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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

OF

SPRING LAKE ESTATES SUBDIVISION

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR Spring Lake Estates Subdivision ("Declaration"), made this 6<sup>th</sup> day of June, 1996, Bolin and Walker, Inc., (hereinafter referred to as "Declarant"),

WITNESSETH THAT:

WHEREAS the following facts are true:

- A. Declarant is the owner of certain real estate located in Johnson County, Indiana, more particularly described in the attached Exhibit "A" ("Initial Real Estate"); and
- B. Declarant intends to subdivide the Initial Real Estate into 39 residential lots as generally shown on the plat for Spring Lake Estates Subdivision Section One as hereinafter recorded in the Office of the Recorder of Johnson County, Indiana.
- C. Declarant intends to sell and convey the residential Lots within Spring Lake Estates Subdivision and desires to subject the Initial Real Estate to certain terms, covenants, conditions and restrictions in order to ensure that the development and use of the various Lots on the Real Estate are harmonious and do not adversely affect the value of surrounding Lots on the Initial Real Estate; and
- D. Declarant desires to provide for maintenance of the Drainage System, Common Area and Common Amenities which benefit Spring Lake Estates Subdivision, and to that end desires to establish certain obligations on said Owners and a system of assessments and charges upon said Owners for certain maintenance and other costs in connection with the operation of the Drainage System, Common Area and Common Amenities;
- E. Declarant has or will incorporate under the laws of Indiana a non-profit corporation known as Spring Lake Estates Subdivision Owners' Association, Inc. to provide an agency for which may be delegated and assigned the powers of owning, maintaining and administering the Drainage System, Common Area and Common Amenities, enforcing these Restrictions, collecting and disbursing the Assessments and other charges hereinafter created, and promoting the health, safety and welfare of the Owners of the Lots.
- F. Declarant may from time to time subject additional real estate located adjacent to the Initial Real Estate, to the provisions of this Declaration (the Initial Real Estate, together with such additions, as and when the same become subject to the provisions of this Declaration as herein provided, are hereinafter referred to as the "Real Estate").

NOW, THEREFORE, Declarant hereby declares that all of the Lots and lands in Real Estate as it is now held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, is subject to the following terms, covenants, conditions and restrictions. All of the terms, covenants, conditions and restrictions shall run with the Real Estate and shall be binding upon the Declarant and upon the parties having or acquiring any right, title, or interest, legal or equitable, in and to the Real Estate or any part or parts thereof and shall inure to the benefit of the Declarant and every one of the Declarant's successors in title to the Real Estate or any part of parts thereof.

## 1. GENERAL PURPOSE OF COVENANTS

The Real Estate is hereby subjected to the covenants, conditions and restrictions ("Restrictions") herein to ensure and provide for adequate and proper maintenance of the Drainage System, Common Area and Common Amenities in or serving Spring Lake Estates Subdivision so as to meet the requirements of certain governmental agencies, all for the purpose of benefitting all Lots within Spring Lake Estates Subdivision and to ensure the maintenance of the Drainage System, Common Area and common Amenities.

## 2. DEFINITIONS FOR ALL PURPOSES OF THIS DECLARATION

The following terms, whenever used in this Declaration, shall have the meanings assigned to them by this Section 2:

2.1 Additional Real Estate. "Additional Real Estate" means any land adjacent thereto subsequently acquired by Declarant.

2.2 Architectural Control Committee. The Architectural Control Committee, or "ACC", means the Architectural Control Committee for Spring Lake Estates Subdivision to be appointed in accordance with this Declaration.

2.3 Assessment. "Assessment" means the share of the Maintenance Expenses imposed upon each Lot, as determined and levied pursuant to the provisions of this declaration.

2.4 Association. "Association" means Spring Lake Estates Subdivision Home Owners' Association, Inc., a nonprofit Indiana Corporation, formed or to be formed for the purpose of determining and collecting the Assessments and overseeing and enforcing the terms of this Declaration.

2.5 Board of Directors. "Board of Directors" means the Board of Directors of the Association elected pursuant to the Articles and Bylaws of the Association.

2.6 Spring Lake Estates Subdivision. The term "Spring Lake Estates Subdivision" means all sections of the Real Estate as platted and recorded by Declarant in accordance with the provisions of this Declaration.

2.7 Declarant. "Declarant" means Bolin and Walker, Inc., or any other person, firm, corporation or partnership which succeeds to the interest of Bolin and Walker, Inc., as developer of Spring Lake Estates Subdivision.

2.8 Common Amenities. "Common Amenities" shall mean any landscaping, decorative signage, lighting or other such common amenities provided by the Association within the Streets, Easements or Lakes Areas.

2.9 Common Area. "Common Area" shall mean those areas shown as Common Area on the Plat or Plats of Spring Lake Estates Subdivision.

2.10 Restrictions. "Restrictions" means those covenants, conditions and restrictions affecting the Real Estate as established by Declarant in this Declaration.

2.11 Drainage System. "Drainage System" means the open ditches, swales, storm sewers, subsurface drainage tiles, pipes and structures, and other structures, fixtures, properties, equipment and facilities or other such drainage improvements located in, upon, or under the Easements, Streets, Lakes, Lake Area or Common Area and all appurtenances thereto relating to the purpose of controlling the drainage of surface and subsurface waters from, over and across Spring Lake Estates Subdivision.

2.12 Easements. "Easements" mean to those areas reserved as easements, including those shown as "Offsite" easements, on the Plat or Plats of Spring Lake Estates Subdivision.

2.13 Initial Real Estate. "Initial Real Estate" means the land described in Exhibit "A".

2.14 Lake. "Lake" means the lakes created by storm water retention within the Lake Area.

2.15 Lake Areas. "Lake Area" means those areas reserved as Drainage and Utility easements and indicated to have Lakes within them, on the Plat or Plats of Spring Lake Estates Subdivision.

2.16 Lake Lot Owners. "Lake Lot Owners" means the Owners of Lots which abut Lake Area as shown on the Plat or Plats of Spring Lake Estates Subdivision.

2.17 Lot. "Lot" means any of the separate parcels numbered and identified on the Plat or Plats of Spring Lake Estates Subdivision, as the same may be recorded from time to time.

2.18 Maintenance Expense. "Maintenance Expense" means the actual or estimated cost to the Association for maintenance, management, operation, repair, improvement, and replacement of the Drainage System, Common Area and Common Amenities and any other cost or expense incurred by the Association for the benefit and perpetuation of the Drainage System, Common Area and Common Amenities.

2.19 Mortgagee. The term "Mortgagee" means any holder, insurer, or guarantor of any first mortgage on any Lot.

2.20 Owner. "Owner" means any person or persons who acquire, after the date of this Declaration, legal and/or equitable title to any Lot; provided, however, that "Owner" shall not include any holder of any mortgage of all or any part of any Lot, so long as such holder does not hold both legal and equitable title thereto.

2.21 Plat. "Plat" means the final Plat or Plats of Spring Lake Estates Subdivision as the same may be recorded from time to time in the Office of the Recorder of Johnson County, Indiana.

2.22 Real Estate. "Real Estate" means the Initial Real Estate, together with such additional parcels of the Additional Real Estate subjected by the Declarant to this Declaration by written instrument recorded in the office of the Recorder of Johnson County, Indiana.

2.23 Streets "Streets" means all of the public and private roadways to the respective right-of-way lines thereof, as shown on the Plat or Plats of Spring Lake Estates Subdivision, as the same may be recorded from time to time, which have been or hereafter are constructed for the purpose of providing common access for Owners, occupants and their guests and invitees, to any or all Lots.

### 3. GENERAL RESTRICTIONS

3.1 Maintenance of Premises. In order to maintain the standards of the property, no weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Lot, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. Owner shall maintain their Lot and improvements situated thereon in a manner so as to prevent the Lot or improvements from becoming unsightly, and specifically, Owner shall:

(a) Mow the Lot at such times as may be reasonably required in order to prevent the unsightly growth of vegetation and noxious weeds. Grass allowed to grow to a height in excess of six inches (6") shall be deemed unsightly.

(b) Cut down and remove dead trees.

© Keep the exterior of all improvements in such state of repair or maintenance so as to avoid their becoming unsightly.

(d) Prevent the existence of any other condition that reasonably tends to detract from or diminish the appearance of the Lot and/or Spring Lake Estates Subdivision.

Failure to comply shall warrant the Declarant, authorized agents of the Town of Trafalgar or the Association to cut the growth or weeds, or clear the refuse from the Lot at the expense of the Owner, and their shall be a lien against said Lot for the expense thereof.

3.2 Residential Purpose. No Lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted on any Lot other than a dwelling not to exceed two (2) stories in height. A dwelling shall have an attached garage of a size to accommodate at least two (2) cars.

3.3 Setbacks. No building shall be located on any lot nearer to the front Lot line or nearer to the side street line than the minimum building setback lines shown on the recorded Plat. The minimum side yard set back shall be six feet (6') and minimum aggregate of the side yards on any Lot shall be twelve feet (12'). The minimum rear yard setback shall be fifteen feet (15'). For the purposes of this covenant, caves, steps and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building on a Lot to encroach upon another Lot.

3.4 Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat.

3.5 Unoperative Parked Vehicles. At no time shall any unlicensed, unoperative vehicle be permitted on any Lot, Street or Easement (unless kept entirely within a garage).

3.6 Trucks, Boats, Recreational Vehicles. No semi-truck, trailer, boat or trailer, mobile home, or recreational vehicle, or any similar equipment shall be permitted to be kept on any Lot, Street or Easement (unless kept entirely within a garage).

3.7 Nuisances. No noxious, obnoxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. This provision may be construed to prohibit extremely audible music or activities.

3.8 Outdoor Storage. No large volume of materials or supplies, large machinery or equipment shall be permitted to be kept or stored on any Lot except within the dwelling.

3.9 Drainage Ditches. Drainage swales (ditches) along dedicated roadways and within the right-of-way are not to be altered, dug out, filled in, tiled or otherwise changed without the written permission of the authorized agents of Johnson County. Owners must maintain these swales as sodded grassways, or other non-croding surfaces. Water from roofs or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriate sized culverts or other approved structures have been permitted by authorized agents of the Town of Trafalgar.

Any Owner altering, changing, damaging, or failing to maintain these drainage swales or ditches will be held responsible for such action and will be given 10 days notice by certified mail to repair said damage, after which time, if no action is taken, authorized agents of the Town of Trafalgar may cause said repairs to be accomplished and the bill for said repairs will be sent to the affected property owner for the immediate payment. Failure to pay will result in a lien against the property.

3.10 Signs. No sign of any kind shall be displayed to the public view on any Lot except one (1) professionally manufactured sign of not more than five square feet advertising the property for sale or rent.

3.11 Childcare Services. No pre-school, babysitting business or such childcare services for more than six (6) children shall be allowed to operate upon any Lot.

3.12 Mining Operations. No oil drilling, oil development operation, oil refining quarrying, or mining operations of any kind shall be permitted upon or in any Lot nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

3.13 Animals. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept provided that they are not bred, kept or maintained for any commercial use and are housed within the dwelling.

3.14 Rubbish, Trash and Garbage. Rubbish, trash, garbage or any other waste shall not be allowed to be compiled, accumulated or dumped on any Lot. Garbage and trash shall be kept in appropriate containers which are not visible from the street, except on collection day.

3.15 Corner Lot. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and ten (10) feet above the centerline grades of the intersecting streets shall be placed or permitted on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting them at points thirty-five (35) feet from the intersection of the street right-of-way lines, or in the case of a rounded property corner, from the intersections of the street right-of-way lines extended. The same sight line limitations shall apply on any Lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines.

3.16 Field Tiles. Any field tile or underground drain which is on any Lot must be allowed to perpetuate and all owners of the Lots in this Subdivision and their successors shall comply with the Indiana Drainage Code of 1965.

3.17 Minimum Living Space. The minimum square footage of living space of dwellings within Spring Lake Estates Subdivision, exclusive of porches, garages or basements shall be no less than:

- (a) Nine hundred (900) square feet for single story dwellings; and
- (b) Six Hundred (600) square feet for the ground floor of two-story dwellings and nine hundred (900) square feet total.

