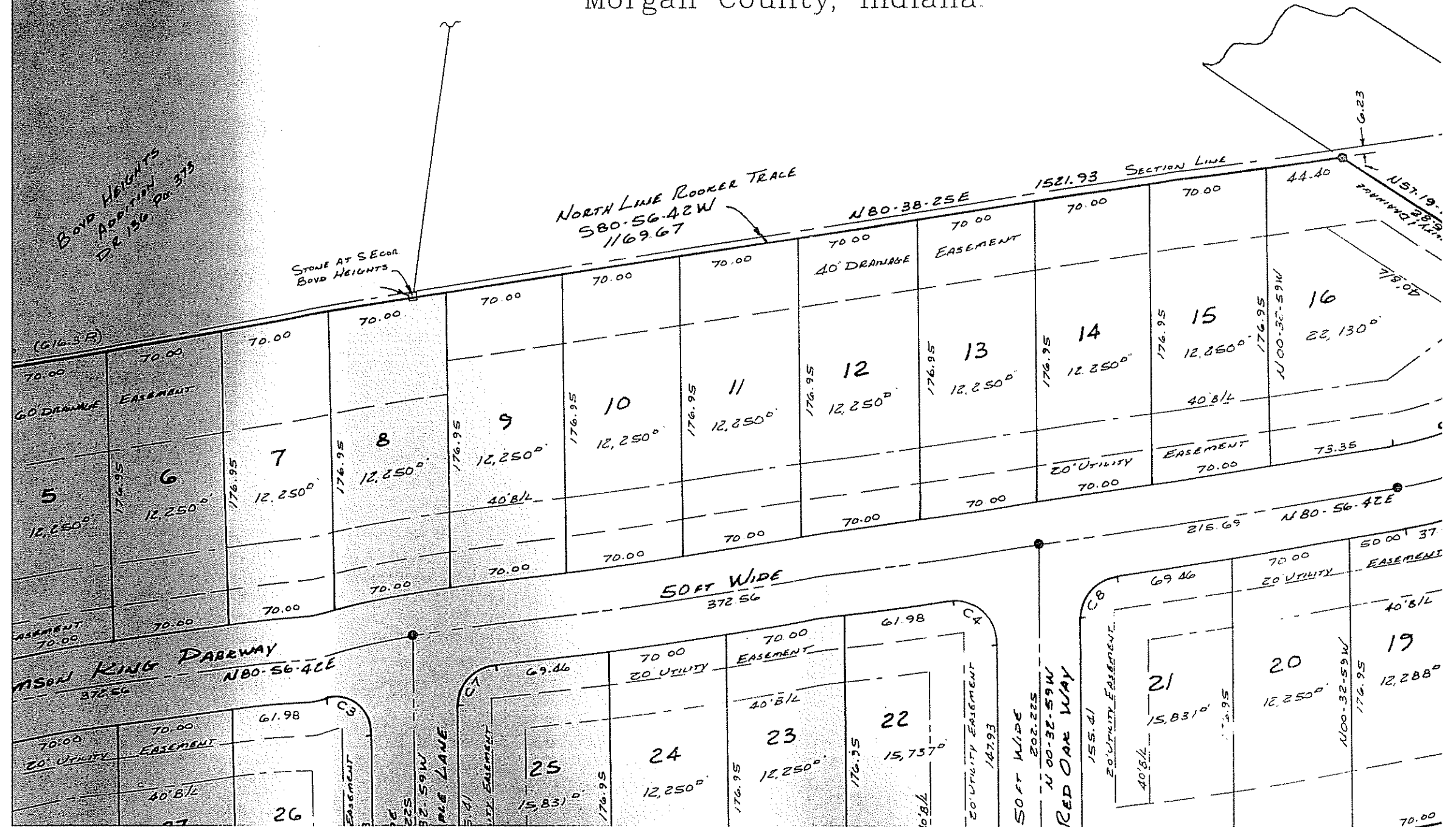
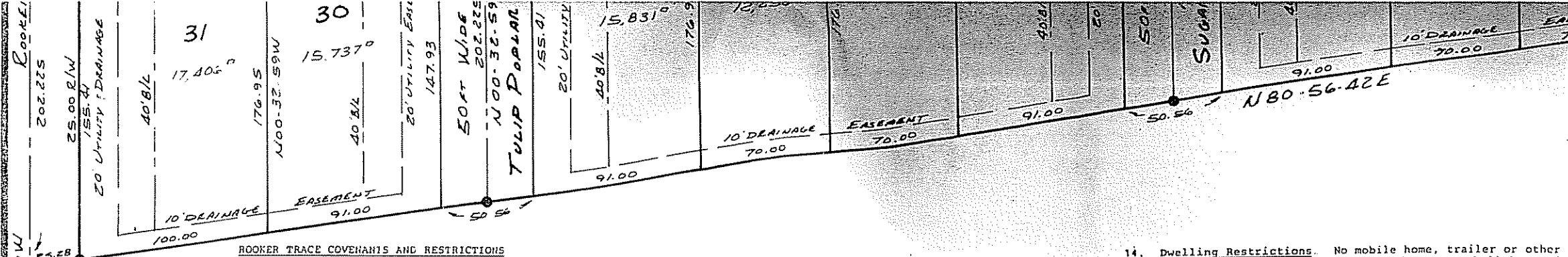


