not be attached to the home. The location of all basketball goals must be approved prior to installation. Small (non-regulation) size Portable goals are allowed but shall never be located to encourage play in public right of way. Portable goals must be stored in the garage when not in use.
12. **Driveways** – shall be constructed of concrete material; no asphalt is allowed. All driveway extensions must be approved prior to installation.
13. **Mailboxes** – shall be of uniform style and color by neighborhood as determined by the NCC. Location is subject to the postal authority.
14. **Exterior Appearance** – The exterior of dwellings shall be kept in a neat and orderly manner. The exterior design and color of any improvement must be in conformity with the surrounding dwellings. The exterior design and color of any painting improvement must be in conformity with the surrounding dwellings. It is required that all paint color changes be approved. The ASC and/or Board may require repainting of a home or trim if the color is found not to conform.
15. **Room Additions** - to include screened or covered porches. All room additions must have the prior approval of the ASC. The roof shingles, siding

and windows must be identical to the existing home. A roof pitch equal to those of the home is preferred. Variances may be granted due to construction necessities.

16. **Dog Houses** - Doghouses may be allowed inside a fenced in yard, (including invisible fences) to provide protection to the dog during inclement weather. Landscape screening may be required. We do not, however, allow dogs to live in a doghouse on a permanent basis or be leashed to the doghouse.
17. **Building Requirements (New Construction)**- Please refer to the Declaration of Covenants and Restrictions, the Plat Restrictions for the section, and the "Process to Begin Construction" memo available from the Developer.



CHICAGO TITLE

1600
④

200400037848
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
06-02-2004 At 01:43 pm.
AMEND DECL 16.00

Cross Reference: Instrument No.: 2003-00114454

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR FOX HOLLOW AT GEIST**

This First Amendment to Declaration of Covenants, Conditions and Restrictions (this "Amendment") is made as of the 1st day of June, 2004 by Precedent Residential Development, LLC, an Indiana limited liability company ("Developer").

RECITALS

WHEREAS, Developer has executed that certain Declaration of Covenants, Conditions and Restrictions for Fox Hollow at Geist recorded in the Office of the Recorder for Hamilton County, Indiana, on November 5, 2003 as Instrument No. 2003-00114454 (the "Declaration") (all terms not otherwise defined herein and appearing with their initial letter capitalized shall have the meaning set forth in the Declaration);

WHEREAS, the Hamilton County Drainage Board (the "Drainage Board") has required, that the Declaration be amended as provided herein; and

WHEREAS, because this Amendment is being required by a governmental agency, the Developer may unilaterally amend the Declaration as provided herein pursuant to Section 12.3 of the Declaration.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer hereby amends the Declaration as follows:

1. Additional Insured. The policy for liability insurance required to be procured and maintained by the Association, Board or its duly authorized agent pursuant to Section 6.1 of the Declaration shall name the Drainage Board as an additional insured.

2. Indemnity of Drainage Board. The Association shall indemnify, defend and hold the Drainage Board harmless for any claims relating to the Association's failure to adequately maintain the drainage system on the Property, including without limitation the drainage pond, the emergency overflow from such pond, and the discharge inlet from such pond on the Property, by any owners of that property commonly known as 9798 Highland Spring, McCordsville, Indiana, more particularly described on Exhibit A attached hereto.

3. Full Force and Effect. Except as expressly modified by this Amendment, the Declaration shall remain in full force and effect.

4. Amendment of Declaration. The Declaration shall be deemed to be amended to reflect the provisions of such Amendment, and all references to the Declaration shall mean the Declaration as amended by this Amendment.

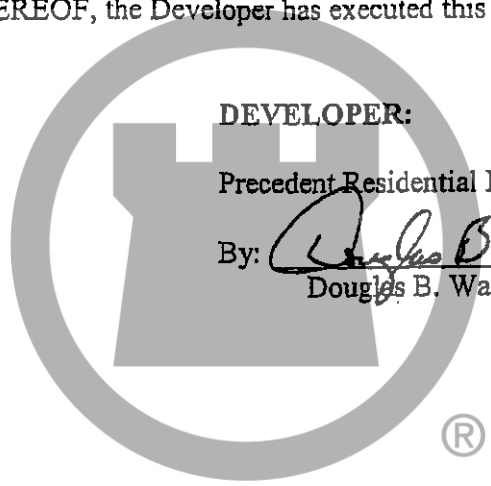
IN WITNESS WHEREOF, the Developer has executed this Amendment as of the date first above written.