3.18 Outbuildings. No detached garages, sheds, barns, shacks or tents shall be maintained on any Lot. Storage buildings may be approved by the Architectural Control Committee with strict adherence to the Architectural Control Committee standards, specifications and requirements which shall include, but not be limited to the requirement that the roof and siding and or trim color schemes match the dwelling on the Lot.

3.19 Driveways and Carports. All driveways must be paved with concrete, asphalt or other all-weather surface excluding gravel. No carports are permitted.

3.20 Communication Devices. Satellite dishes, free standing antennas, or any other such visible communication receiving or transmitting devices are prohibited, excepting antennas attached to the dwelling which do not rise above the peak of the roof.

3.21 Wells and Septic Tanks. No water wells shall be drilled on any Lot. Septic tanks are prohibited.

3.22 Swimming Pools. Above-ground swimming pools are prohibited.

3.23 Construction, Earth-Moving, Excavation. No construction, significant earth-moving, or excavating work of any nature may be conducted on any Lot.

3.24 Fences, Walls, Barriers. All fences, walls, barriers or like structures must be approved in writing by the Architectural Control Committee prior to their construction. No such structures shall exceed eight feet (8') in height. No such structure shall be placed closer to the front Lot line than the front building setback line.

3.25 Structures. No decorative structure, statue, or other structure may be placed on the Lot closer to the front Lot line than the front building setback line.

3.26 Construction, Earth-Moving, Excavation. No significant construction, earth-moving, or excavating work of any nature may be conducted by the Owner within the Easements.

#### 4. LAKE AREAS.

4.1 Lake Drainage Easement. The Association shall have a permanent easement over, across and under all Lake Area(s) and the Common Area for the purpose of improving, altering, maintaining, dredging, regrading, reconstructing and/or repairing the Lake Area(s) and/or Common Area, and all facilities, improvements and appurtenances thereto, as may be necessary for the Lake Areas to properly function, serve and provide its intended storm water retention and related or drainage benefits to Spring Lake Estates Subdivision, ("Drainage Easement").

4.2 No Recreational Lake Use. Recreational use of the Lake Areas shall be prohibited.

4.3 Board of Managers. Upon the Declarant relinquishing control of the Association pursuant to this Declaration, the Lake Lot Owners shall form an association in which each Lake Lot Owner shall have one vote in the selection of a Board of Managers which shall consist of not less than three nor more than nine members. Thereafter, on the first Saturday in March of each calendar year, the voting Lake Lot Owners shall elect the Board of Managers for the ensuing year to a term commencing April 1st and expiring March 31st.

4.4 Rules and Regulations. The Declarant, and subsequent to Declarant relinquishing control of the Association; the Lake Lot Owners shall specifically adopt rules and regulations relating to landscaping, tiering, terracing, seawalls or other shoreline protection or decoration, docks, lighting and other such water and shoreline structures or facilities. No such structures or facilities shall be installed, placed or constructed without the prior approval of detailed plans submitted to the Declarant or the Board of Managers upon its formulation as provided above. The Board of Managers shall in no case approve and facilities or structures which in any way negatively affect the drainage functions of the lake or the Drainage Easement rights held by the Association.

4.5 Non-Liability of Board of Managers. Neither the Declarant nor the Board of Managers shall not be held as an entity, collectively, individually or personally liable in the discharge of its/his/their official duties.

4.6 Non-Disturbance of Lake Areas and Common Area. Lake Lot Owner or third party shall do or permit to be done any action or activity which could result in pollution of the Lake Area, diversion of water, change in elevation of lake level, earth disturbance resulting in silting, or any conduct which could result in an adverse affect upon drainage of the subdivision, proper Lake Area management, or water quality.

4.7 Enforcement of Lake Area Rules. The Declarant, and subsequent Declarant relinquishing control of the Association, the Board of Managers, in behalf of all Lake Lot Owners, or any individual Lake Lot Owner, shall have the authority to institute an action for injunction to abate such activity or seek mandatory relief for correction of, or violation of, any properly promulgated, rules and regulations or damage caused to the Lake Area, recreational or aesthetic improvements together with any damages incurred, and upon recovery of judgment shall be entitled to costs together with reasonable attorneys' fees.

## 5. **SPRING LAKE ESTATES SUBDIVISION ARCHITECTURAL CONTROL COMMITTEE**

5.1 APPOINTMENT OF ARCHITECTURAL CONTROL COMMITTEE. The Board of Directors of the Association, or Declarant, so long as Declarant owners more than three (3) Lots and, shall appoint an Architectural Control Committee to be composed of three (3) members.

5.2 Builder Approval. The Declarant through the Architectural Control Committee shall establish a set of Builder Standards to apply to all persons or entities intending to provide construction services for the initial construction of a residential dwelling upon a Lot ("Builder").



All Builders must be pre-approved by the Architectural Control Committee prior to construction activities on the Lot and shall be obligated to follow all rules and regulations established by the Architectural Control Committee pursuant to this provision, throughout the course of such construction.

5.3 Construction Approvals. No construction of any building or structure of any kind, including additions, alterations, fences, screens and walls shall begin within Spring Lake Estates Subdivision until the plans and specifications, locations and plot plan thereof, in detail and to scale have been submitted to and approved by the Architectural Control Committee. The plans and specifications of and location of all construction shall be in compliance with all applicable regulatory codes, including those relating to building, plumbing, and electrical requirements, and shall also comply to all zoning covenants and restrictions which are applicable to the Real Estate. Refusal of approval of plans and specifications, location and plot plan by Declarant may be based on any ground, including purely aesthetic grounds, in the sole and absolute discretion of the Architectural Control Committee. Declarant shall not be responsible for any defects in such plans or specifications, or in any building or structure erected according to such plans and specifications.

The plans and specifications submitted to Declarant shall contain a plot plan to scale with adequate provision for landscaping, including the planting of trees and shrubs. The determination of whether adequate provision has been made for landscaping shall be at the sole discretion of the Architectural Control Committee. The required landscaping and driveways shall be completed at the time of completion of the building, or as soon as weather and season permit.

5.4 Duties of Committee. The Committee shall approve or disapprove proposed improvements within thirty (30) days after all required information shall have been submitted to it. One copy of submitted material shall be retained by the Committee for its permanent files. All notifications to applicants shall be in writing, and, in the event that such notification is one of disapproval, it shall specify the reason or reasons.

5.5 Liability of Committee. Neither the Committee nor any agent thereof, nor Declarant, shall be responsible in any way for any defects in any plans, specifications or other materials submitted to it, nor for any defects in any work done according thereto.

5.6 Inspection. The Committee or its agent may inspect work being performed to assure compliance with the approved plans and this Declaration.

## 6 RESTRICTIONS FOR MAINTENANCE ASSESSMENTS

6.1 Purpose of the Assessments. The Assessments levied by the Association shall be used for the purpose of maintenance of the Drainage System, Common Area and Common Amenities serving Spring Lake Estates Subdivision, as the same may be platted from time to time, including, but not limited to, the payment of any necessary insurance thereon and for the cost of labor, equipment, material, and management furnished with respect to the Drainage System, Common Area

and Common Amenities provided that the Association shall not be responsible for the replacement, repair or maintenance of any part of the Drainage System, Common Area and Common Amenities which is or hereafter may be dedicated to the public. Each Owner hereby covenants and agrees to pay to the Association:

6.1.1 A pro-rata share (as hereinafter defined) of the annual Assessments fixed, established, and determined from time to time as hereinafter provided.

6.1.2 A pro-rata share (as hereinafter defined) of any special Assessments fixed, established, and determined from time to time, as hereinafter provided.

6.2 Liability for Assessments. Each Assessment, together with any interest thereon and any costs of collection thereof, including any interest thereon and any costs of collection thereof, including attorneys' fees, shall be a charge on each Lot and shall constitute a lien from and after the due date thereof in favor of the Association upon each Lot. Each such Assessment, together with any interest thereon and any costs of collection thereof, including attorneys' fees, shall also be the personal obligation of the Owner of each Lot at the time when the Assessment is due. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such Assessments as to payments which become due prior to such sale or transfer. No such sale or transfer shall relieve any Owner of the personal liability hereby imposed. the personal obligation for delinquent Assessments shall not pass to any successor in title unless such obligation is expressly assumed by such successor.

6.3 Pro-rata Share. The pro-rata share of each Owner for purposes of this section shall be the percentage obtained by dividing one by the total number of Lots shown on the Plat or Plats of Spring Lake Estates Subdivision, as the same may be recorded from time to time ("Pro-Rata Share").

6.4 Basis of Annual Assessments. The Board of Directors of the Association shall establish an annual budget prior to the beginning of each fiscal year, setting forth all Maintenance Expenses for the coming fiscal year, together with a reasonable allowance for contingencies and reserves of the Association. A copy of this budget shall be delivered to each Owner within thirty (30) days to the beginning of each fiscal year of the Association.

6.5 Basis of Special Assessments. Should the Board of Directors of the Association at any time during the fiscal year determine that the Assessments levied with respect to such year are insufficient to pay the Maintenance Expenses for such year, the Board of Directors of the Association may, at any time, and from time to time, levy such special Assessments as it may deem necessary for meeting the Maintenance Expenses. In addition, the Board of Directors of the Association shall have the right to levy at any time, and from time to time, one or more special Assessments for the purpose of defraying, in whole, or in part, any unanticipated Maintenance Expense not provided for by the annual Assessments.

6.6 Fiscal Year; Date of Commencement of Assessments; Due Dates. The fiscal year of the Association shall be established by the Association and may be changed from time to time by action of the Association. The annual Assessments provided for herein shall commence as to all Lots in Spring Lake Estates Subdivision on the first day of the month following the declarant's transfer of control of the Association to the Owners pursuant to Section 10.13 below. Declarant shall not be obligated to pay any assessments prior to said transfer, but shall be obligated to pay all maintenance expenses prior to said transfer. The first annual Assessment for each Lot shall be prorated for the balance of the fiscal year of the Association in which such Assessment is made. The annual Assessment for each year after the first Assessment year shall be due and payable on the first day of each fiscal year of the Association. Annual Assessments shall be due and payable in full as of the above date, except that the Association may from time to time by resolution authorize the payment of such Assessments in installments.

6.7 Duties of the Association.

6.7.1 The Board of Directors of the Association shall cause proper books and records of the levy and collection of each annual and special Assessment to be kept and maintained, including a roster setting forth the identification of each and every Lot and each Assessment applicable thereto, which books and records shall be kept in the office of the Association and shall be available for the inspection and copying by each Owner for duty authorized representative of any Owner) at all reasonable times during regular business hours of the Association. The Board of Directors of the Association shall cause written notice of all Assessments levied by the Owners or their designated representatives as promptly as practicable and in any event not less than thirty (30) days prior to the due date of such Assessment or any installment thereof. In the event such notice is mailed less than thirty (30) days prior to the due date of the Assessment to which such notice pertains, payment of such Assessment shall not be deemed past due for any purpose if paid by the Owner within thirty (30) days after the date of actual mailing of such notice.

6.7.2 The Association shall promptly furnish to any Owner or Mortgagee upon request a certificate in writing signed by an officer of the Association, setting forth the extent to which Assessments have been levied and paid with respect to such requesting Owner's or Mortgagee's Lot. As to any persons relying thereon, such certificate shall be conclusive evidence of payment of any Assessments therein stated to have been paid.

6.7.3 The Association shall notify any Mortgagee from which it has received a written request for notice of any default in the performance by any Owner of any obligation under the By-Laws of the Association or this Declaration which is not cured within sixty (60) days.

6.8 Non-payment of Assessments; Remedies of Association.

6.8.1 If any Assessment is not paid on the date when due, then such Assessment shall be deemed delinquent and shall together with any interest thereon and any cost of collection thereof, including attorneys' fees, become a continuing lien on the Lot against which such Assessment was made, and such lien shall be binding upon and enforceable as a personal liability of the Owner of

such Lot as of the date of levy of such Assessment, and shall be enforceable against the interest of such Owner and all future successors and assignees of such Owner in such Lot; provided, however, that such lien shall be subordinate to any mortgage on such Lot recorded prior to the date on which such Assessment becomes due.