ROOKER TRACE, SECTION I

A subdivision in part of the Northwest Fractional Quarter and a part of the Northeast Quarter of Section 6, Township 13 North, Range 2 East, Brown Township Morgan County, Indiana.





ROOKER TRACE COVENANTS AND RESTRICTIONS

All purchasers of ROOKER TRACE shall take title subject to the following covenants and restrictions and shall be bound thereby. Reference may be made by recordation data for ROOKER TRACE, SECTION 1

1. Land Use All lots herein are for residential use only, limited to a single family dwelling per lot
2. Street Dedication All areas shown and designated as streets, if not heretofore dedicated, are hereby dedicated to the public
3. Building Location No building shall be located on any lot nearer to the front lot line, or nearer to the side street line than the setback lines per Mooresville building codes and this plat. For the purpose of this covenant, eaves, steps and open porches shall not be considered a part of the building; provided, however, that this shall not be construed to permit any portion of any building on any lot to encroach upon any other lot unless the other lot, or part thereof, is owned by the same owner. The division of a lot may thereby create an unbuildable remainder of a lot.
4. Utility Strips Areas, including access, designated as utility strips on the plat are dedicated as easements for the installation and maintenance of utilities reasonably and conveniently required. No structures shall be erected on or maintained within such areas. Maintenance is the responsibility of the owner.
5. Drainage Strips Areas designated as drainage easements on the plat are dedicated as easements for drainage of water. No structure shall be erected or maintained within such areas and drainage shall not be restricted. Maintenance is the responsibility of the lot owner.
6. Fences No fence shall be erected on or along any lot or lot line with intent to obstruct vision, light or air. All fences are to be erected reasonably so as to enclose the property and decorate the same without hindrance or obstruction of any other property. Stockade or privacy fences shall be constructed of wood, brick or stone and if over a height of forty-eight (48) inches, shall not be permitted any closer to the front of the lot than the front of the residence structure. All fences shall be maintained in good repair.
7. Signs No signs of any kind shall be displayed to the public view on any lot except for one sign of not more than five (5) square feet advertising the property for sale or rent. No more than four (4) signs no larger than five (5) square feet shall be allowed by builder or others to advertise the property during construction; however, any sign required by law may be displayed

during the construction period in addition to the permitted signs. This covenant has no application to marketing or promotional signage of the developer while lots are being sold

8. Vacant Lot Maintenance Vacant lots shall be maintained by the following terms: No trash shall be allowed to accumulate and grass or growth shall not be over eight (8) inches in height. Unsold lots shall be mowed and maintained by the developer. If sold lots are not mowed and maintained, the developer shall have the option to mow, or maintain the property, by removing trash or debris and charge the owner a reasonable fee.

