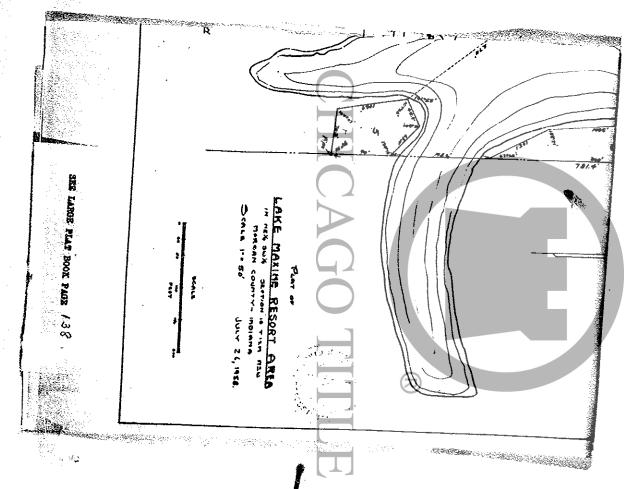
aler Vocating Street See Deel 271p. 283



8523

169

800K /50 PAGE

# DEDICATION

Fred Davidson and Nellie Davidson, his wife, owners of the above platted and divided into lots, roads and streets, in accordance with the annexed plat, the real estate hereinabove described. described real estate, hereby certify that they have laid off, The undersigned, Robert W. Davis and Maxine E. Davis, Herbert Davidson and Frances Davidson, his wife

and restrictions, which shall run with the land, owners or occupants Seld property and the use thereof shall be subject to 49 the following conditions present and future to-wit:

- subdivision shall be known as Lake Maxine Resort Area.
- for the use of All roadways, streets, drives the owners of the lots in 83 said subdivision. shown on said plat are
- installation and maintenance of utilities as shown and indicated XI) of said lots are subject to an easement for
- shall be erected, altered, placed or permitted to remain on any no mercantile or business establishment of any kind or character of said lots. No lot shall be used except for residential purposes;
- garage floors construction; concrete foundation, ... (500) square feet of floor space, exclusive of basement, All cottages or dwellings shall have at least fire the exterior shall be of standard material. and porches, and shall with recognized standard frame **Q** of solid masonry or or masonry hundred
- shore line or front property line of any lot, including porches, No dwellings shall be built nearer than 15 fest of the

or nearer than 5 feet to the side property line of any adjacent shore line adjacent thereto. Owners of lots fronting on the lake shall maintain the

- or other proper municipal or state authority. comply with the regulations of the Indiana State Board of Health, shall at all times, whether using a septic tank or outside toilet, toilets are constructed or used on said lots, soil in such a manner as to eliminate odors. treated through septic tanks or grease traps and filtered into the 7. All waste from bathrooms, sinks, laundry tubs shall be the owner thereof In the event outside
- No dumping of refuse, garbage or tin cans will be permitted.
- only for a reasonable time for construction. housing during the construction of buildings on the premises, shall be erected or used as a residence, except No trailer or other portable device, garage or outbuilding for temporary and
- 10. No lot owner shall permit poultry or livestock of upon said lots, except household pets.
- hereby promise bed. of firearms, hunting or firearm target practice is
- thereof in the best interests of the lot owners. as designated by the Omner and Lake Management for the proper use Ownership of any lot entitles the owner, members of his to be the free use of the lake, roads, drives N H said subdivision,
- Lake, provided however, the same shall not be powered with a motor Indiana waters of the Lake and the Each owner is entitled to place one boat only upon said Department of Conservation use thereof shall be governed

agents, servanid, or in or out of the waters of the answer in damages for any act or occurrence on or off the grounds, 14. Neither the Owner, employees, successors or assigns shall be held to the Lake Management, their differs, Lake •

and regulations for Lake for failure to obey such rules and regulations. is for a license only, which may be revoked by upon said Lake, The Owners it being agreed and understood that this provision the conduct and behaviour of persons permitted reserve the right to make reasonable rules the owners of said

of law any structure erected or maintained in violation of any of injunction, together with the right Omners and/or the above provisions and conditions is the Lake Management. enforce these provisions and conditions by to cause removal by due process hereby dedicated to the

and seals, this IN WITHESS WHER DOF, the parties - 57 day of July, 1958. here to have set their hands