6.8.2 If any Assessment upon any Lot is not paid within fifteen (15) days after the due date, such Assessment and all costs of collection thereof, including attorneys' fees, shall bear interest from the date of delinquency until paid at the annual interest rate allowable on judgements rendered in the State of Indiana at the time such Assessment is due, and the Association may bring an action in any court having jurisdiction against the delinquent Owner to enforce payment of the same and/or to foreclose the lien against said Owner's Lot, and there shall be added to the amount of such Assessment all costs of such action, including the Association's attorneys fees, and in the event a judgment is obtained, such judgment shall include such interest, costs, and attorneys' fees.

6.9 Adjustments. In the event that the amounts actually expended by the Association for Maintenance Expenses in any fiscal year exceed the amounts budgeted and assessed for Maintenance Expenses for that fiscal year, the amount of such deficit shall be carried over and become an additional basis for Assessments for the following fiscal year. Such deficit may be recouped either by inclusion in the budget for annual Assessments or by the making of one or more special Assessments for such purpose, at the option of the Association. In the event that the amounts budgeted and assessed for Maintenance Expenses in any fiscal year exceed the amount actually expended by the Association for Maintenance Expenses for that fiscal year, a Pro-Rata Share of such excess shall be a credit against the Assessment(s) due from each Owner of the next fiscal year(s).

## 7. DECLARANT'S/ASSOCIATION'S RIGHTS TO GUARANTEE COMPLIANCE

7.1 In the event the Owner of an Lot in Spring Lake Estates Subdivision shall fail to maintain that Lot or any of its improvements situated therein in accordance with the provisions of these Restrictions, the Association, or prior to the Association's incorporation, the Declarant, shall have the right, but not the obligation, by and through its agents and employees or contractors to enter upon said Lot, perform such acts as may be reasonably necessary to make such Lot and improvements thereon, if any, conform to the requirements of these Restrictions. The cost thereof to the Association or Declarant shall be collected in any reasonable manner from Owner. Neither Association/Declarant nor any of its agents, employees, or contractors shall be liable for any damage which may result from any maintenance work performed hereunder at the time dwellings are constructed upon.

## 8. ORGANIZATION AND DUTIES OF ASSOCIATION

8.1 Organization of Association. The Declarant shall establish the Association to be organized as a mutual benefit and nonprofit corporation under the laws of the State of Indiana, to be operated in accordance with The Articles of Incorporation which have been filed or will be filed by Declarant.

8.2 Membership. The members of the Association shall consist of the Declarant and the Owners of Lots in Spring Lake Estates Subdivision as the same may be platted from time to time, provided that, in the event that any one Lot shall be owned by more than one person, partnership, trust, corporation or other entity, they shall be treated collectively as one member for voting purposes.

The Association shall have two classes of voting membership:

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

Class B. The Class B members shall be the Declarant, who shall be entitled to three (3) votes for each Lot owned, and the first Board of Directors during their respective terms, who shall have no voting rights. The Class B membership shall cease and be converted to Class membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership: or

(b) On January 1, 2000.

8.3 Board of Directors. The members shall elect a Board of Directors of the Association as prescribed by the Association By-Laws. The Board of Directors shall manage the affairs of the Association.

8.4 General Duties of the Association. The Association is hereby authorized to act and shall act on behalf of, and in the name, place and stead of, the individual Owners in all matters pertaining to the maintenance, repair and replacement, of the Drainage System, Common Area and Common Amenities, the determination of Maintenance Expenses, the collection of annual and special Assessments, for the perpetuation of the Drainage System, Common Area and Common Amenities and common benefit of all such Owners. The Association shall also have the right, but not the obligation, to act on behalf of any Owner or Owners in seeking enforcement of the Restrictions contained in this Declaration. Neither the Association nor its officers or authorized agents shall have any liability whatsoever to any Owner for any action taken under color or authority of this Declaration, or for any failure to take any action called for by this Declaration, unless such act or failure to act is in the nature of a willful or reckless disregard of the rights of the Owners or in the nature of willful, intentional, fraudulent, or reckless misconduct.

8.5 Amendment of Declaration. The Association shall have the right to amend this Declaration at any time, and from time to time, upon the recommendation of an amendment to the Association by its Board of Directors, and the subsequent approval of such amendment by both the Owners of at least two-thirds of the Lots and the Mortgagees of at least two-thirds of the

Mortgagees requesting notice of such actions provided, however, that any such amendment of this Declaration shall not bring about any inequitable Assessments on any particular Owner(s). Each such amendment must be evidenced by a written instrument signed and acknowledged by duly authorized officers of the Association, and by Declarant when its approval is required, setting forth facts sufficient to indicate compliance with this paragraph, including as an exhibit or addendum thereto a certified copy of the minutes of the Association meeting at which the necessary actions were taken, and such amendment shall not be effective until recorded in the Office of the Recorder of Johnson County. No such amendment shall substantially alter the Drainage System, Common Area and Common Amenities or effect a modification of any covenants or commitments undertaken in connection with any platting approvals or zoning without the prior approval of the appropriate government authorities.

8.6 Insurance. The Association shall maintain in force adequate public liability insurance protecting the Association against liability for property damage and personal injury with the amount of such coverage in no event to be less than One Million Dollars (\$1,000,000.00) for any single occurrence, occurring on or in connection with the Drainage System, Common Area and Common Amenities. The Association shall also maintain in force adequate casualty and extended coverage insurance, insuring the Drainage System, Common Area and Common Amenities against casualty, vandalism and such other hazards as may be insurable under standard "extended coverage" provisions, in an amount equal to the full replacement value of such Drainage System, Common Area and Common Amenities improvements. The Association shall notify all Mortgagees which have requested notice of any lapse, cancellation, or material modification of any insurance policy. All policies of insurance shall contain an endorsement or clause whereby the insurer waives any right to be subrogated to any claim against the property manager, their respective employees and agents, the Low Owners and occupants, and also waives any defenses based on co-insurance or on invalidity arising from acts of the insured, and shall cover claims of one or more insured parties against other insured parties.

The Association shall maintain a fidelity bond indemnifying the Association, the Board of Directors and the Low Owners for loss of funds resulting from fraudulent or dishonest acts of any director, officer, employee or anyone who either handles or is responsible for funds held or administered by the Association, whether or not they receive compensation for their services. The fidelity bond should cover the maximum amount of funds which will be in the custody of the Association or its management agent at any time, but in no event shall such fidelity bond coverage be less than the sum of three (3) months' Assessments on all Lots in Spring Lake Estates Subdivision, plus the Associations' reserve funds.

The Association shall cause all insurance policies and fidelity bonds to provide at least ten (10) days written notice to the Association, and all Mortgagees who have requested such notice, before the insurance policies or fidelity bonds can be canceled or substantially modified for any reason.

8.7 Condemnation; Destruction. IN the event that any of the Drainage System, Common Area and Common Amenities shall be condemned or taken by any competent public authority, or in the event the same shall be damaged or destroyed by any cause whatsoever, the Association shall represent the interest of the Owners in any proceedings, negotiations, insurance adjustments, settlements, or agreements in connection with such condemnation, damage, or destruction. Any sums recovered by the Association shall be applied, first, to the restoration and repair of any part of the Drainage System, Common Area and Common Amenities condemned, damaged, or destroyed, to the extent such restoration or repair is practicable, and the balance of such sums shall either be held as a reserve for future maintenance of the Drainage system, Common Area and Common Amenities or turned over to the Owners in proportion to their Pro-Rata Shares, whichever may be determined by a majority vote of the members of the Association. Each Owner shall be responsible for pursuing his own action for damages to his Lot, either by reason of direct damage thereto or by reason of an impairment of value due to damage to the Drainage System, Common Area or Common Amenities; provided, however, that upon request of any Owner(s), the Association shall pursue such claims on such requesting Owner(s) behalf, and shall turn any recoveries for such Owners over to such Owners directly. The Association shall notify all Mortgagees of which it has notice of any condemnation, damage, or destruction of any part of the Drainage System, Common Area and Common Amenities.

8.8 Mortgagees' Rights. The mortgagees shall have the right, at their option, jointly or severally, to pay charges which are in default or which may or have become a charge against the Drainage System, Common Area and Common Amenities, to pay overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy for the Drainage System, Common Area and Common Amenities, and Mortgagees making such payment shall be owed immediate reimbursement therefor from the Association.

## 9. EXPANSION OF SUBDIVISION

9.1 Method and Scope of Expansion. Declarant, at its option, and from time to time, may expand Spring Lake Estates Subdivision to include all or any parts of the Additional Real Estate described in the attached Exhibit B, by the addition of further sections consisting of one or more Lots and any Common Area, drainage facilities and/or other such common amenities which in the discretion of Declarant is appropriate for addition with such section. Such further sections, if added, shall be added by the recordation of a Plat of such section, consistent in detail and layout with Plat of sections previously recorded, and by the recordation of a supplemental declaration imposing upon such sections the terms and conditions of this Declaration, together with any provisions particular to such section. Declarant hereby covenants that the total number of Lots in Spring Lake Estates Subdivision shall not exceed One Hundred Sixty-Three ( 163 ) and that no real estate shall be added thereto which is not within that described Exhibit A.

9.2 Time for Expansion. No additional sections shall be added after the date which is fifteen (15) years after the date on which the first Plat for Spring Lake Estates Subdivision was recorded.

## 10. GENERAL PROVISIONS

10.1 Restrictions Run With the Land. The Restrictions created by this Declaration shall attach to and run with the Real Estate and shall be binding upon every person who may hereafter come into ownership, occupancy or possession of any portion of the Real Estate.

10.2 Scope of Restrictions. Declarant and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be expressed in such deed, are deemed to have agreed to each and every one of the Restrictions contained in this Declaration, and the same shall be of mutual and reciprocal benefit to Declarant and each Owner of each Lot. Declarant and each Owner shall be entitled to enforce this Declaration against any Owner to the full extent permitted herein and under applicable law, and shall have all rights and remedies for such enforcement at law or in equity. Each Owner shall be liable for any failure to fully comply with all of the Restrictions contained in this Declaration only so long as each such Owner shall have any interest in any Lot; provided, however, that the relinquishing of all of such interest shall not operate to release any Owner from liability for a failure to comply with this Declaration which occurred while said Owner had such interest.

10.3 Attorneys' Fees. As to any legal or equitable proceedings for the enforcement of, or to restrain the violation of this Declaration, or any provision thereof, if the party bringing such action is successful in obtaining any remedy against any defaulting Owner, such defaulting Owner shall pay the reasonable attorneys' fees of such successful party, in such amount as may be fixed by the Court in such proceedings.

10.4 Failure to Enforce Not a Waiver of Rights. The failure of Declarant, the Association, or any Owner to enforce any Covenant herein contained shall in no event be deemed to be a waiver of the right to do so thereafter, nor of the right to enforce any other such Covenant.

10.5 Rights of Mortgagees. Except to the extent otherwise provided herein, no breach of this Declaration shall defeat or render invalid the lien of any mortgage now or hereafter executed upon any portion of the Real Estate; provided, however, that if all or any portion of said Real Estate is sold under a foreclosure of any mortgage, any purchaser at such sale and his successors and assigns shall hold any and all land so purchased subject to this Declaration. Other provisions herein notwithstanding, neither the Owners nor the Association shall have any right to make any amendment to this Declaration which materially impairs the rights of any Mortgagee holding, insuring, or guaranteeing any mortgage on all or any portion of the Real Estate at the time of such amendment.

10.6 Effect of Invalidation. If any provision of this Declaration is held to be invalid by any court, the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

10.7 Section Headings. Section headings used herein are used for convenience only and are not intended to be a part of this Declaration or in any way to define, limit, or describe the scope and intent of the particular sections to which they refer.



10.8 Notices. All notices in connection with this Declaration shall be made in writing and shall be deemed delivered (1) upon personal delivery to the individual person, if any, designated in writing by the Owner, as listed in the roster of Owner's names and addresses referred to hereinabove; or (b) seventy-two hours after the deposit thereof in any United States main or branch post office, first class postage prepaid, property addressed to the addressee thereof at the address listed in the said roster.