9. Storage and Refuse Disposal No outside storage of equipment, materials, supplies, debris and unlicensed or inoperative vehicles (including unlicensed or inoperative recreation vehicles or boats) shall be permitted. Trash, garbage or other wastes shall not be kept except in sanitary containers. All equipment for the storage of such materials shall be kept in a clean and sanitary condition. No incinerators or trash burning shall be allowed.

10. Animals No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that each lot shall be allowed three (3) total of either dogs, cats or other household pets to be kept on any lot, provided they are not kept, bred or maintained for any commercial purposes. All animals shall be restricted to owners' property unless the animal is on a leash accompanied by the lot owner.

11. Nuisance No noxious or offensive activity shall be suffered or permitted to continue which may annoy or become a nuisance to a neighbor or the neighborhood, nor shall any unlawful act or activity be allowed whatsoever.

12. Auto Mechanics Except for minor or routine repair and maintenance of the owners' personal vehicles, no welding, restoration, reconstruction, overhauling, painting or other type of auto mechanics, whether for hire or otherwise, shall be permitted.

13. Architectural Control Committee An architectural control committee shall review and approve plans for the construction of residential dwelling houses and accessory buildings to promote harmony of design and compatibility with existing structures. The committee also shall approve any technical variation or exception from any construction requirements. The committee shall initially consist of two (2) of developer's representatives. The developer shall make all appointments until all lots are sold in Rooker Trace. Thereafter, the committee shall consist of five (5) resident owners.

14. Dwelling Restrictions No mobile home, trailer or other portable device or outbuilding, garage or basement shall be used as a residence. This provision shall not be construed to prevent a builder from using such for material or tool storage or office during the period of construction or a temporary office for developer's marketing or promotional purposes.

15. Building Type No dwelling shall exceed two and one-half (2½) stories in height. All dwellings must have an attached private garage for at least two (2) cars. One (1) residential accessory building, such as a mini-barn, not to exceed exterior measurements of twelve by twelve feet, shall be permitted per lot, and said accessory building must observe building setback lines. The accessory building shall be of wood construction, including exterior siding and shall have asphalt, cedar or fiberglass shingles.

16. Dwelling Quality and Size The ground floor of the main structure, exclusive of one-story open porches, basements and garages, shall be not less than one thousand two hundred (1200) square feet for a one-story dwelling nor less than one thousand six hundred (1600) square feet for a dwelling of more than one story, with at least a minimum of seven hundred (700) square feet on ground level. The first story shall have an exterior front of stone or brick, balanced, of at least thirty (30) per cent.

17. Construction Requirements

- a. Overhang (eaves) shall be a minimum of twelve (12) inches, excluding any exterior finish.
- b. The roof shall have a minimum of a 5/12 pitch and shingles shall be asphalt, cedar or fiberglass
- c. Exterior building materials shall be limited to brick, stone, natural stained or painted wood and vinyl siding. No log cabins, modular or mobile homes shall be permitted
- d. After construction, all lots shall be graded and landscaped. The grading shall be so as to provide positive drainage from the house as constructed. Positive drainage is drainage from the grade point beginning at the house of at least eight: and one-eighth (8 1/8) per cent down (one inch drop for every twelve inches distant, to a maximum twelve inch drop), or as determined by the Architectural Control Committee, considering specific lot characteristics
- e. All driveways and sidewalks are to be of concrete according to the building requirements of the Town of Mooresville and as required by developer. The location shall be approved by the Architectural Control Committee.