Earbert Davidson

Frances Davidson

AND BAVIDSON Varul do

COUNTY OF MARION, SS: STATE OF INDIANA,

appeared the within named Robert and purposes the undersigned, Davidson, his wife, therein menubned Davidson and Frances Davidson, his wife, acknowledged the Notary Public in and for said Davi s Their and described. voluntary act and deed execution of the owners of the above

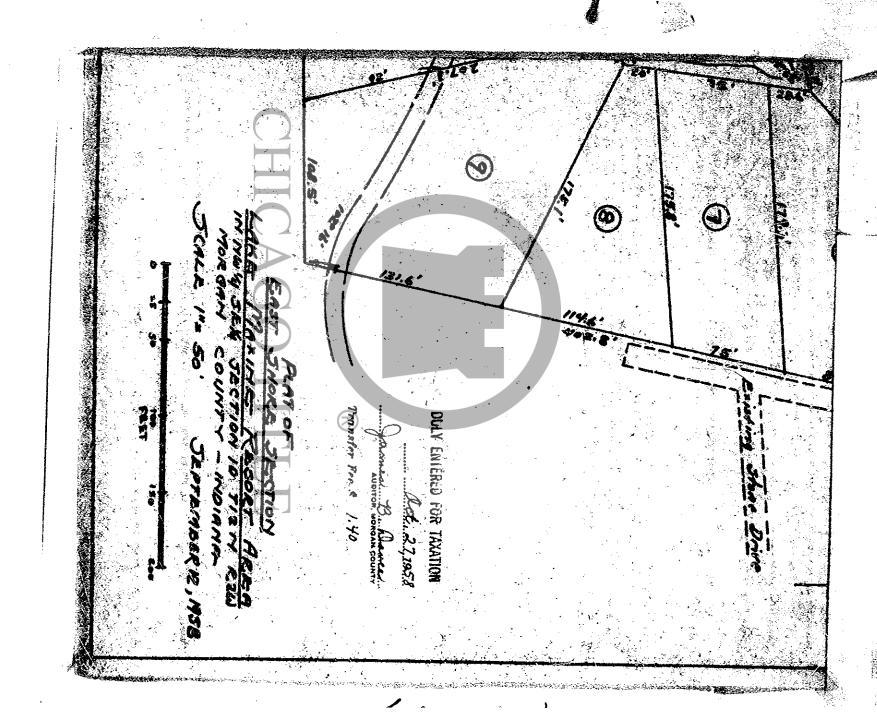
han d and notarial

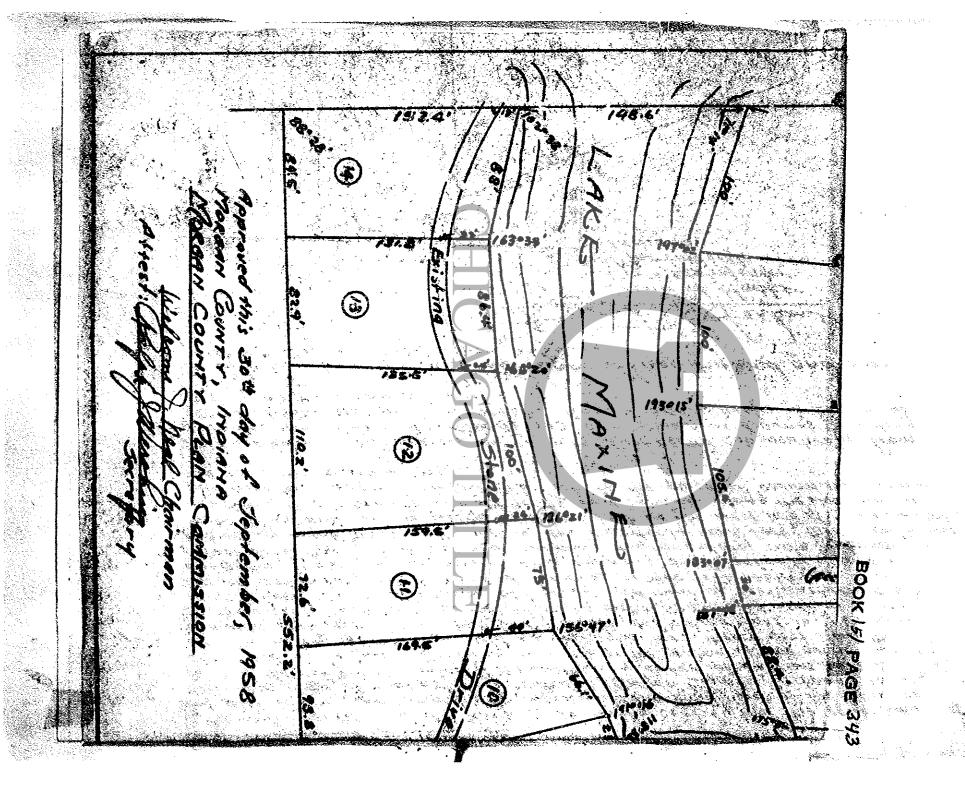
Public Dushman

record. APPROVED this 29th day of July, 1958, and entitled to

MORGAN COUNTY PLAN COMMISSION

Recorded this 30th day of July





# DEDICATION

Fred Davidson and Wellie Davidson, his wife, owners of the above platted and divided into lots, roads and streets, in accordance described real estate, hereby certify that they have laid off, husband and wife, Herbert Davidson and Frances Davidson, his wife, the annexed The undersigned, Robert W. Davis and Marine E. Davis, the real estate hereinabove described.

and restrictions, which shall run with the land, Omners or Said property and the use thereof by present and future occupants shall be subject to the following conditions to-wit:

- 担義なけ Shore. l. This subdivision shall be known as Lake Maxine Resort Area,
- Tor w use of the owners of the lots in said subdivision. All roadways, streets, drives as shown on said plat are
- installation and maintenance of utilities as shown and indicated All of said lots are subject to an easement for
- of said lots. shall be erected, altered, placed or permitted to remain on any no mercantile or lusiness establishment of any kind or character No lot shall be used except for residential purposes;
- the exterior shall be of standard material. foundation, with recognized standard frame or masonry construction; floors and porches, and shall be of solid masonry or soncrete (500) square feet of floor space, exclusive of basement, garage All cottages or dwellings shall have at least five hundred