10.9 Deed Clause to Implement Declaration. Each Owner covenants and agrees that it will not execute or deliver any deed or conveyance of a fee title interest in any Lot, or any portion thereof, unless such deed or conveyance contains a clause substantially as follows:

"By acceptance and recording of this conveyance, the Grantee herein covenants and agrees to be bound by the Restrictions For Spring Lake Estates Subdivision Drainage System, Common Area and Common Amenities pertaining to the real estate hereby granted, which is recorded in the Office of the Recorder of Johnson County, Indiana", and property identifying the instrument number therein. However, the failure to include such clause shall not have any effect on this Declaration or the enforceability thereof against any Owner of any interest in any portion of the Real Estate.

10.10 Provision Against Merger. Declarant hereby intends that the Real Estate shall be subject to this Declaration, that the Restrictions contained herein shall not be merged into the title of the Declarant regardless of whether Declarant is the fee title owner of all or any part of the Real Estate at the time this Declaration is executed or recorded.

10.11 Reservations of Declarant. Other provisions herein notwithstanding, Declarant hereby reserves the right to make such appropriate by Declarant, so long as Declarant owns at least three (3) Lots within Spring Lake Estates Subdivision without the approval or consent of the Owners or Mortgagees of the Lots provided that Declarant shall not be entitled to make any amendment which has a materially adverse effect on the rights of any Mortgagee, nor which substantially impairs the benefits of this Declaration to any Owner, or substantially increases the obligations imposed by this Declaration on any Owner.

10.12 Transfer of Control of Owner's Association. Declarant shall transfer control of the Owner's Association to the Lot Owners no later than the earlier of (a) four months after three-fourths (3/4) of the Lots have been conveyed to Lot purchasers or (b) seven (7) years after the first Lot is conveyed.

In Witness Whereof, the Declarant has caused this Declaration to be executed on the date first above written.

DECLARANT

Gary Bolin  
Gary Bolin  
Bolin and Walker, Inc.

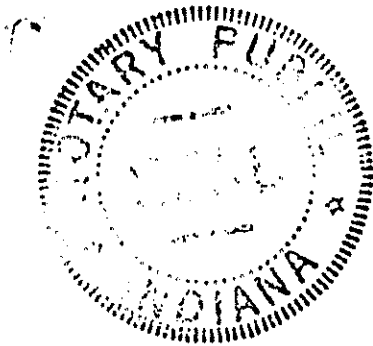
Michael Walker  
Michael Walker  
Bolin and Walker, Inc.

STATE OF INDIANA        )  
  ) SS:  
COUNTY OF JOHNSON    )

Before me, a Notary Public in and for said County and State, personally appeared Gary Bolin and Michael Walker of Bolin and Walker, Inc., who acknowledged the execution of the foregoing, and who having been duly sworn upon their oaths, stated that the representations therein contained are true.

My Commission Expires:  
Sept. 25, 1999

Phanda W. Cobb  
Notary Public Phanda W. Cobb  
Resident of Johnson County, IN



**EXHIBIT "A"**

**SPRING LAKE ESTATES SECTION ONE**  
**LEGAL DESCRIPTION**

Part of the East Half of the Southeast Quarter of Section 2, Township 11 North, Range 3 East of the Second Principal Meridian in the Town of Trafalgar, Johnson County, Indiana, described as follows:

Beginning on the South line of the said Half Quarter Section at a point that is 392.00 feet West of the Southeast corner thereof; thence North 89 degrees 37 minutes 42 seconds West on and along the said South line 658.72 feet; thence North 0 degrees 07 minutes 25 seconds West 185.65 feet; thence North 89 degrees 37 minutes 42 seconds West 266.11 feet to the West line of the said Half Quarter Section; thence North 0 degrees 07 minutes 25 seconds West on and along the said West line 426.20 feet; thence North 89 degrees 52 minutes 35 seconds East 179.87 feet; thence South 0 degrees 07 minutes 25 seconds East 20.85 feet; thence South 89 degrees 37 minutes 42 seconds East 357.26 feet; thence South 27 degrees 19 minutes 53 seconds East 62.48 feet; thence North 62 degrees 40 minutes 07 seconds East 170.00 feet; thence South 27 degrees 19 minutes 53 seconds East 34.91 feet; thence North 62 degrees 40 minutes 17 seconds East 121.98 feet; thence South 28 degrees 43 minutes 40 seconds East 70.02 feet; thence North 62 degrees 40 minutes 07 seconds East 64.43 feet; thence South 0 degrees 00 minutes 00 seconds East 425.11 feet; thence North 89 degrees 37 minutes 42 seconds West 6.04 feet; thence South 0 degrees 00 minutes 00 seconds East 185.65 feet to the Point of Beginning, containing 11.5946 acres, more or less, subject to all legal rights-of-way and easements.

*PREPARED BY : STEVEN B. WILLIAMS*

Plat shall be called:

Spring Lake Estates  
Section One

LEGAL being platted:

P+E 2 SE 4 2-11-3

11.5946A

Date of Plat:

6-4-96

Tax Area

Hensley Imp

Owner (s)

Bolin + Walker, Inc.

FILED: Instrument No. \_\_\_\_\_

Cabinet ( C ) Slide ( 768 )

FEE \$ 18.00

DATE/TIME of recording: \_\_\_\_\_

RECEIVED FOR RECORD  
JOHNSON COUNTY RECORDER  
JEAN HAFNOR

96012345

96 JUN -6 PM 4:12

Approval: Municipal  County \_\_\_\_\_

Assessor's Signature \_\_\_\_\_

Auditor's Signature \_\_\_\_\_ (Signifying transfer)

Notary's Signature \_\_\_\_\_ Seal \_\_\_\_\_ County of Residence \_\_\_\_\_ Date of Expiration \_\_\_\_\_

ALL SIGNATURES MUST HAVE NAME TYPED OR PRINTED BENEATH THEM.

Engineer's Signature \_\_\_\_\_ Seal \_\_\_\_\_

FIXED LINE MYLAR WILL BE SUPPLIED BY:

If other than above Engineer, whose company or name appears on plat.

Name Franklin Eng.

Address \_\_\_\_\_

Telephone Number ( ) \_\_\_\_\_

RECORDING PROCESSED BY:

On door of cabinet \_\_\_\_\_

Indexed into Computer \_\_\_\_\_

Subdivision Code \_\_\_\_\_

FIXED LINE RECEIVED:  / /

50.00

JOHNSON COUNTY RECORDER  
JEAN HARMON

97015508

97 JUL 13 PM 2:10

**REVISED DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF SPRING LAKE ESTATES,  
SECTIONS ONE AND TWO**

These covenants are re-recorded to amend Item 3.17 and Item 4.2 from the original, and apply to Spring Lake Estates Section One as recorded in Plat Cabinet "C", Page 768 and Spring Lake Estates Section Two as recorded in Plat Cabinet "C", Page 769.

*Cross Ref. I# 96012344*

Prepared by:  
Daniel L. Murray  
Franklin Engineering Company  
151 West Jefferson Street  
Franklin, Indiana 46131  
317-736-7168

RECEIVED FOR RECORD  
JOHNSON COUNTY RECORDER  
JUN 11 1962

96012344

55 JUN -6 PM 4:11

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

OF

SPRING LAKE ESTATES SUBDIVISION

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR Spring Lake Estates Subdivision ("Declaration"), made this 10<sup>th</sup> day of June, 1962, Bolin and Walker, Inc., (hereinafter referred to as "Declarant"),

WITNESSETH THAT:

WHEREAS the following facts are true:

- 9  
7
- A. Declarant is the owner of certain real estate located in Johnson County, Indiana, more particularly described in the attached Exhibit "A" ("Initial Real Estate"); and
  - B. Declarant intends to subdivide the Initial Real Estate into 39 residential lots as generally shown on the plat for Spring Lake Estates Subdivision Section One as hereinafter recorded in the Office of the Recorder of Johnson County, Indiana.
  - C. Declarant intends to sell and convey the residential Lots within Spring Lake Estates Subdivision and desires to subject the Initial Real Estate to certain terms, covenants, conditions and restrictions in order to ensure that the development and use of the various Lots on the Real Estate are harmonious and do not adversely affect the value of surrounding Lots on the Initial Real Estate; and
  - D. Declarant desires to provide for maintenance of the Drainage System, Common Area and Common Amenities which benefit Spring Lake Estates Subdivision, and to that end desires to establish certain obligations on said Owners and a system of assessments and charges upon said Owners for certain maintenance and other costs in connection with the operation of the Drainage System, Common Area and Common Amenities;
  - E. Declarant has or will incorporate under the laws of Indiana a non-profit corporation known as Spring Lake Estates Subdivision Owners' Association, Inc. to provide an agency for which may be delegated and assigned the powers of owning, maintaining and administering the Drainage System, Common Area and Common Amenities, enforcing these Restrictions, collecting and disbursing the Assessments and other charges hereinafter created, and promoting the health, safety and welfare of the Owners of the Lots.
  - F. Declarant may from time to time subject additional real estate located adjacent to the Initial Real Estate, to the provisions of this Declaration (the Initial Real Estate, together with such additions, as and when the same become subject to the provisions of this Declaration as herein provided, are hereinafter referred to as the "Real Estate").

NOW, THEREFORE, Declarant hereby declares that all of the Lots and lands in Real Estate as it is now held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, is subject to the following terms, covenants, conditions and restrictions. All of the terms, covenants, conditions and restrictions shall run with the Real Estate and shall be binding upon the Declarant and upon the parties having or acquiring any right, title, or interest, legal or equitable, in and to the Real Estate or any part or parts thereof and shall inure to the benefit of the Declarant and every one of the Declarant's successors in title to the Real Estate or any part of parts thereof.

## 1. GENERAL PURPOSE OF COVENANTS

The Real Estate is hereby subjected to the covenants, conditions and restrictions ("Restrictions") herein to ensure and provide for adequate and proper maintenance of the Drainage System, Common Area and Common Amenities in or serving Spring Lake Estates Subdivision so as to meet the requirements of certain governmental agencies, all for the purpose of benefitting all Lots within Spring Lake Estates Subdivision and to ensure the maintenance of the Drainage System, Common Area and common Amenities.

## 2. DEFINITIONS FOR ALL PURPOSES OF THIS DECLARATION

The following terms, whenever used in this Declaration, shall have the meanings assigned to them by this Section 2:

2.1 Additional Real Estate. "Additional Real Estate" means any land adjacent thereto subsequently acquired by Declarant.

2.2 Architectural Control Committee. The Architectural Control Committee, or "ACC", means the Architectural Control Committee for Spring Lake Estates Subdivision to be appointed in accordance with this Declaration.

2.3 Assessment. "Assessment" means the share of the Maintenance Expenses imposed upon each Lot, as determined and levied pursuant to the provisions of this declaration.

2.4 Association. "Association" means Spring Lake Estates Subdivision Home Owners' Association, Inc., a nonprofit Indiana Corporation, formed or to be formed for the purpose of determining and collecting the Assessments and overseeing and enforcing the terms of this Declaration.

2.5 Board of Directors. "Board of Directors" means the Board of Directors of the Association elected pursuant to the Articles and Bylaws of the Association.

2.6 Spring Lake Estates Subdivision. The term "Spring Lake Estates Subdivision" means all sections of the Real Estate as platted and recorded by Declarant in accordance with the provisions of this Declaration.

2.7 Declarant. "Declarant" means Bolin and Walker, Inc., or any other person, firm, corporation or partnership which succeeds to the interest of Bolin and Walker, Inc., as developer of Spring Lake Estates Subdivision.

2.8 Common Amenities. "Common Amenities" shall mean any landscaping, decorative signage, lighting or other such common amenities provided by the Association within the Streets, Easements or Lakes Areas.

2.9 Common Area. "Common Area" shall mean those areas shown as Common Area on the Plat or Plats of Spring Lake Estates Subdivision.

2.10 Restrictions. "Restrictions" means those covenants, conditions and restrictions affecting the Real Estate as established by Declarant in this Declaration.