N 80-56-42 E
 202.225
 25.00 R/W
 155.4'
 20' UTILITY DRAINAGE
 40' 8 1/2"
 17,402
 31
 176.95
 100-32-59W
 40' 8 1/2"
 15,737
 30
 20' UTILITY EASE
 147.93
 50 FT WIDE
 202.225
 202.225
 100-32-59
 TULIP POPLAR
 155.41
 20' UTILITY
 40' 8 1/2"
 15,831
 176.9
 12,450
 170
 40' 8 1/2"
 20
 50
 50
 SUGAR
 91.00
 50.56
 91.00
 70.00
 70.00
 10' DRAINAGE
 70.00
 10' DRAINAGE
 70.00
 N 80-56-42 E
 91.00
 70.00
 EA

RE MAP OVER 2
 IRON MONUMENT
 SW COR. NW 1/4
 QUARTER SEC 6

AGE 0
 EASEMENT 70.00
 91.00
 1052.37

DEVELOPERS CERTIFICATION AND DEDICATION

The declaratory statement of dedication, limitations, restrictions, and covenants, to run with the land, shown hereon, is hereby so declared and executed by the undersigned, ENVIRONMENTAL DEVELOPMENT CORPORATION, owners of said property, this 26th day of September, 1991

Christopher M. Crouch President
 Christopher M. Crouch, President

Alan Deewester SECRETARY
 Alan Deewester, Secretary

State of Indiana)
 County of Morgan)

Before me, the undersigned, a Notary Public, personally appeared Christopher M. Crouch and Alan Deewester, officers of Environmental Development Corporation, and acknowledged the execution of this instrument to be their voluntary act and deed

Witness my Hand and Seal this 26th day of September, 1991

Monique L. Robbins
 Signed Notary Public
Monique L. Robbins
 Printed or Typed

Resident of Morgan County)
 My Commission Expires: February 22, 1993

northwest corner of the... Quarter; thence South no degrees 32 minutes 59 seconds East (assumed bearing), with the west line of said Northwest Fractional Quarter and in the county road, 404.45 feet to an iron pin; thence North 80 degrees 56 minutes 42 seconds East, parallel with the south line of Boyd Heights Subdivision per plat thereof as recorded in Deed Record 136 page 373. 1652.37 feet to an iron pin; thence North no degrees 39 minutes 03 seconds East 20.05 feet to an iron pin on the southwesterly right-of-way line of State Highway No. 144; thence with said right-of-way line North 57 degrees 19 minutes 14 seconds West 573.21 feet to an iron pin; thence South 80 degrees 56 minutes 42 seconds West, with the extended south line and south line of Boyd Heights Subdivision, 1169.67 feet to the Point of Beginning and containing 13.068 acres, more or less

CERTIFICATION

I, Ross O. Holloway, an Indiana Registered Land Surveyor, hereby certify that this plat represents a subdivision of lands to be known as ROOKER TRACE, SECTION 1

Ross O. Holloway
 Ross O. Holloway
 Indiana Registered
 Surveyor No. S0530
 Dated: September 26, 1991



DULY ENTERED FOR TAXATION
September 23 1991
Doris Sattler
 Auditor, Morgan County

NOTES

- Distances as shown on this plat are in feet and decimal parts thereof. Bearings as shown on this plat are in degrees, minutes and seconds of arc.
- The symbol "B/L" shown on this plat is an abbreviation for "Building Line".
- The symbol "⊙" indicates a survey monument set in accordance with the requirement of the "Mooresville Subdivision Control Ordinance".
- This development will not increase the downstream peak hydraulic storm water flow.
- This property is part of the lands held in the Environmental Development Corporation as recorded in Morgan County Deed Record 341 page 552.

Stone found
 SE cor. NW
 1/4, Quarter
 49.5
 589.

MOORESVILLE PLAN COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY IC-36-7-4 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND BY AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF TRUSTEES OF THE TOWN OF MOORESVILLE, INDIANA, THIS PLAT AND DEDICATION WAS GIVEN APPROVAL BY THE TOWN OF MOORESVILLE AT A MEETING HELD ON THE 26 DAY OF SEPTEMBER, 1991.

