

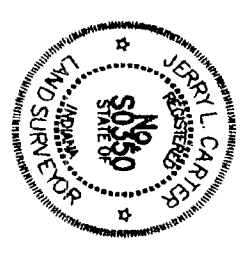
the undersigned, hereby certify that to the best of my professional knowledge, information and belief, the within plat accurately represents a survey performed under my supervision of part of the North Half of the Southeast Quarter of Section 26, Township 18 North, Range 2 East, Eagle Township, Boone County, Indiana, more fully described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence along the Section line and the approximate center line of Willow Road, South 00° 27'16" West 1320.27 feet to the Southeast corner of the North Half of said Southeast Quarter Section; thence along the Quarter Quarter Section line and the North described line of the Northview Subdivision, recorded in Plat Book 4, Page 180, the North described line of the Kenneth Robert Jeffries and Jeanette Ann Jeffries Property as recorded in Deed Record 177, Pages 600-601, the North described line of the Common Area of Oak Ridge Section II, recorded in Plat Book 8, Pages 7-9 and the North described line of the John T. Krug and Martha Krug Property as recorded in Deed Record 250, Pages 487-488 in the Boone County Recorder's Office, South 89°19'12" West 2673.67 feet to the Southwest corner of the North Half of said Southeast Quarter Section; thence along the West line thereof and the East described line of the Euladio F. Russell Property as recorded in Deed Record 250, Pages 45-47, North 00°15'38" East 456.40 feet; thence along a Southerly described line of the Murry Holliday Rogers Property as recorded in Deed Record 237, Pages 601-604, North 89°19'12" East 1773.78 feet; thence along an Easterly described line of said Rogers Property, North 00°27'16" East 863.77 feet; thence along the North line of said Southeast Quarter Section and a Southerly described line of said Rogers Property, North 89°18'55" East 901.44 feet to the Point of Beginning, containing 45.8900 Acres, more or less.

The within plot consists of 49 lots, numbered 1 thru 49 inclusive and common areas (C.A.). The sizes of the lots, common areas, and the width of the streets are shown in feet and decimal parts thereof.

Witness my signature this 22<sup>nd</sup> day of February, 1999.

*Jerry L. Carter*  
Jerry L. Carter, R.L.S. # 50350



Source of Title: Instrument #9812147 & Instrument #9812148 - LEFBO DEVELOPMENT CORPORATION.

The undersigned, LEFBO Development Corporation, the owner of record of all of the real estate described herein, does hereby lay off, plat and subdivide said real estate in accordance with the within plat:

This subdivision shall be known and designated as Ravinia, an Addition to the Town of Zionsville in Boone County, Indiana (Subdivision).

In order to afford adequate protection to all present and future owners of lots in this Subdivision, the undersigned hereby adopts and establishes the following subdivision restrictions ("Subdivision Restrictions"), consisting of protective covenants, each and all of which shall run with the land and inure to the benefit of and be binding upon the persons, firms, corporations and other legal entities from time to time in ownership of the lots in this Subdivision and all persons claiming under or through them:

1. NAME: This Subdivision shall be known and designated as Ravinia, a subdivision located in the Town of Zionsville, Boone County, Indiana.
2. STREET DEDICATION: The right of way for Willow Road shown and not heretofore dedicated is hereby dedicated to the public. All of the streets within the subdivision are private streets owned, and maintained by the homeowners association for use by those persons and classes of persons defined in the Declaration (as hereinafter defined).

establishes the following subdivision restrictions. All easements created hereby shall run with the land and inure to the benefit of and be binding upon the persons, firms, corporations and other legal entities from time to time in ownership of the lots in this Subdivision and all persons claiming under or through them:

1. **NAME.** This Subdivision shall be known and designated as **Ravinia**, a subdivision located in the Town of **Zionsville, Boone County, Indiana**.

2. **STREET DEDICATION.** The right of way for **Willow Road** shown and not heretofore dedicated is hereby dedicated to the public.

All of the streets within the subdivision are private streets owned, and maintained by the homeowners associated to the public. classes of persons identified in the Declaration (as hereinafter defined).