2.11 Drainage System. "Drainage System" means the open ditches, swales, storm sewers, subsurface drainage tiles, pipes and structures, and other structures, fixtures, properties, equipment and facilities or other such drainage improvements located in, upon, or under the Easements, Streets, Lakes, Lake Area or Common Area and all appurtenances thereto relating to the purpose of controlling the drainage of surface and subsurface waters from, over and across Spring Lake Estates Subdivision.

2.12 Easements. "Easements" mean to those areas reserved as easements, including those shown as "Offsite" easements, on the Plat or Plats of Spring Lake Estates Subdivision.

2.13 Initial Real Estate. "Initial Real Estate" means the land described in Exhibit "A".

2.14 Lake. "Lake" means the lakes created by storm water retention within the Lake Area.

2.15 Lake Areas. "Lake Area" means those areas reserved as Drainage and Utility easements and indicated to have Lakes within them, on the Plat or Plats of Spring Lake Estates Subdivision.

2.16 Lake Lot Owners. "Lake Lot Owners" means the Owners of Lots which abut Lake Area as shown on the Plat or Plats of Spring Lake Estates Subdivision.

2.17 Lot. "Lot" means any of the separate parcels numbered and identified on the Plat or Plats of Spring Lake Estates Subdivision, as the same may be recorded from time to time.

2.18 Maintenance Expense. "Maintenance Expense" means the actual or estimated cost to the Association for maintenance, management, operation, repair, improvement, and replacement of the Drainage System, Common Area and Common Amenities and any other cost or expense incurred by the Association for the benefit and perpetuation of the Drainage System, Common Area and Common Amenities.



2.19 Mortgagee. The term "Mortgagee" means any holder, insurer, or guarantor of any first mortgage on any Lot.

2.20 Owner. "Owner" means any person or persons who acquire, after the date of this Declaration, legal and/or equitable title to any Lot; provided, however, that "Owner" shall not include any holder of any mortgage of all or any part of any Lot, so long as such holder does not hold both legal and equitable title thereto.

2.21 Plat. "Plat" means the final Plat or Plats of Spring Lake Estates Subdivision as the same may be recorded from time to time in the Office of the Recorder of Johnson County, Indiana.

2.22 Real Estate. "Real Estate" means the Initial Real Estate, together with such additional parcels of the Additional Real Estate subjected by the Declarant to this Declaration by written instrument recorded in the office of the Recorder of Johnson County, Indiana.

2.23 Streets "Streets" means all of the public and private roadways to the respective right-of-way lines thereof, as shown on the Plat or Plats of Spring Lake Estates Subdivision, as the same may be recorded from time to time, which have been or hereafter are constructed for the purpose of providing common access for Owners, occupants and their guests and invitees, to any or all Lots.

### 3. GENERAL RESTRICTIONS

3.1 Maintenance of Premises. In order to maintain the standards of the property, no weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Lot, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. Owner shall maintain their Lot and improvements situated thereon in a manner so as to prevent the Lot or improvements from becoming unsightly, and specifically, Owner shall:

- (a) Mow the Lot at such times as may be reasonably required in order to prevent the unsightly growth of vegetation and noxious weeds. Grass allowed to grow to a height in excess of six inches (6") shall be deemed unsightly.
- (b) Cut down and remove dead trees.
- (c) Keep the exterior of all improvements in such state of repair or maintenance so as to avoid their becoming unsightly.
- (d) Prevent the existence of any other condition that reasonably tends to detract from or diminish the appearance of the Lot and/or Spring Lake Estates Subdivision.

Failure to comply shall warrant the Declarant, authorized agents of the Town of Trafalgar or the Association to cut the growth or weeds, or clear the refuse from the Lot at the expense of the Owner, and their shall be a lien against said Lot for the expense thereof.

3.2 Residential Purpose. No Lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted on any Lot other than a dwelling not to exceed two (2) stories in height. A dwelling shall have an attached garage of a size to accommodate at least two (2) cars.

3.3 Setbacks. No building shall be located on any lot nearer to the front Lot line or nearer to the side street line than the minimum building setback lines shown on the recorded Plat. The minimum side yard set back shall be six feet (6') and minimum aggregate of the side yards on any Lot shall be twelve feet (12'). The minimum rear yard setback shall be fifteen feet (15'). For the purposes of this covenant, caves, steps and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building on a Lot to encroach upon another Lot.

3.4 Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat.

3.5 Unoperative Parked Vehicles. At no time shall any unlicensed, unoperative vehicle be permitted on any Lot, Street or Easement (unless kept entirely within a garage).

3.6 Trucks, Boats, Recreational Vehicles. No semi-truck, trailer, boat or trailer, mobile home, or recreational vehicle, or any similar equipment shall be permitted to be kept on any Lot, Street or Easement (unless kept entirely within a garage).

3.7 Nuisances. No noxious, obnoxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. This provision may be construed to prohibit extremely audible music or activities.

3.8 Outdoor Storage. No large volume of materials or supplies, large machinery or equipment shall be permitted to be kept or stored on any Lot except within the dwelling.

3.9 Drainage Ditches. Drainage swales (ditches) along dedicated roadways and within the right-of-way are not to be altered, dug out, filled in, tiled or otherwise changed without the written permission of the authorized agents of Johnson County. Owners must maintain these swales as sodded grassways, or other non-eroding surfaces. Water from roofs or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriate sized culverts or other approved structures have been permitted by authorized agents of the Town of Trafalgar.

Any Owner altering, changing, damaging, or failing to maintain these drainage swales or ditches will be held responsible for such action and will be given 10 days notice by certified mail to repair said damage, after which time, if no action is taken, authorized agents of the Town of Trafalgar may cause said repairs to be accomplished and the bill for said repairs will be sent to the affected property owner for the immediate payment. Failure to pay will result in a lien against the property.

3.10 Signs. No sign of any kind shall be displayed to the public view on any Lot except one (1) professionally manufactured sign of not more than five square feet advertising the property for sale or rent.

3.11 Childcare Services. No pre-school, babysitting business or such childcare services for more than six (6) children shall be allowed to operate upon any Lot.

3.12 Mining Operations. No oil drilling, oil development operation, oil refining quarrying, or mining operations of any kind shall be permitted upon or in any Lot nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

3.13 Animals. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept provided that they are not bred, kept or maintained for any commercial use and are housed within the dwelling.

3.14 Rubbish, Trash and Garbage. Rubbish, trash, garbage or any other waste shall not be allowed to be compiled, accumulated or dumped on any Lot. Garbage and trash shall be kept in appropriate containers which are not visible from the street, except on collection day.

3.15 Corner Lot. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and ten (10) feet above the centerline grades of the intersecting streets shall be placed or permitted on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting them at points thirty-five (35) feet from the intersection of the street right-of-way lines, or in the case of a rounded property corner, from the intersections of the street right-of-way lines extended. The same sight line limitations shall apply on any Lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines.

3.16 Field Tiles. Any field tile or underground drain which is on any Lot must be allowed to perpetuate and all owners of the Lots in this Subdivision and their successors shall comply with the Indiana Drainage Code of 1965.

3.17 Minimum Living Space. The minimum square footage of living space of dwellings within Spring Lake Estates Subdivision, exclusive of porches, garages or basements shall be no less than:

- (a) Twelve hundred (1200) square feet for single story dwellings; and
- (b) Seven hundred and fifty (750) square feet for the ground floor of two-story dwellings and fifteen hundred (1500) square feet total.

3.18 Outbuildings. No detached garages, sheds, barns, shacks or tents shall be maintained on any Lot. Storage buildings may be approved by the Architectural Control Committee with strict adherence to the Architectural Control Committee standards, specifications and requirements which shall include, but not be limited to the requirement that the roof and siding and or trim color schemes match the dwelling on the Lot

3.19 Driveways and Carports. All driveways must be paved with concrete, asphalt or other all-weather surface excluding gravel. No carports are permitted.

3.20 Communication Devices. Satellite dishes, free standing antennas, or any other such visible communication receiving or transmitting devices are prohibited, excepting antennas attached to the dwelling which do not rise above the peak of the roof.

3.21 Wells and Septic Tanks. No water wells shall be drilled on any Lot. Septic tanks are prohibited

3.22 Swimming Pools. Above-ground swimming pools are prohibited.

3.23 Construction, Earth-Moving, Excavation. No construction, significant earth-moving, or excavating work of any nature may be conducted on any Lot.

3.24 Fences, Walls, Barriers. All fences, walls, barriers or like structures must be approved in writing by the Architectural Control Committee prior to their construction. No such structures shall exceed eight feet (8') in height. No such structure shall be placed closer to the front Lot line than the front building setback line.

3.25 Structures. No decorative structure, statue, or other structure may be placed on the Lot closer to the front Lot line than the front building setback line.

3.26 Construction, Earth-Moving, Excavation. No significant construction, earth-moving, or excavating work of any nature may be conducted by the Owner within the Easements

3.27 Television Satellite Receivers. Television satellite receivers shall not exceed 24" in diameter.

#### 4. LAKE AREAS.

4.1 Lake Drainage Easement. The Association shall have a permanent easement over, across and under all Lake Area(s) and the Common Area for the purpose of improving, altering, maintaining, dredging, regrading, reconstructing and/or repairing the Lake Area(s) and/or Common Area, and all facilities, improvements and appurtenances thereto, as may be necessary for the Lake Areas to properly function, serve and provide its intended storm water retention and related or drainage benefits to Spring Lake Estates Subdivision, ("Drainage Easement").

4.2 Recreational Lake Use. Recreational use of the Lake Areas shall be determined by the lake lot owners Board of Managers. The design purpose of the lake as a storm water detention basin shall not be compromised.

4.3 Board of Managers. Upon the Declarant relinquishing control of the Association pursuant to this Declaration, the Lake Lot Owners shall form an association in which each Lake Lot Owner shall have one vote in the selection of a Board of Managers which shall consist of not less than three nor more than nine members. Thereafter, on the first Saturday in March of each calendar year, the voting Lake Lot Owners shall elect the Board of Managers for the ensuing year to a term commencing April 1st and expiring March 31st.

4.4 Rules and Regulations. The Declarant, and subsequent to Declarant relinquishing control of the Association; the Lake Lot Owners shall specifically adopt rules and regulations relating to landscaping, tiering, terracing, seawalls or other shoreline protection or decoration, docks, lighting and other such water and shoreline structures or facilities. No such structures or facilities shall be installed, placed or constructed without the prior approval of detailed plans submitted to the Declarant or the Board of Managers upon its formulation as provided above. The Board of Managers shall in no case approve and facilities or structures which in any way negatively affect the drainage functions of the lake or the Drainage Easement rights held by the Association.

4.5 Non-Liability of Board of Managers. Neither the Declarant nor the Board of Managers shall not be held as an entity, collectively, individually or personally liable in the discharge of its/his/their official duties.

4.6 Non-Disturbance of Lake Areas and Common Area. Lake Lot Owner or third party shall do or permit to be done any action or activity which could result in pollution of the Lake Area, diversion of water, change in elevation of lake level, earth disturbance resulting in silting, or any conduct which could result in an adverse affect upon drainage of the subdivision, proper Lake Area management, or water quality.

4.7 Enforcement of Lake Area Rules. The Declarant, and subsequent Declarant relinquishing control of the Association, the Board of Managers, in behalf of all Lake Lot Owners, or any individual Lake Lot Owner, shall have the authority to institute an action for injunction to abate such activity or seek mandatory relief for correction of, or violation of, any properly promulgated, rules and regulations or damage caused to the Lake Area, recreational or aesthetic improvements together with any damages incurred, and upon recovery of judgment shall be entitled to costs together with reasonable attorneys' fees.

## 5. SPRING LAKE ESTATES SUBDIVISION ARCHITECTURAL CONTROL COMMITTEE

5.1 APPOINTMENT OF ARCHITECTURAL CONTROL COMMITTEE. The Board of Directors of the Association, or Declarant, so long as Declarant owners more than three (3) Lots and, shall appoint an Architectural Control Committee to be composed of three (3) members.

5.2 Builder Approval. The Declarant through the Architectural Control Committee shall establish a set of Builder Standards to apply to all persons or entities intending to provide construction services for the initial construction of a residential dwelling upon a Lot ("Builder").