MOORESVILLE PLAN COMMISSION APPROVAL BY:
Joel A. Beebe PRESIDENT
Harold Howard SECRETARY

iler or other shall be used to prevent age or office office for

two and one: an attached residential eed exterior ermitted per ding setback onstruction, cedar or

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twelve (12)

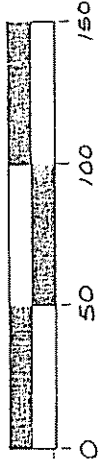
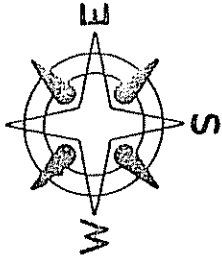
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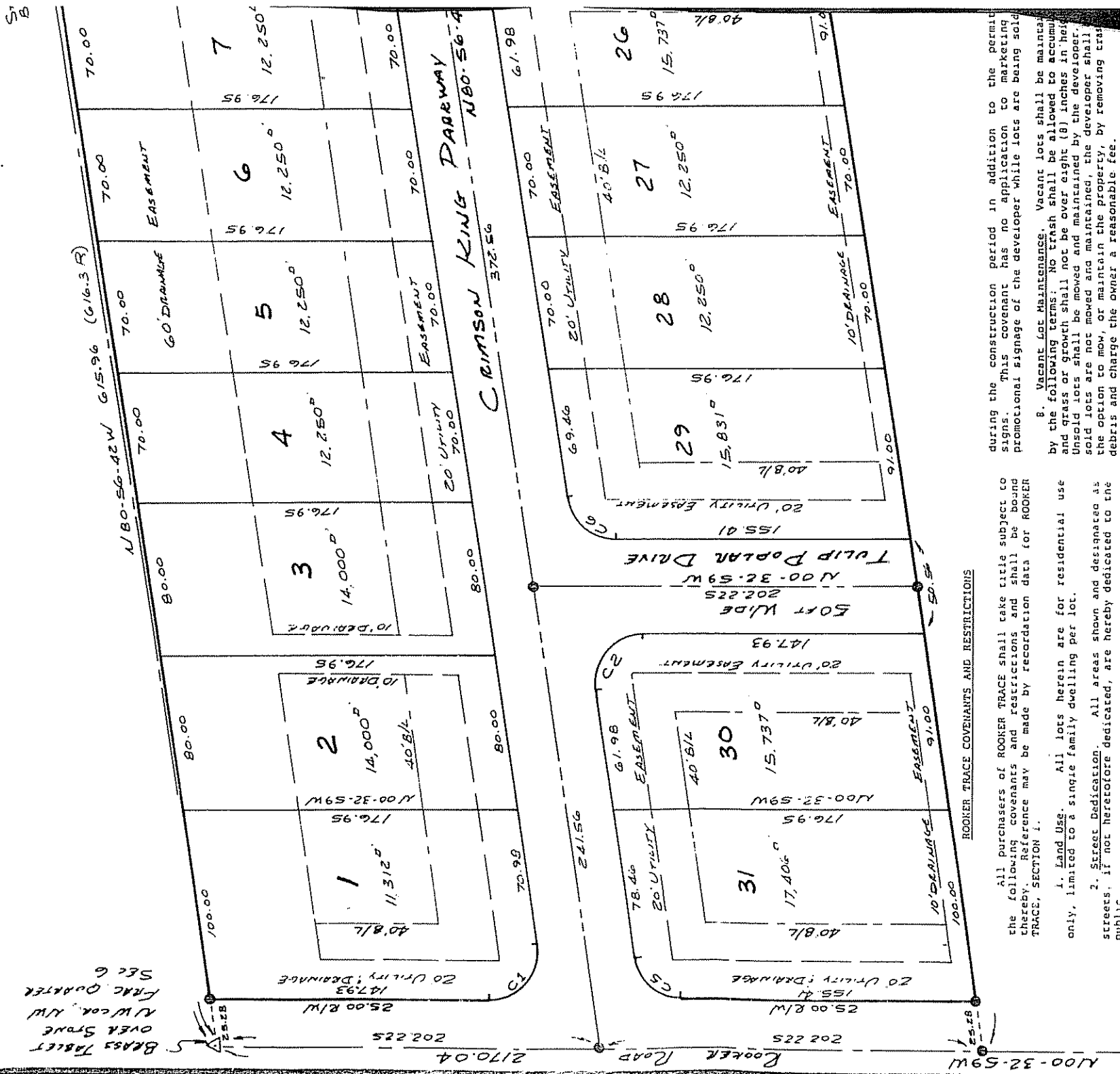
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Northeast Quar