3. **SUBDIVISION OF LOTS.** No lot in the Subdivision shall be further subdivided to create additional lots, nor shall more than one single-family dwelling house be erected, altered, placed or permitted to remain on any lot within this Subdivision. To the extent otherwise permissible under applicable ordinances of the Town of Zionsville without replating, parts of a lot may be conveyed by metes and bounds description to the owner of an adjoining lot within this Subdivision for inclusion as a part of such adjoining lot, but only if such conveyance does not result in or create a violation of these Subdivision Restrictions or the development standards under applicable zoning ordinances of the Town of Zionsville, as from time to time amended or changed. In no event shall the real estate included within this plot be subdivided into more than forty-nine (49) lots, nor shall more than forty-nine (49) homes be erected in this Subdivision.

4. **TYPE, SIZE AND NATURE OF CONSTRUCTION, PERMITTED AND APPROVALS REQUIRED.** No single family dwelling house, garage, accessory building or other structure, recreational facility or improvements shall be erected, altered, placed or permitted to remain on any lot within this Subdivision without first obtaining the prior written approvals required in strict accordance with the terms and conditions of a certain Declaration of Covenants, Conditions and Restrictions of **Ravinia Subdivision**, recorded of even date herewith in the Office of the Recorder of Boone County, Indiana ("Declaration"), which approval shall be subject, among other things, to compliance with the minimum standards and other conditions and restrictions applicable to lot development as set forth in the Declaration.

5. **BUILDING SETBACK REQUIREMENTS.** Every single-family dwelling house, garage, accessory or recreational facility erected, placed or permitted to remain on a lot in this Subdivision shall be set back so as to comply with the building setback lines shown on the plot of this Subdivision. In a case where a single-family dwelling house and attached garage are erected, placed or permitted to remain on two or more adjoining lots in this Subdivision, the foregoing restrictions shall apply only to the lot lines of the extreme boundaries of the multiple lots.

6. **EASEMENTS.** The strips of ground shown on the plot of this Subdivision and marked "D.E.", meaning **Drainage Easements**, "U.E.", meaning **Utility Easements**, "S.E.", meaning **Sewer Easements** and "L.E.", meaning **Landscape Easements**, either separately or together, are created for the use of public utility companies, governmental agencies and the owners of the several lots within this Subdivision acting collectively as the Owners' Association (as defined in the Declaration) or the legal entity, if any, formed as a successor thereof, as follows: "Drainage Easements": (D.E.) are created to provide paths and courses for area and local storm drainage, either overhead or in adequate underground conduit, to serve the needs of this and adjoining ground and/or the public drainage system. No structures, including fences, shall be built on a Drainage Easement which will obstruct flow from the area being served, nor shall any changes be made in the finished grade elevations of any lot within this Subdivision, whether in connection with the construction of improvements thereon or otherwise, so as to modify, alter or change the location or depth of any drainage swales, ditches or creeks located within any such Drainage Easement without the approval of all Federal, State, County or Municipal authorities from whom approvals are required, or which modifications, alterations or changes impede, restrict or alter the natural flow of surface water drainage. "Utility Easements": (U.E.) are created for the use of public utility companies, not including transportation companies, for the installation, operation and maintenance of mains, ducts, poles, lines and wires necessary to provide utility service to a lot or lots within this Subdivision, subject to the condition that following any installation or maintenance, the affected area within such Utility Easement shall be returned to the condition existing prior thereto at the cost and expense of the party responsible for having any such work performed. "Sewer Easements": (S.E.) are created for the use of the local governmental agency having jurisdiction over any storm and sanitary waste disposal system which may be designed to serve this Subdivision for the purpose of installation and maintenance of sewers that are a part of said system. "Landscaping Easements": (L.E.) are created as set out in the Declaration for planting and/or maintenance of lawns, trees, shrubs and other plantings. The owner of any lot in this Subdivision shall take title to such lot subject to the rights of easements created hereby for the purposes hereinabove stated, which easement rights shall include the right of reasonable ingress and egress over, under, along and through such easement areas to effectuate such purposes.

7. TRACT "L". TRACT "L" as shown on the plat of the Subdivision is hereby dedicated to the Town of Zionsville for the purpose of operating, maintaining, reconstructing and improving the lift station and appurtenant structures located thereon following construction thereof by Developer and acceptance by the Town of Zionsville. Upon acceptance by the Town of Zionsville, it shall have sole and exclusive ownership of the lift station and appurtenant structures located within Tract "L" and sole and exclusive responsibility for the operation and maintenance thereof.