All Builders must be pre-approved by the Architectural Control Committee prior to construction activities on the Lot and shall be obligated to follow all rules and regulations established by the Architectural Control Committee pursuant to this provision, throughout the course of such construction.

5.3 Construction Approvals. No construction of any building or structure of any kind, including additions, alterations, fences, screens and walls shall begin within Spring Lake Estates Subdivision until the plans and specifications, locations and plot plan thereof, in detail and to scale have been submitted to and approved by the Architectural Control Committee. The plans and specifications of and location of all construction shall be in compliance with all applicable regulatory codes, including those relating to building, plumbing, and electrical requirements, and shall also comply to all zoning covenants and restrictions which are applicable to the Real Estate. Refusal of approval of plans and specifications, location and plot plan by Declarant may be based on any ground, including purely aesthetic grounds, in the sole and absolute discretion of the Architectural Control Committee. Declarant shall not be responsible for any defects in such plans or specifications, or in any building or structure erected according to such plans and specifications.

The plans and specifications submitted to Declarant shall contain a plot plan to scale with adequate provision for landscaping, including the planting of trees and shrubs. The determination of whether adequate provision has been made for landscaping shall be at the sole discretion of the Architectural Control Committee. The required landscaping and driveways shall be completed at the time of completion of the building, or as soon as weather and season permit.

5.4 Duties of Committee. The Committee shall approve or disapprove proposed improvements within thirty (30) days after all required information shall have been submitted to it. One copy of submitted material shall be retained by the Committee for its permanent files. All notifications to applicants shall be in writing, and, in the event that such notification is one of disapproval, it shall specify the reason or reasons.

5.5 Liability of Committee. Neither the Committee nor any agent thereof, nor Declarant, shall be responsible in any way for any defects in any plans, specifications or other materials submitted to it, nor for any defects in any work done according thereto.

5.6 Inspection. The Committee or its agent may inspect work being performed to assure compliance with the approved plans and this Declaration.

## 6 RESTRICTIONS FOR MAINTENANCE /ASSESSMENTS

6.1 Purpose of the Assessments. The Assessments levied by the Association shall be used for the purpose of maintenance of the Drainage System, Common Area and Common Amenities serving Spring Lake Estates Subdivision, as the same may be platted from time to time, including, but not limited to, the payment of any necessary insurance thereon and for the cost of labor, equipment, material, and management furnished with respect to the Drainage System, Common Area

and Common Amenities provided that the Association shall not be responsible for the replacement, repair or maintenance of any part of the Drainage System, Common Area and Common Amenities which is or hereafter may be dedicated to the public. Each Owner hereby covenants and agrees to pay to the Association:

6.1.1 A pro-rata share (as hereinafter defined) of the annual Assessments fixed, established, and determined from time to time as hereinafter provided.

6.1.2 A pro-rata share (as hereinafter defined) of any special Assessments fixed, established, and determined from time to time, as hereinafter provided.

6.2 Liability for Assessments. Each Assessment, together with any interest thereon and any costs of collection thereof, including any interest thereon and any costs of collection thereof including attorneys' fees, shall be a charge on each Lot and shall constitute a lien from and after the due date thereof in favor of the Association upon each Lot. Each such Assessment, together with any interest thereon and any costs of collection thereof, including attorneys' fees, shall also be the personal obligation of the Owner of each Lot at the time when the Assessment is due. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such Assessments as to payments which become due prior to such sale or transfer. No such sale or transfer shall relieve any Owner of the personal liability hereby imposed. The personal obligation for delinquent Assessments shall not pass to any successor in title unless such obligation is expressly assumed by such successor.

6.3 Pro-rata Share. The pro-rata share of each Owner for purposes of this section shall be the percentage obtained by dividing one by the total number of Lots shown on the Plat or Plats of Spring Lake Estates Subdivision, as the same may be recorded from time to time ("Pro-Rata Share").

6.4 Basis of Annual Assessments. The Board of Directors of the Association shall establish an annual budget prior to the beginning of each fiscal year, setting forth all Maintenance Expenses for the coming fiscal year, together with a reasonable allowance for contingencies and reserves of the Association. A copy of this budget shall be delivered to each Owner within thirty (30) days to the beginning of each fiscal year of the Association.

6.5 Basis of Special Assessments. Should the Board of Directors of the Association at any time during the fiscal year determine that the Assessments levied with respect to such year are insufficient to pay the Maintenance Expenses for such year, the Board of Directors of the Association may, at any time, and from time to time, levy such special Assessments as it may deem necessary for meeting the Maintenance Expenses. In addition, the Board of Directors of the Association shall have the right to levy at any time, and from time to time, one or more special Assessments for the purpose of defraying, in whole, or in part, any unanticipated Maintenance Expense not provided for by the annual Assessments.

6.6 Fiscal Year; Date of Commencement of Assessments; Due Dates. The fiscal year of the Association shall be established by the Association and may be changed from time to time by action of the Association. The annual Assessments provided for herein shall commence as to all Lots in Spring Lake Estates Subdivision on the first day of the month following the declarant's transfer of control of the Association to the Owners pursuant to Section 10.13 below. Declarant shall not be obligated to pay any assessments prior to said transfer, but shall be obligated to pay all maintenance expenses prior to said transfer. The first annual Assessment for each Lot shall be prorated for the balance of the fiscal year of the Association in which such Assessment is made. The annual Assessment for each year after the first Assessment year shall be due and payable on the first day of each fiscal year of the Association. Annual Assessments shall be due and payable in full as of the above date, except that the Association may from time to time by resolution authorize the payment of such Assessments in installments.

6.7 Duties of the Association.

6.7.1 The Board of Directors of the Association shall cause proper books and records of the levy and collection of each annual and special Assessment to be kept and maintained, including a roster setting forth the identification of each and every Lot and each Assessment applicable thereto, which books and records shall be kept in the office of the Association and shall be available for the inspection and copying by each Owner for duty authorized representative of any Owner) at all reasonable times during regular business hours of the Association. The Board of Directors of the Association shall cause written notice of all Assessments levied by the Owners or their designated representatives as promptly as practicable and in any event not less than thirty (30) days prior to the due date of such Assessment or any installment thereof. In the event such notice is mailed less than thirty (30) days prior to the due date of the Assessment to which such notice pertains, payment of such Assessment shall not be deemed past due for any purpose if paid by the Owner within thirty (30) days after the date of actual mailing of such notice.

6.7.2 The Association shall promptly furnish to any Owner or Mortgagee upon request a certificate in writing signed by an officer of the Association, setting forth the extent to which Assessments have been levied and paid with respect to such requesting Owner's or Mortgagee's Lot. As to any persons relying thereon, such certificate shall be conclusive evidence of payment of any Assessments therein stated to have been paid.

6.7.3 The Association shall notify any Mortgagee from which it has received a written request for notice of any default in the performance by any Owner of any obligation under the By-Laws of the Association or this Declaration which is not cured within sixty (60) days.

6.8 Non-payment of Assessments; Remedies of Association.

6.8.1 If any Assessment is not paid on the date when due, then such Assessment shall be deemed delinquent and shall together with any interest thereon and any cost of collection thereof, including attorneys' fees, become a continuing lien on the Lot against which such Assessment was made, and such lien shall be binding upon and enforceable as a personal liability of the Owner of



such Lot as of the date of levy of such Assessment, and shall be enforceable against the interest of such Owner and all future successors and assignees of such Owner in such Lot; provided, however, that such lien shall be subordinate to any mortgage on such Lot recorded prior to the date on which such Assessment becomes due.

6.8.2 If any Assessment upon any Lot is not paid within fifteen (15) days after the due date, such Assessment and all costs of collection thereof, including attorneys' fees, shall bear interest from the date of delinquency until paid at the annual interest rate allowable on judgments rendered in the State of Indiana at the time such Assessment is due, and the Association may bring an action in any court having jurisdiction against the delinquent Owner to enforce payment of the same and/or to foreclose the lien against said Owner's Lot, and there shall be added to the amount of such Assessment all costs of such action, including the Association's attorneys fees, and in the event a judgment is obtained, such judgment shall include such interest, costs, and attorneys' fees.

6.9 Adjustments. In the event that the amounts actually expended by the Association for Maintenance Expenses in any fiscal year exceed the amounts budgeted and assessed for Maintenance Expenses for that fiscal year, the amount of such deficit shall be carried over and become an additional basis for Assessments for the following fiscal year. Such deficit may be recouped either by inclusion in the budget for annual Assessments or by the making of one or more special Assessments for such purpose, at the option of the Association. In the event that the amounts budgeted and assessed for Maintenance Expenses in any fiscal year exceed the amount actually expended by the Association for Maintenance Expenses for that fiscal year, a Pro-Rata Share of such excess shall be a credit against the Assessment(s) due from each Owner of the next fiscal year(s).

## 7. DECLARANT'S/ASSOCIATION'S RIGHTS TO GUARANTEE COMPLIANCE

7.1 In the event the Owner of an Lot in Spring Lake Estates Subdivision shall fail to maintain that Lot or any of its improvements situated therein in accordance with the provisions of these Restrictions, the Association, or prior to the Association's incorporation, the Declarant, shall have the right, but not the obligation, by and through its agents and employees or contractors to enter upon said Lot, perform such acts as may be reasonably necessary to make such Lot and improvements thereon, if any, conform to the requirements of these Restrictions. The cost thereof to the Association or Declarant shall be collected in any reasonable manner from Owner. Neither Association/Declarant nor any of its agents, employees, or contractors shall be liable for any damage which may result from any maintenance work performed hereunder at the time dwellings are constructed upon.

## 8. ORGANIZATION AND DUTIES OF ASSOCIATION

8.1 Organization of Association. The Declarant shall establish the Association to be organized as a mutual benefit and nonprofit corporation under the laws of the State of Indiana, to be operated in accordance with The Articles of Incorporation which have been filed or will be filed by Declarant.

8.2 Membership. The members of the Association shall consist of the Declarant and the Owners of Lots in Spring Lake Estates Subdivision as the same may be platted from time to time, provided that, in the event that any one Lot shall be owned by more than one person, partnership, trust, corporation or other entity, they shall be treated collectively as one member for voting purposes.

The Association shall have two classes of voting membership:

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

Class B. The Class B members shall be the Declarant, who shall be entitled to three (3) votes for each Lot owned, and the first Board of Directors during their respective terms, who shall have no voting rights. The Class B membership shall cease and be converted to Class membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) On January 1, 2000.

8.3 Board of Directors. The members shall elect a Board of Directors of the Association as prescribed by the Association By-Laws. The Board of Directors shall manage the affairs of the Association.

8.4 General Duties of the Association. The Association is hereby authorized to act and shall act on behalf of, and in the name, place and stead of, the individual Owners in all matters pertaining to the maintenance, repair and replacement, of the Drainage System, Common Area and Common Amenities, the determination of Maintenance Expenses, the collection of annual and special Assessments, for the perpetuation of the Drainage System, Common Area and Common Amenities and common benefit of all such Owners. The Association shall also have the right, but not the obligation, to act on behalf of any Owner or Owners in seeking enforcement of the Restrictions contained in this Declaration. Neither the Association nor its officers or authorized agents shall have any liability whatsoever to any Owner for any action taken under color or authority of this Declaration, or for any failure to take any action called for by this Declaration, unless such act or failure to act is in the nature of a willful or reckless disregard of the rights of the Owners or in the nature of willful, intentional, fraudulent, or reckless misconduct.

8.5 Amendment of Declaration. The Association shall have the right to amend this Declaration at any time, and from time to time, upon the recommendation of an amendment to the Association by its Board of Directors, and the subsequent approval of such amendment by both the Owners of at least two-thirds of the Lots and the Mortgagees of at least two-thirds of the

Mortgagees requesting notice of such actions provided, however, that any such amendment of this Declaration shall not bring about any inequitable Assessments on any particular Owner(s). Each such amendment must be evidenced by a written instrument, signed and acknowledged by duly authorized officers of the Association, and by Declarant when its approval is required, setting forth facts sufficient to indicate compliance with this paragraph, including as an exhibit or addendum thereto a certified copy of the minutes of the Association meeting at which the necessary actions were taken, and such amendment shall not be effective until recorded in the Office of the Recorder of Johnson County. No such amendment shall substantially alter the Drainage System, Common Area and Common Amenities or effect a modification of any covenants or commitments undertaken in connection with any platting approvals or zoning without the prior approval of the appropriate government authorities.