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00	98-30-43	42.99	N49-48-08W	37.89
C2-C4	25.00	98-30-43	42.99	S49-48-08E	37.89
C5-C8	25.00	81-29-47	35.56	N40-11-52E	32.64
C9	225.00	37-23-46	146.85	N62-14-43E	144.26
C10	200.00	33-43-21	117.71	N64-05-02E	116.02
C11	175.00	23-45-21	72.56	N69-04-02E	72.04
C12	50.00	114-30-35	99.93	N00-03-53W	84.11
C13	50.00	79-07-50	69.05	N83-08-52E	63.70

BOND HEIGHTS
DATE 156 Pa. 373

BRASS TABLET
OVER STONE
N.W. COR. NW
1/4 QUARTER
SEC 6



ROOKER TRACE COVENANTS AND RESTRICTIONS

All purchasers of ROOKER TRACE shall take title subject to the following covenants and restrictions and shall be bound thereby. Reference may be made by recordation data for ROOKER TRACE, SECTION 1.

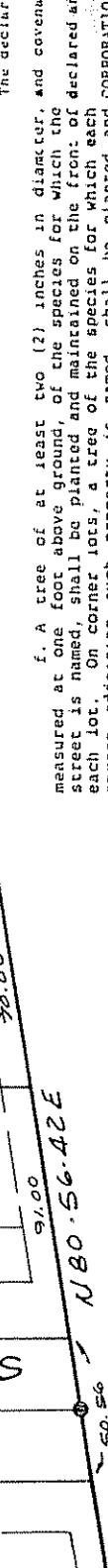
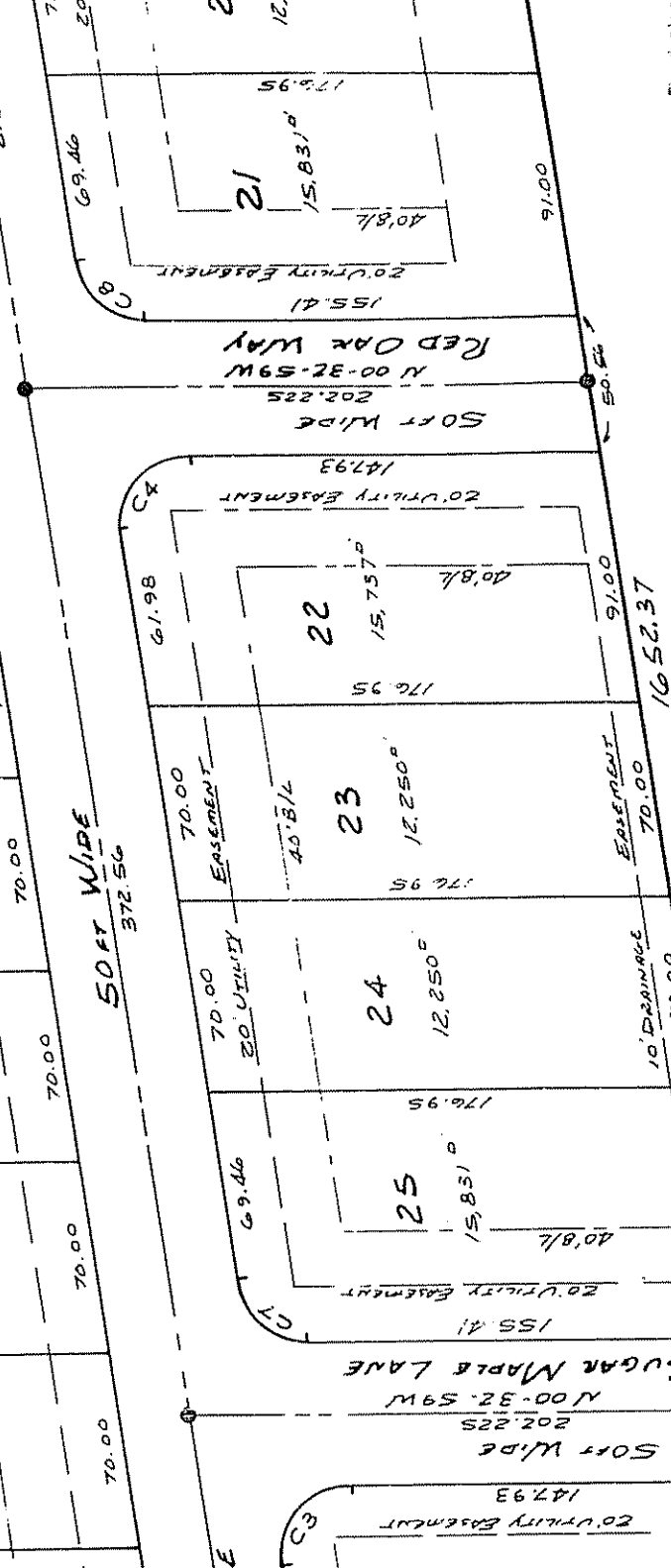
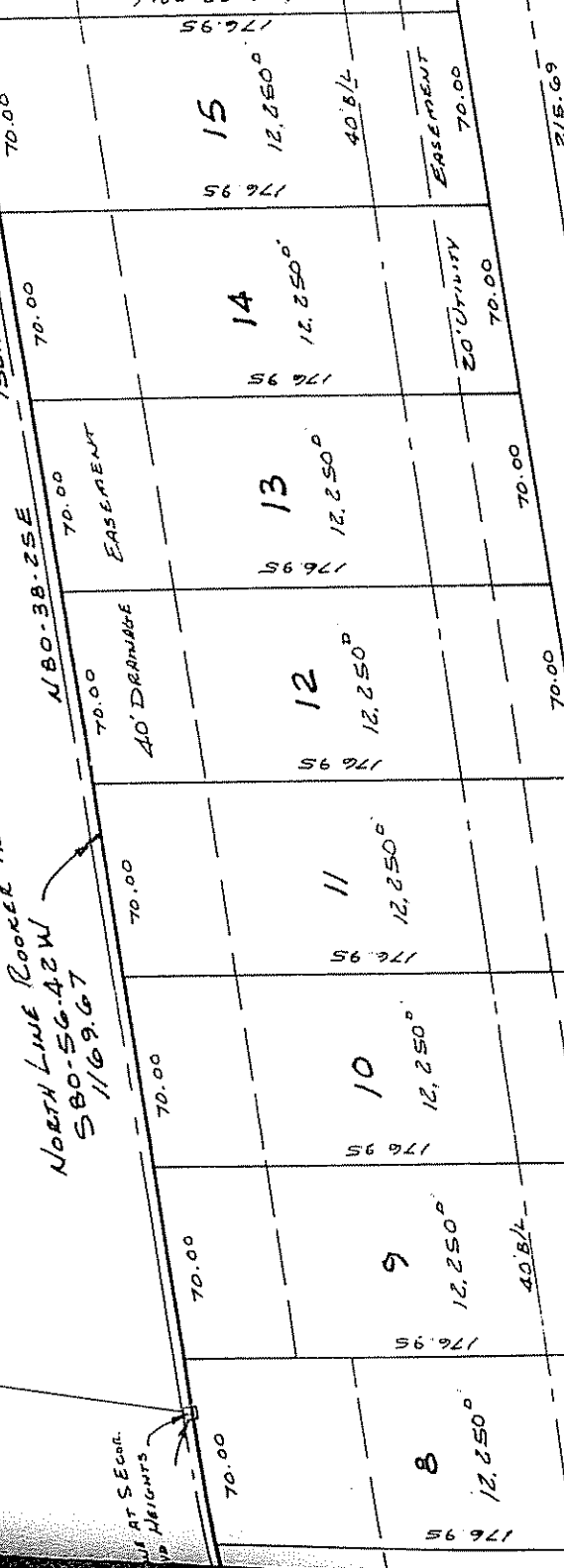
1. Land Use. All lots herein are for residential use only, limited to a single family dwelling per lot.
2. Street Dedication. All areas shown and designated as streets, if not heretofore dedicated, are hereby dedicated to the public.

during the construction period in addition to the permitted signs. This covenant has no application to marketing promotional signage of the developer while lots are being sold.