- shore line or front property line of any lot, including porches, No dwelling shall be built nearer than 15 feet of the

shore line adjacent thereto. or mearer than Owners of lots fronting on the lake shall maintain the 'n feet to the side property line of any adjacent

- or other proper municipal or state authority. comply with the regulations of the Indiana State Board of Health, toilets are constructed or used on said lots, the owner thereof soll in such a manner as to eliminate odors. treated through septic all Mues, whether All waste from bathrooms, sinks, laundry tubs shall be tanks or grease traps and filtered into the using a septic tank or outside toilet, In the event outside
- No dumping
- only for a reasonable time for construction. housing during the construction of buildings on the premises, shall be erected or used as a residence, except for temporary No trailer of refuse, garbage or tin cans will be permitted. or other portable device, garage or outbuilding
- kind to be anartered upon said lots, 10. No let owner shall permit poultry or livestock of except bousehold pets.
- bereby prohibited. Use of firearms, bunting or Mrearm target practice is
- Ownership of any lot entitled owner, members of his
- Thereof as designated by the Owner and Lake Management for the proper use passways, freeways and grounds in said subdivision, family, invited guests to the free use of the lake, In the best interests of the lot owners. roads, drives, or elsewhere
- the Indiana Department of Conservation. provided Waters of Each owner is entitled to place one boat only upon said Town ward th e Lake and the use thereof shall be governed the same shall not be powered with a motor