8.6 Insurance. The Association shall maintain in force adequate public liability insurance protecting the Association against liability for property damage and personal injury with the amount of such coverage in no event to be less than One Million Dollars (\$1,000,000.00) for any single occurrence, occurring on or in connection with the Drainage System, Common Area and Common Amenities. The Association shall also maintain in force adequate casualty and extended coverage insurance, insuring the Drainage System, Common Area and Common Amenities against casualty, vandalism and such other hazards as may be insurable under standard "extended coverage" provisions, in an amount equal to the full replacement value of such Drainage System, Common Area and Common Amenities improvements. The Association shall notify all Mortgagees which have requested notice of any lapse, cancellation, or material modification of any insurance policy. All policies of insurance shall contain an endorsement or clause whereby the insurer waives any right to be subrogated to any claim against the property manager, their respective employees and agents, the Low Owners and occupants, and also waives any defenses based on co-insurance or on invalidity arising from acts of the insured, and shall cover claims of one or more insured parties against other insured parties.

The Association shall maintain a fidelity bond indemnifying the Association, the Board of Directors and the Low Owners for loss of funds resulting from fraudulent or dishonest acts of any director, officer, employee or anyone who either handles or is responsible for funds held or administered by the Association, whether or not they receive compensation for their services. The fidelity bond should cover the maximum amount of funds which will be in the custody of the Association or its management agent at any time, but in no event shall such fidelity bond coverage be less than the sum of three (3) months' Assessments on all Lots in Spring Lake Estates Subdivision, plus the Associations' reserve funds.

The Association shall cause all insurance policies and fidelity bonds to provide at least ten (10) days written notice to the Association, and all Mortgagees who have requested such notice, before the insurance policies or fidelity bonds can be canceled or substantially modified for any reason.

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8.7 Condemnation; Destruction. IN the event that any of the Drainage System, Common Area and Common Amenities shall be condemned or taken by any competent public authority, or in the event the same shall be damaged or destroyed by any cause whatsoever, the Association shall represent the interest of the Owners in any proceedings, negotiations, insurance adjustments, settlements, or agreements in connection with such condemnation, damage, or destruction. Any sums recovered by the Association shall be applied, first, to the restoration and repair of any part of the Drainage System, Common Area and Common Amenities condemned, damaged, or destroyed, to the extent such restoration or repair is practicable, and the balance of such sums shall either be held as a reserve for future maintenance of the Drainage system, Common Area and Common Amenities or turned over to the Owners in proportion to their Pro-Rata Shares, whichever may be determined by a majority vote of the members of the Association. Each Owner shall be responsible for pursuing his own action for damages to his Lot, either by reason of direct damage thereto or by reason of an impairment of value due to damage to the Drainage System, Common Area or Common Amenities; provided, however, that upon request of any Owner(s), the Association shall pursue such claims on such requesting Owner(s) behalf, and shall turn any recoveries for such Owners over to such Owners directly. The Association shall notify all Mortgagees of which it has notice of any condemnation, damage, or destruction of any part of the Drainage System, Common Area and Common Amenities.

8.8 Mortgagees' Rights. The mortgagees shall have the right, at their option, jointly or severally, to pay charges which are in default or which may or have become a charge against the Drainage System, Common Area and Common Amenities, to pay overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy for the Drainage System, Common Area and Common Amenities, and Mortgagees making such payment shall be owed immediate reimbursement therefor from the Association.

9. EXPANSION OF SUBDIVISION

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9.1 Method and Scope of Expansion. Declarant, at its option, and from time to time, may expand Spring Lake Estates Subdivision to include all or any parts of the Additional Real Estate described in the attached Exhibit B, by the addition of further sections consisting of one or more Lots and any Common Area, drainage facilities and/or other such common amenities which in the discretion of Declarant is appropriate for addition with such section. Such further sections, if added, shall be added by the recordation of a Plat of such section, consistent in detail and layout with Plat of sections previously recorded, and by the recordation of a supplemental declaration imposing upon such sections the terms and conditions of this Declaration, together with any provisions particular to such section. Declarant hereby covenants that the total number of Lots in Spring Lake Estates Subdivision shall not exceed One Hundred Sixty-Three (163) and that no real estate shall be added thereto which is not within that described Exhibit A.

9.2 Time for Expansion. No additional sections shall be added after the date which is fifteen (15) years after the date on which the first Plat for Spring Lake Estates Subdivision was recorded.

## 10. GENERAL PROVISIONS

10.1 Restrictions Run With the Land. The Restrictions created by this Declaration shall attach to and run with the Real Estate and shall be binding upon every person who may hereafter come into ownership, occupancy or possession of any portion of the Real Estate.

10.2 Scope of Restrictions. Declarant and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be expressed in such deed, are deemed to have agreed to each and every one of the Restrictions contained in this Declaration, and the same shall be of mutual and reciprocal benefit to Declarant and each Owner of each Lot. Declarant and each Owner shall be entitled to enforce this Declaration against any Owner to the full extent permitted herein and under applicable law, and shall have all rights and remedies for such enforcement at law or in equity. Each Owner shall be liable for any failure to fully comply with all of the Restrictions contained in this Declaration only so long as each such Owner shall have any interest in any Lot; provided, however, that the relinquishing of all of such interest shall not operate to release any Owner from liability for a failure to comply with this Declaration which occurred while said Owner had such interest.

10.3 Attorneys' Fees. As to any legal or equitable proceedings for the enforcement of, or to restrain the violation of this Declaration, or any provision thereof, if the party bringing such action is successful in obtaining any remedy against any defaulting Owner, such defaulting Owner shall pay the reasonable attorneys' fees of such successful party, in such amount as may be fixed by the Court in such proceedings.

10.4 Failure to Enforce Not a Waiver of Rights. The failure of Declarant, the Association, or any Owner to enforce any Covenant herein contained shall in no event be deemed to be a waiver of the right to do so thereafter, nor of the right to enforce any other such Covenant.

10.5 Rights of Mortgagees. Except to the extent otherwise provided herein, no breach of this Declaration shall defeat or render invalid the lien of any mortgage now or hereafter executed upon any portion of the Real Estate; provided, however, that if all or any portion of said Real Estate is sold under a foreclosure of any mortgage, any purchaser at such sale and his successors and assigns shall hold any and all land so purchased subject to this Declaration. Other provisions herein notwithstanding, neither the Owners nor the Association shall have any right to make any amendment to this Declaration which materially impairs the rights of any Mortgagee holding, insuring, or guaranteeing any mortgage on all or any portion of the Real Estate at the time of such amendment.

10.6 Effect of Invalidation. If any provision of this Declaration is held to be invalid by any court, the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

10.7 Section Headings. Section headings used herein are used for convenience only and are not intended to be a part of this Declaration or in any way to define, limit, or describe the scope and intent of the particular sections to which they refer.

10.8 Notices. All notices in connection with this Declaration shall be made in writing and shall be deemed delivered (1) upon personal delivery to the individual person, if any, designated in writing by the Owner, as listed in the roster of Owner's names and addresses referred to hereinabove; or (b) seventy-two hours after the deposit thereof in any United States main or branch post office, first class postage prepaid, property addressed to the addressee thereof at the address listed in the said roster.

10.9 Deed Clause to Implement Declaration. Each Owner covenants and agrees that it will not execute or deliver any deed or conveyance of a fee title interest in any Lot, or any portion thereof, unless such deed or conveyance contains a clause substantially as follows:

"By acceptance and recording of this conveyance, the Grantee herein covenants and agrees to be bound by the Restrictions For Spring Lake Estates Subdivision Drainage System, Common Area and Common Amenities pertaining to the real estate hereby granted, which is recorded in the Office of the Recorder of Johnson County, Indiana", and property identifying the instrument number therein. However, the failure to include such clause shall not have any effect on this Declaration or the enforceability thereof against any Owner of any interest in any portion of the Real Estate.

10.10 Provision Against Merger. Declarant hereby intends that the Real Estate shall be subject to this Declaration, that the Restrictions contained herein shall not be merged into the title of the Declarant regardless of whether Declarant is the fee title owner of all or any part of the Real Estate at the time this Declaration is executed or recorded.

10.11 Reservations of Declarant. Other provisions herein notwithstanding, Declarant hereby reserves the right to make such appropriate by Declarant, so long as Declarant owns at least three (3) Lots within Spring Lake Estates Subdivision without the approval or consent of the Owners or Mortgagees of the Lots provided that Declarant shall not be entitled to make any amendment which has a materially adverse effect on the rights of any Mortgagee, nor which substantially impairs the benefits of this Declaration to any Owner, or substantially increases the obligations imposed by this Declaration on any Owner.

10.12 Transfer of Control of Owner's Association. Declarant shall transfer control of the Owner's Association to the Lot Owners no later than the earlier of (a) four months after three-fourths (3/4) of the Lots have been conveyed to Lot purchasers or (b) seven (7) years after the first Lot is conveyed.

EXHIBIT "A"

SPRING LAKE ESTATES SECTION ONE  
LEGAL DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 2, Township 11 North, Range 3 East of the Second Principal Meridian in the Town of Trafalgar, Johnson County, Indiana, described as follows:

Beginning on the South line of the said Half Quarter Section at a point that is 392.00 feet West of the Southeast corner thereof; thence North 89 degrees 37 minutes 42 seconds West on and along the said South line 658.72 feet; thence North 0 degrees 07 minutes 25 seconds West 185.65 feet; thence North 89 degrees 37 minutes 42 seconds West 266.11 feet to the West line of the said Half Quarter Section; thence North 0 degrees 07 minutes 25 seconds West on and along the said West line 426.20 feet; thence North 89 degrees 52 minutes 35 seconds East 179.87 feet; thence South 0 degrees 07 minutes 25 seconds East 20.85 feet; thence South 89 degrees 37 minutes 42 seconds East 357.26 feet; thence South 27 degrees 19 minutes 53 seconds East 62.48 feet; thence North 62 degrees 40 minutes 07 seconds East 170.00 feet; thence South 27 degrees 19 minutes 53 seconds East 34.91 feet; thence North 62 degrees 40 minutes 17 seconds East 121.98 feet; thence South 28 degrees 43 minutes 40 seconds East 70.02 feet; thence North 62 degrees 40 minutes 07 seconds East 64.43 feet; thence South 0 degrees 00 minutes 00 seconds East 425.11 feet; thence North 89 degrees 37 minutes 42 seconds West 6.04 feet; thence South 0 degrees 00 minutes 00 seconds East 185.65 feet to the Point of Beginning, containing 11.5946 acres, more or less, subject to all legal rights-of-way and easements.