8. Vacant Lot Maintenance. Vacant lots shall be maintained by the following terms: No trash shall be allowed to accumulate and grass or growth shall not be over eight (8) inches in height. Unsold lots shall be mowed and maintained by the developer. Sold lots are not mowed and maintained, the developer shall have the option to mow, or maintain the property, by removing the debris and charge the owner a reasonable fee.

NORTH LINE ROOKER TRACE
S80-56.42W
1169.67

1521.93 SECTION LINE



- 14. Dwelling Restrictions. No mobile home, trailer or other portable device or outbuilding, garage or basement shall be used as a residence. This provision shall not be construed to prevent a builder from using such for material or tool storage or office during the period of construction or a temporary office for developer's marketing or promotional purposes.
- 15. Building Type. No dwelling shall exceed two and one-half (2 1/2) stories in height. All dwellings must have an attached private garage for at least two (2) cars. One (1) residential accessory building, such as a mini-barn, not to exceed exterior measurements of twelve by twelve feet, shall be permitted per lot, and said accessory building must observe building setback lines. The accessory building shall be of wood construction, including exterior siding and shall have asphalt, cedar or fiberglass shingles.
- 16. Dwelling Quality and Size. The ground floor of the main structure, exclusive of one-story open porches, basements and garages, shall be not less than one thousand two hundred (1200) square feet for a one-story dwelling nor less than one thousand six hundred (1600) square feet for a dwelling of more than one story, with at least a minimum of seven hundred (700) square feet on ground level. The first story shall have an exterior front of stone or brick, balanced, of at least thirty (30) per cent.
- 17. Construction Requirements.
 - a. Overhang (eaves) shall be a minimum of twelve (12) inches, excluding any exterior finish.

- f. A tree of at least two (2) inches in diameter, measured at one foot above ground, of the species for which the street is named, shall be planted and maintained on the front of each lot. On corner lots, a tree of the species for which each street adjoining such property is named, shall be planted and maintained. Two (2) white pines shall be planted and maintained at the rear of the lot. The location of the trees shall be approved by the Architectural Control Committee. Owners shall replace any such tree that is not living.
- g. All construction, including landscaping and finish grading, must be completed within six (6) months of the start of construction, acts of God and unusual weather or destruction of work in progress excepting.
- h. All owners and their builders/contractors shall be responsible for and maintain the job site in a reasonable, orderly manner, containing all trash and debris within the lot and properly disposed of or removed.
- i. All owners and their builders/contractors shall be responsible for and repair or restore any damage during construction, whether or not inadvertent or unavoidable, including but not limited to curbs, sidewalks, gutters, streets, drainage areas, utilities or other improvements.
- 18. Enforcement. The right to enforce these covenants by injunction or to seek damages for violation or other remedy is dedicated to the owners of the lots herein, the developer and the Architectural Control Committee. The restrictions shall remain in full force for twenty-five (25) years from date, at which time such covenants shall be automatically extended for successive periods of ten (10) years unless otherwise agreed by the majority of lot owners of this section. After the initial term, the covenants and restrictions may also be amended by a majority vote of the lot owners; provided one vote per lot. Invalidation of any covenant or restriction herein by judgment, court order or otherwise, shall not affect any other covenant or restriction. Violation of a covenant or restriction shall not cause forfeiture or reversion of title.

The declarant, Christophe Moore, of the County of Christophe, State of Virginia, do hereby certify that the foregoing is a true and correct copy of the original plan as filed with the Mooreville Plan Commission on this 15th day of August, 2022.

MOOREVILLE PLAN COMMISSION CERTIFICATE