BOOK /5/ PAGE

Person

Word Tage A said

and souditions by

hareby destance to riciation

isatom expires:

RAPHAEL D. DUSHMAN My concussion expires Aug. 1, 19 6

of September,

COUNTY PLAN COMMISSION

scorded the 28th day of October

PAGE

and the state of t This wadersigned, David M. Harker, so tereby certify that this plat is true and correct and represents the substration of the following describes kined of feet exists elimeted in Morgan County, Icalana, No-bit: Part of the markersh garrer of the counterst garrer of section in; focushed in Bortan 10; focushed in Fortal feet in the appropriate parter of section in; focushed in Fortal feet in the parter of read of the counters against garrer of section from the parter of the counters against garrer of feet inline of feet inline is there carriering right 90 segrees 12 sincles and remains counters again context in the root in a place of regioning southerstain plants and remains out the feet in the carrier of the ride of feet insection left ICI segrees 13 sincles and remains southerstain 145. I feet in the ride of the ride of feet insect officering left 10 segrees 13 sincles and running counterstain 145. I feet in the ride of the ratter feet insect officering left 10 segrees 13 sincles and running southerstain 145. I feet insect feet in the remaining southerstain 145. I feet insect feet in the remaining southerstain 145. I feet insect feet in print and running southerstain 145. I feet insect officering left 30 segrees 31 sincles and running southerstain 145. I feet insect officering left 30 segrees 145 sincles and running southerstain 145. I feet in the remaining southerstain 145. I feet in the running southerstain 145. I feet i (Moxine Resort Area - First) 3 7 This subdivision consists of 26 lots numbered consecutively from 1 to 26, isolusive. All disensions are second in figures denoting feet and sectial parts thereof. Angles are second in figures denoting degrees also missises. In attress mereof I have accente affixed my mand and seal told juth day of September, 1956. (b) Civil ingineer Martineville, Indiana **(** (1) (3) 7 (3) 0 M

# DEDICATION

platted and divided into lots, roads and streets; Fred Davidson and Wellie Davidson, The undersigned, Robert Herbert Davidson and Frances Davidson, his wife, hereby certify real estate W. Davis and Maxine E. Davis his wife, that they have laid off, hereinabove described. owners of the above in accordance

and restrictions owners or occupants property and the use thereof by present and future , which shall run with the shall be subject to the land, following conditions to-wit:

- Area, South Shore. This subdivision shall be known 0) 0) Leke Maxine Resort
- 707 use of the owners of the lots in said subdivision. All roadways, streets, drives as shown on said plat
- g installation and said plat All of said lots are subject to an easement maintenance of utilities as shown and indicated
- shall be erected, altered, placed or permitted to remain on any no mercantile or business establishment of any kind or character ÷ No lot shall be used except for residential purposes;
- the exterior shall be foundation, with recognized standard frame or masonry construction; floors and porches, (500) square feet cottages or dwellings shall have at least five hundred of floor space, exclusive of basement, and shall be of solid masonry or concrete of standard material. Barage
- line or front property line of No dwellings shall be built nearer any lot, than 15 feet including porches, of the

the shore line adjacent adjacent owner. or nearer than five (5) feet to the side property line of any Owners of lots fronting on the lake shall maintain there to.

- or other proper municipal or state authority. comply with the regulations of the Indiana State Board of Health, shall at all times, whether using a septic tank or outside toilet, toilets are constructed or used on said lots, soil in such a manner as to eliminate odors. treated through septic tanks or grease traps and filtered into the All waste from bathrooms, sinks, laundry tubs shall be the owner thereof In the event outside
- No dumping of refuse, garbage or tin cans will be permitted.
- only for a reasonable time for construction. housing during the construction of buildings on the premises, and shall be erected or used as a residence, except for temporary No trailer or other portable device, garage or outbuilding
- kind to be quartered upon said lots, except household pets. 10. No lot owner shall permit poultry or livestock of any
- 18 hereby prohibited. Use of firearms, hunting or firearm target practice
- as designated by the Owner and Lake Management for the proper use passways, freeways and grounds in said subdivision, family, invited guests in the best interests of the lot owners. Ownership of any lot entitled the owner, members of his to the free use of the lake, roads, drives, or elsewhere
- by the Indiana Departs of Conservation. and the waters of the Lake and the use thereof shall be governed Lake. provided however, 13. Each owner is entitled to the same shall not be powered with a motor, place one boat only upon said