8. COMMON AREAS. Common Areas designated on the plat as "C.A. or Common Area" within this Subdivision are hereby dedicated for those purposes and shall be subject to those uses set forth in the Declaration. In addition to those areas so designated on the Plat, Developer may elect, in Developer's sole discretion and in the manner prescribed by the Declaration, to convert one of the lots in the Subdivision to a Common Area for recreational purposes and construction of certain recreational facilities thereon, to be used and enjoyed by the Owners of the lots within the Subdivision to the extent and in the manner set forth in the Declaration. All common areas are also drainage and utility easements and have the same uses and rights as stated in paragraph 7 hereof.

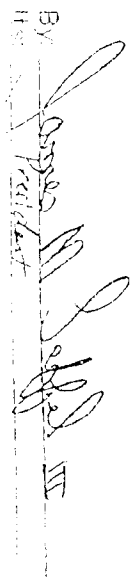
9. DECLARATION INCORPORATED BY REFERENCE. The Declaration of Covenants, Conditions and Restrictions of Ravinia (hereinafter defined as the "Declaration"), as from time to time amended or changed in accordance with the terms and provisions thereof, is hereby incorporated by reference and made a part hereof as if fully set forth herein.

10. RIGHTS OF ENFORCEMENT. In the event of the violation, or threatened violation, of any of the Subdivision Restrictions herein enumerated, Developer (as defined in the Declaration) or his nominee, the persons in ownership from time to time of any lot or lots in this Subdivision and all parties claiming under them, and the Zionsville Advisory Plan Commission shall have the right, individually, jointly or severally, to enforce these Subdivision Restrictions and pursue any and all remedies, at law or in equity, available under applicable Indiana law, with or without proving any actual damages, including the right to secure injunctive relief or secure removal by due process of any building, structure, improvement or facility not in compliance with these Subdivision Restrictions, and shall be entitled to recover reasonable attorney's fees and other legal costs and expenses incurred as a result thereof.

11. GENERAL. These Subdivision Restrictions may be amended or changed, but only to the extent that such amendments or changes do not affect any easements reserved or granted hereby or any rights or restrictions within the Declaration which are not subject to change under the express terms of the Declaration, upon the express written approval of the fee simple owners of at least forty (40) of the lots in this Subdivision, which amendments or changes shall become effective five (5) days following the date of recordation of the same in the Office of the Recorder of Boone County, Indiana. These Subdivision Restrictions shall run with the land and shall be binding on all parties claiming under them for a period of twenty-five (25) years from the date of recordation, and shall automatically extend for successive periods of ten (10) years each unless prior to the expiration of any ten (10) year period they are amended or changed as provided herein. Invalidity of any portion of these Subdivision Restrictions by judgment or decree shall in no way effect any of the other provisions hereof, the remainder of which shall remain in full force and effect.

IN WITNESS WHEREOF, LEFBO Development Corporation as fee simple owner of the real estate subdivided by the Plat of this subdivision, have caused these Subdivision Restrictions to be executed this 25 day of February, 1999.

LEFBO DEVELOPMENT CORPORATION

By  President

Before me, a Notary Public in and for said County and State, personally appeared James M. Leffel, III and acknowledged the execution of the foregoing Declaration of Covenants and Restrictions this 26<sup>th</sup> day of ~~FEBRUARY~~ NOVEMBER, 1999.

*Cheryl V. Dodge*  
Cheryl V. Dodge, Notary Public



My Commission Expires: June 10, 2001

My County of Residence: Boone

COMMISSION CERTIFICATE

PURSUANT TO THE REQUIREMENTS OF INDIANA CODE 36-7-3 et seq AS AMENDED OR SUPPLEMENTED, AND AN ORDINANCE ADOPTED BY THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL AS FOLLOWS:

STATE OF INDIANA, COUNTY OF BOONE:

APPROVED AT A PUBLIC MEETING OF THE ZIONSVILLE PLAN COMMISSION ON THE 16TH DAY OF NOVEMBER, 1998.

*Lana Funkhouser*  
President LANA FUNKHOUSER

*Carol King*  
Secretary CAROL KING

STATE OF INDIANA, COUNTY OF BOONE:  
APPROVED AT A PUBLIC MEETING OF THE ~~BOARD OF~~ TOWN COUNCIL FOR THE TOWN OF ZIONSVILLE ON THE 2<sup>nd</sup> DAY OF NOVEMBER 1998

*Thomas V. Eastford*  
President THOMAS EASTFORD

*Beverly Harves*  
CLERK/TREASURER BEVERLY HARVES