DEVELOPER:

Precedent Residential Development, LLC

By:


Douglas B. Wagner, Vice President

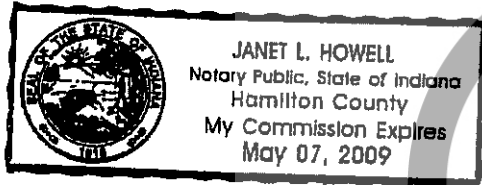


CHICAGO TITLE

STATE OF Indiana)
) SS:
COUNTY OF Marion)

Before me, a Notary Public in and for said State personally appeared Douglas B. Wagner, known by me to be the Vice President of Precedent Residential Development, LLC, an Indiana limited liability company, who acknowledged the execution of the above and foregoing First Amendment to Declaration of Covenants, Conditions and Restrictions, for and on behalf of said limited liability company.

WITNESS my hand and Notarial Seal this 1st day of June, 2004.



Janet L. Howell
Notary Public
Janet L. Howell
(Printed Signature)

County of Residence: _____

My Commission Expires: _____

This instrument prepared by and after recording return to: H. Antonio Setzer, Bose McKinney & Evans LLP, 135 North Pennsylvania, Suite 2700, Indianapolis, Indiana 46204.

CHICAGO TITLE

EXHIBIT A

Legal Description

Lot Numbered 23 in Highland Springs, Section 1, a Subdivision in Hamilton County, Indiana, as per plat thereof recorded in Plat Book 6, page 22 in the Office of the Recorder of Hamilton County, Indiana.



CHICAGO TITLE

COPY

Cross References:

Declaration of Covenants, Conditions and Restrictions for Fox Hollow at Geist, recorded on November 5, 2003 as instrument number **2003-00114454** in the office of the Recorder of Hamilton County, Indiana

First Amendment of Declaration of Covenants, Conditions and Restrictions for Fox Hollow at Geist, recorded on June 2, 2004 as instrument number **2004-00037878** in the office of the Recorder of Hamilton County, Indiana.

**SECOND AMENDMENT OF
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
FOX HOLLOW AT GEIST**

This Second Amendment of Declaration of Covenants, Conditions and Restrictions for Fox Hollow at Geist ("Second Amendment") is made to be effective this 15th day of May, 2007, and amends the Declaration of Covenants, Conditions and Restrictions for Fox Hollow at Geist, recorded on November 5, 2003 as instrument number 2003-00114454 in the office of the Recorder of Hamilton County, Indiana (the "Declaration"). All capitalized terms not defined herein shall have the meanings set forth in the Declaration.

RECITALS

WHEREAS, Developer desires to clarify and amend certain definitions as set forth in Article I of the Declaration.

WHEREAS, Section 12.3 of the Declaration provides that, as long as Developer still owns any Property, the Developer may unilaterally amend this Declaration for any purpose, provided the amendment has no material adverse effect upon any right of any Owner.

WHEREAS, the Developer still owns a portion of the Property.

2007028865 AMDE \$17.00
05/25/2007 03:22:19P 4 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

WHEREAS, the amendments and clarifications set forth in this First Amendment shall have no material adverse effect upon any right of any Owner.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Section 1.31 is hereby deleted in its entirety and replaced with the following:

Section 1.31 “Recreational Association” shall refer to a separate, not-for-profit corporation, which will be formed under the laws of the State of Indiana, to own and operate the Recreational Facilities. During the Recreational Facilities Control Period, the directors of the Recreational Association will be appointed by the Developer. During the Recreational Facilities Control Period, the number of directors of the Recreational Association shall be determined from time to time by the Developer, but in no event shall there be less than three (3) directors. After the Recreational Facilities Control Period, there shall be five (5) directors of the Recreational Association. Two (2) directors of the Recreational Association shall be appointed by the Association. Two (2) directors shall be appointed by Timberstone Homeowners Association, Inc. Until the date on which one hundred percent (100%) of the Lots in Timberstone and Fox Hollow have been sold or conveyed to persons (other than Declarant) or builders holding title solely for purposes of development or sale, the fifth (5th) director shall be appointed by Declarant. After such date, the fifth (5th) director shall be appointed by the Association in odd numbered years and by Timberstone Homeowners Association, Inc. in even numbered years. Such board of directors of the Recreational Association and will operate, or engage an independent management company to operate, the Recreational Facilities and all matters involving decisions as to the business affairs of the Recreational Association and the operation of the Recreational Facilities will be decided by the vote of a simple majority of the board of directors of the Recreational Association.

2. Section 1.32 is hereby deleted in its entirety and replaced with the following:

Section 1.32 “Recreational Facilities” shall refer to a swimming pool, bathhouse, basketball court, playground and related facilities that the Developer anticipates will be constructed in Timberstone, including, without limitation, pool filters, heaters, ladders, diving boards, life guard equipment, chairs, tables, fencing, decking, sidewalks, parking areas, basketball goals, playground equipment and related facilities.

3. Section 1.34 is hereby deleted in its entirety and replaced with the following:

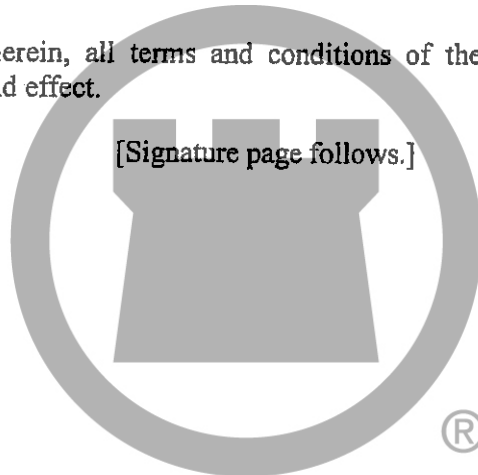
Section 1.34 “Timberstone” shall refer to a residential subdivision that Developer is developing on the real property located in the vicinity of the Community on 104th Street.

4. A new Section 1.40 is hereby added as follows:

Section 1.40 “Recreational Facilities Control Period” shall mean a period of time beginning as of the date of adoption of the By-Laws of the Recreational Association and extending to the earlier of: (i) the date on which seventy-five percent (75%) of the total number of Lots in Fox Hollow and Timberstone have been sold or conveyed to persons (other than Developer) or builders holding title solely for purposes of development or sale; or (ii) March 31, 2022.

Except as modified herein, all terms and conditions of the Declaration shall remain unchanged and in full force and effect.

[Signature page follows.]



CHICAGO TITLE

IN WITNESS WHEREOF, the undersigned has caused this Second Amendment to be executed effective as of the date written above.

DECLARANT:

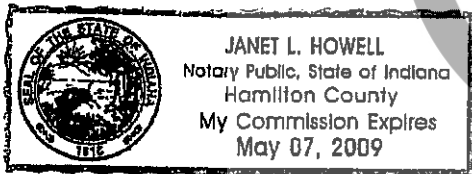
Precedent Residential Development, LLC

By: *Douglas B. Wagner*
Douglas B. Wagner, Senior Vice President

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Douglas B. Wagner, Senior Vice President, Precedent Residential Development, LLC, who acknowledged the execution of the foregoing Second Amendment of Declaration of Covenants, Conditions and Restrictions for Fox Hollow at Geist on behalf of such limited liability company, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 18th day of May, 2007.



Janet L. Howell
Notary Public



Printed Name

CHICAGO TITLE

My Commission Expires: _____
My County of Residence: _____

This instrument prepared by April R. Schilling, Attorney at Law, Locke Reynolds LLP, 201 North Illinois Street, Suite 1000, P.O. Box 44961, Indianapolis, Indiana 46244-0961.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. (April R. Schilling)