BOOK 151 PAGE 353

or in or out answer in damages servants, employees, successors or assigns shall be held to Neither the Owner, of the waters of for any act or occurrence on or off the grounds, the Lake Management, their officers, the Lake.

Lake for failure to is for a regulations for license only, which may be The Owners reserve the right it being agreed and obey such rules and regulations. the conduct and behaviour of persons permitted revoked by the owners of said understood that this frovision make reasonable rules

the above provisions and injunction, law any structure erected or maintained in violation of 16. The right to enforce these provisions and conditions by cogether with the right to cause removal by due process the Lake Management. conditions is hereby dedicated to the any of

IN WITNESS WHEREOF, the parties here to have set their hands day of September, 1958.

| France          | Hor bert       | Robert W. |
|-----------------|----------------|-----------|
| rances Davidson |                | . 1       |
| Son             | Davis<br>Davis | Davis     |
|                 |                |           |
|                 |                |           |

STATE OF INDIANA

COUNTY OF MARION, SS:

above and foregoing instrument to be their voluntary described real husband and wife, Fred Davidson appeared the within named Robert W. County and State, this Before me, the undersigned, and Wellie Davidson, his wife, esta to, and acknowledged the Herbert Davidson ۲ ۲ day of September, 1958, personal ly a Motary Public in and for said and Frances Davidson, his wife, Davis and Maxine E. Davis, execution owners of the above

rom the uses purposes therein mentioned and described. act and deed

my hand and notarial

commission

Public.

RAPPLACE D. DUSHMAN
NY compassion expires Aug. 1, 1967

record. APPROVED this 30th day of September, 1958, B and entitled to

MORGAN COUNTY PLAN COMMISSION

Chairman

Recorded the 28th day of October A. 356T

Morgan County

# AMENDED COVENANTS AND RESTRICTIONS FOR LAKE MAXINE, INC.

As of March 19, 2005, the following items are replacements of items found in the Dedication for Lake Maxine, Inc., dated July 25, 1958, Original Covenants and Restrictions DR 150 p.169.

- #5. New builders of dwellings shall have at least 1,000 sq. ft. of floor space, exclusive of basement, garage floors and porches, and shall be of solid masonry of concrete foundation, with recognized standard frame or masonry construction; the exterior shall be of standard material.
- motors are allowed. #13. Two boats are allowed for each property owner - no power motors. However, electric

dated July 25, 1958. Original Covenants and Restrictions DR 150 p. 169 As of March 19, 2005, the following items are added to the Dedication for Lake Maxine, Inc.

- their renters activities to coincide with lake rules Property owners are responsible for their property, their lake dues and also responsible for
- who fails to pay fees after 12 months of being delinquent. All fees not paid after 12 months, may be subject to 12% APR. maintenance and fees. Each yearly payment (or arrangements for payment thereof) is due on or before June 1st of each year. Liens may be placed on the real property of each property owner Each property owner of Lake Maxine, Inc. shall be required to pay \$100.00 per year in lake

The above and foregoing, Lake Maxine Dedication Covenants and Restrictions, was passed on March 19, 2005 at a meeting of the members of Lake Maxine, Inc. An Indiana Not-For-Profit Corporation

| Julian 2, 3013             | My Commission expires:   | Witness my hand and Notarial Seal this 33 day of Muy | James Sloan                                | Signed by James Sloan, President of Lake Maxine, Inc., representing the members of Maxine, Inc. |
|----------------------------|--|--|--|---|
| Printed                    | Signature  | _day of _  |  | axime, Inc.,  |
| Ke II. e                   | Signature Keller La  | May 2005   |  | representing 1  |
| Cxc                        | 26   |  |  | he memb   |
| Printed Kellie Lec Wheeler | The state of the s | 10 / CO  | さい、これでは、これでは、これでは、これでは、これでは、これでは、これでは、これでは | ers of Lake   |

Prepared by: Doris E. Gibson, Sec. Treas.

Doris E. Gibson

MORGAN COUNTY RECORDER
KAREN BRUMMETT
CSD Date 06/06/2005 Time 08:
RECORDING:
T 200507238 Fage 1

Time 08:50:27 22:00 Page 1 bf 5

323

DR 150p 169

900K/50 PAGE /6

701.4 BAR SHEET TO SHEET SHEET SHEET A STATE OF THE PROPERTY OF THE STATE OF THE

Ù

edth the platted and divid Davidson and d into Wellio Davidson, his per acepted the hereby cortify that they have the real estate Robert W. Davis 200 erre. Frences Davidson, his wife stracts, equeenle Kaxine CHIMITS OF THE SECTION Ħ tro biat

poo do same Said pr nd the use ther toe subject 200 following para condi tion

- subdivision shall be Imd,
- Toy roadways, omners of the lots Streets, drives so Thom said subdirision. क्री विषय Lake
- S tion and maintenance of utilities as p fog lots are
- shall be erected, no moroanti le lots ₹ lot Ş shall be used except for business establichment altered, placed or permitted of any kind or character realdon tial ष्ठ Cur to upper
- construction; Barage floors foundation, LTV cottages or drollings shall have at least o-muba the exterior and porchas, and shall foot of floor space, recognized standard frame shall be of standard Ç oxclust vo solid masonry or of barement, firm. hundred
- dwellings shall be built front proporty line of any negrer than 15 including porches Teet.

CHR. Seg. LILLE WOODERALITE TO THE TANK OF THE CHR.

· 所以 然 是人人 的名 是一个人

eliers line adjacent thereto. we in a considere cener. Owners of lots fronting on the lake shall maintain the

A CARLE Wasts from bathrooms, sinks, laundry tubs shall be tollete are constructed or used on said lots, the owner thereof or other proper muntelpal'or buste authority. shall at all times, whether using a septic tank or outside toilet, soll in such a manner as to eliminate odors. In the event outside comply with the regulations of the Indiana State Board of Health, treated through septic tanks or grease traps and filtered into the

- housing during the construction of buildings on the premises, shall be erected or used as a residence, except 5% 9. The trailer or other purtable device, garage or outhuilding 8. Ho dumping of refuse, garbage or tin cans will be permitted. for temporary
- wind to be quertered upon seld lote, 10. He lot owner shall permit poultry or livestock of my except household pets.

only for a reasonable time for construction.

- hereby probibited. 10 480 - 177 E firearas, funding or firearm target practice
- When 12. "Ourswellp of say lot entition the comer, members of his en dostennas by the chorsoft an the best whiteharder of the lot estates. faully, invited guests to be the free use pasosnys, freedrys out grounds in said prodictaion, or elsechoro Comer cad Lake Naciagament for the proper use of the lake, roads, drives,
- Laba, provided however, the and the sessors of the bise nedn flue ered ene eestd es peletere ut menes meest met the Indiana Department of Conservation. color a di la benesad ed ton linda como use the roof chall pediteach ed

出る行為所以

中一日子の大学者 八世大学芸

or in or out of the answer in domages for any act employees, raters of #uccessors or occurrence on or off the grounds, ę, AK. ascigns shall be held to

- Lake for failure 18 for a license won said Lake, and regulations for it being agreed and understood that obey such rules and regulations. which may be revoked by the owners of said conduct and behaviour of the right to make reasonable rules persons permitted
- Owners and/or the injunction, together 10. Labo Management. and conditions is hereby dedicated to rected or maintained in enforce these provisions and conditions by rd. 5bt to nause removal by due process violation of any of

soals, this IN WITNESS WHER LOF, the parties hore to have set their hands day of July, 1958.

Davidson

Frances Davidson