Prepared by:  
Steven B. Williams  
Franklin Engineering Company  
151 West Jefferson Street  
Franklin, IN 46131  
317-736-7168

EXHIBIT "B"

LEGAL DESCRIPTION  
SPRING LAKE ESTATES SECTION TWO

Part of the East Half of the Southeast Quarter of Section 2, Township 11 North, Range 3 East of the Second Principal Meridian in the Town of Trafalgar, Johnson County, Indiana, described as follows:

Beginning on the South line of the said Half Quarter Section at a point that is 392.00 feet West of the Southeast corner thereof; thence North 0 degrees 00 minutes 00 seconds West a distance of 185.65 feet; thence South 89 degrees 37 minutes 42 seconds East a distance of 6.04 feet; thence North 0 degrees 00 minutes 00 seconds West 425.11 feet to the Point of Beginning; thence South 62 degrees 40 minutes 07 seconds West a distance of 64.43 feet; thence North 28 degrees 43 minutes 40 seconds West a distance of 70.02 feet; thence South 62 degrees 40 minutes 07 seconds West a distance of 121.98 feet; thence North 27 degrees 19 minutes 53 seconds West a distance of 34.91 feet; thence South 62 degrees 40 minutes 07 seconds West a distance of 170.00 feet; thence North 27 degrees 19 minutes 53 seconds West a distance of 140.00 feet; thence North 62 degrees 40 minutes 07 seconds East a distance of 120.00 feet; thence North 27 degrees 19 minutes 53 seconds West a distance of 60.09 feet; thence North 62 degrees 40 minutes 07 seconds East a distance of 166.61 feet; thence North 29 degrees 03 minutes 01 second West a distance of 64.91 feet; thence North 6 degrees 23 minutes 58 seconds West a distance of 49.38 feet; thence North 26 degrees 06 minutes 27 seconds West a distance of 219.97 feet; thence North 37 degrees 48 minutes 58 seconds West a distance of 125.63 feet; thence North 23 degrees 31 minutes 48 seconds West a distance of 162.74 feet; thence South 88 degrees 34 minutes 42 seconds East a distance of 237.99 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 130.00 feet; thence South 84 degrees 25 minutes 38 seconds East a distance of 50.24 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 115.00 feet; thence North 0 degrees 00 minutes 00 seconds East a distance of 30.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 335.00 feet; thence South 0 degrees 00 minutes 00 seconds East a distance of 300.00 feet; thence North 90 degrees 00 minutes 00 seconds West 385.95 feet; thence South 0 degrees 00 minutes 00 seconds East a distance of 507.98 feet to the Point of Beginning, containing 8.8424 acres, more or less, subject however to all legal rights-of-way and easements of record

Prepared by:  
Steven B. Williams  
Franklin Engineering Company  
151 West Jefferson Street  
Franklin, IN 46131  
317-736-7168



In Witness Whereof, the Declarant has caused this Declaration to be executed on the 10TH day of JULY, 1997.

DECLARANT

Hoosier Homes, Inc.

[Signature]  
Printed Name: STEVE PARSONS

Emerald Homes, Inc.

[Signature] (President Emerald Homes)  
Printed Name: BOB PRICE

Lifestyle Homes, Inc.

[Signature]  
Printed Name: SCOTT TURNER

Oakleaf Homes, Inc.

[Signature]  
Printed Name: THOMAS C. COATES

Gates Homes, Inc.

[Signature]  
Printed Name: DEREK GATES

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF JOHNSON )

Before me, a Notary Public in and for said County and State, personally appeared STEVE PARSONS, BOB PRICE, SCOTT TURNER, DEREK W. GATES & THOMAS C COATES

who acknowledged the execution of the foregoing, and who having been duly sworn upon their oaths, stated that the representations therein contained are true.

Witness my hand and seal this 10TH day of JULY, 1997.

My Commission Expires: 3-9-98

[Signature]  
Notary Public LESLIE J. YOUNG  
Resident of MARION County, IN

13.00  
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JOHNSON COUNTY RECORDER  
JEAN HARMON

97023386

97 OCT 15 PM 2:33

**AGREEMENT MODIFYING COVENANTS**

This agreement entered into by Bolin & Walker, Inc. by its President Michael Walker and

Witnesseth That:

WHEREAS, Bolin & Walker, Inc., is owner of certain real estate located in the County of Johnson, Town of Trafalgar, State of Indiana; and

WHEREAS, said real estate was subdivided into residential and commercial lots and platted as a subdivision under the name of "Spring Lake Estates, Section Two"; and

WHEREAS, the designation of said lots within Spring Lake Estates, Section Two was recorded on a Plat with the Johnson County Recorder's Office, Johnson County, Indiana, on the 6th day of June, 1996, as Instrument #96012346 in Plat Book C, Page 769; and

WHEREAS, said Recorded Plat contained separately filed covenants and restrictions which are binding upon the owners of said real estate; and

WHEREAS, the parties desire to amend a certain covenant of said subdivision; and

WHEREAS, the covenants require a majority of the owners to agree to any alteration of said covenants; and

WHEREAS, the parties have reached an agreement concerning the amendment of said covenants; and

NOW THEREFORE, in consideration of the promises contained herein, the parties agree as follows:

1. That Bolin & Walker, Inc., an Indiana Corporation with Michael Walker as President, is the owner of the majority of the lots remaining in Spring Lake Estates.
2. That the Declaration of Covenants and Restrictions of Spring Lake Estates Subdivision recorded with the Recorder of Johnson County the 6th day of June, 1996 as Instrument #96012344 and as amended July 18, 1997 as Instrument #97015508, is hereby amended to exclude Lots "A", "B", "C" and "D" of the Section Two plat from all requirements contained therein.

3. That this amendment to the covenants shall be effective the date of this agreement.

IN WITNESS THEREOF, the parties have entered into this Agreement this 15<sup>th</sup> day of October, 1997.

Michael Walker PRES.  
Michael Walker  
President, Bolin & Walker, Inc.

STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF JOHNSON    )

Before me, a Notary Public in and for said County and State, personally appeared Michael Walker as President of Bolin & Walker, Inc., who acknowledged the execution of the foregoing Agreement, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notary Seal this 15<sup>th</sup> day of October, 1997.

Rhonda W. Cobb  
Notary Public, Rhonda W. Cobb

County of Residence: Johnson

My Commission Expires: Sept. 25, 1999



Prepared by:  
Steven B. Williams  
Franklin Engineering Company  
151 West Jefferson Street  
Franklin, Indiana 46131

58.00

23

Recorded Johnson County, Indiana  
Jean Harmon, Recorder  
Date 03/21/2002 Time 11:48:19 1 of 23 Pgs  
Inst # 2002-010022 OFF  
Fee Amt: 59.00

**REVISED DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF SPRING LAKE ESTATES,  
SECTION ONE, TWO AND THREE**

These covenants are re-recorded to amend Declaration Of Covenants, Conditions And Restrictions Of Spring Lake Estates Subdivision ("Declarant" NKA, Mike Walker, Inc.), from the original, and Item 2.7 and Item 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 3.19, 3.20, 3.21, 3.22, 3.23, 3.24, 3.25, 3.26, 3.27, 3.28 and Item 8.2, and apply to Spring Lake Estates Section One as recorded in Plat Cabinet "C", Page 768 and Spring Lake Estates Section Two as recorded in Plat Cabinet "C", Page 769 and Spring Lake Estates Section Three as recorded in Plat Cabinet "C", Page 770. *D 0094*

Cross Reference One: #96012344

Cross Reference Two: #97015508

Prepared By:  
Patricia S. Leno  
Mike Walker, Incorporated  
5840 S. 300 W.  
Trafalgar, IN 46181  
317-878-4242

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**OF**

**SPRING LAKE ESTATES SUBDIVISION**

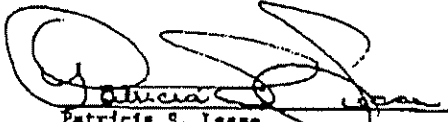
**WITNESSETH THAT:**

**THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR Spring Lake Estates Subdivision ("Declaration"), made this \_\_\_\_ day of \_\_\_\_, 20 \_\_, Bolin and Walker, Inc., "Now Known As", Mike Walker, Inc., (hereinafter referred to as "Declarant").**

**WITNESSETH THAT:**

**WHEREAS the following facts are true:**

**See Cross Reference # 96012344 - Attached**



**Patricia S. Lease**

**Subscribed and sworn before me, a Notary Public, in and for said County and State on March 21, 2002.**



**Michelle D. Stringer**



**MICHELLE D. STRINGER  
Comm. Exp: Oct. 18, 2008  
Johnson County Resident**

**Prepared By:  
Patricia S. Lease  
Mike Walker, Incorporated  
5840 S. 300 W,  
Trafalgar, IN 46181  
317-878-4242**

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JOHNSON COUNTY RECORDER  
JEAN HARMON

97015508

97 JUN 18 PM 2:10

**REVISED DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF SPRING LAKE ESTATES,  
SECTION ONE AND TWO**

These covenants are re-recorded to amend Item 3.17 and Item 4.2 from the original, and apply to Spring Lake Estates Section One as recorded in Plat Cabinet "C", Page 768 and Spring Lake Estates Section Two as recorded in Plat Cabinet "C", Page 769.

Cross Ref. #96012344

Prepared by:  
Daniel L. Murray  
Franklin Engineering Company  
151 West Jefferson Street  
Franklin, Indiana 46131  
317-736-7168

---

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JOHNSON COUNTY RECORDER  
JEAN HARMON

96012344

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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
**OF**  
**SPRING LAKE ESTATES SUBDIVISION**

**THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR Spring Lake Estates Subdivision ("Declaration"), made this 6<sup>th</sup> day of ~~June~~, 19 96. Bolin and Walker, Inc., (hereinafter referred to as "Declarant"),**

**WITNESSETH THAT:**

**WHEREAS** the following facts are true:

- A. Declarant is the owner of certain real estate located in Johnson County, Indiana, more particularly described in the attached Exhibit "A" ("Initial Real Estate"); and
- B. Declarant intends to subdivide the Initial Real Estate into 39 residential lots as generally shown on the plat for Spring Lake Estates Subdivision Section One as hereinafter recorded in the Office of the Recorder of Johnson County, Indiana.
- C. Declarant intends to sell and convey the residential Lots within Spring Lake Estates Subdivision and desires to subject the Initial Real Estate to certain terms, covenants, conditions and restrictions in order to ensure that the development and use of the various Lots on the Real Estate are harmonious and do not adversely affect the value of surrounding Lots on the Initial Real Estate; and
- D. Declarant desires to provide for maintenance of the Drainage System, Common Area and Common Amenities which benefits Spring Lake Estates Subdivision, and to that end desires to establish certain obligations on said Owners (see pg. 4) and a system of assessments and charges upon said Owners for certain maintenance and other costs in connection with the operation of the Drainage System, Common Area and Common Amenities;
- E. Declarant has or will incorporate under the laws of Indiana a non-profit corporation known as Spring Lake Estates Subdivision Owners' Association, Inc. to provide an agency for which may be delegated and assigned the powers of owning, maintaining and administering the Drainage System, Common Area and Common Amenities, enforcing these restrictions, collecting and disbursing the Assessments and other charges hereinafter created, and promoting the health, safety and welfare of the Owners of the Lots.
- F. Declarant may from time to time subject additional real estate located adjacent to the Initial Real Estate, to the provisions of the Declarant (the Initial Real Estate, together with such additions, as and when the same become subject to the provisions of this Declaration as herein provided, are hereinafter referred to as the "Real Estate").

NOW, THEREFORE, Declarant hereby declares that all of the Lots and lands in Real Estate as is now held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, is subject to the following terms, covenants, conditions and restrictions. All of the terms, covenants, conditions and restrictions shall run with the Real Estate and shall be binding upon the Declarant and upon the parties having and acquiring any right, title, or interest, legal or equitable, in and to the Real Estate or any part or parts thereof and shall inure to the benefit of the Declarant and every one of the Declarant's successors in title to the Real Estate or any part or parts thereof.

## 1. GENERAL PURPOSE OF COVENANTS

The Real Estate is hereby subjected to the covenants, conditions and restrictions ("Restrictions") herein to ensure and provide for adequate and proper maintenance of the Drainage System, Common Area and Common Amenities in or serving Spring Lake Estates Subdivision so as to meet the requirements of certain governmental agencies, all for the purpose of benefiting all Lots within Spring Lake Estates Subdivision and to ensure the maintenance of the Drainage System, Common Area and Common Amenities.

## 2. DEFINITIONS FOR ALL PURPOSES OF THIS DECLARATION

The following terms, whenever used in this Declaration, shall have the meanings assigned to them by this Section 2:

- 2.1 **Additional Real Estate.** "Additional Real Estate" means any land adjacent thereto subsequently acquired by Declarant.
- 2.2 **Architectural Control Committee.** The Architectural Control Committee, or "ACC" means the Architectural Control Committee for Spring Lake Estates Subdivision to be appointed in accordance with this declaration.
- 2.3 **Assessment.** "Assessment" means the share of the Maintenance Expenses imposed upon each Lot, as determined and levied pursuant to the provisions of this declaration.
- 2.4 **Association.** "Association" means Spring Lake Estates Subdivision Home Owners' Association, Inc., a non-profit Indiana Corporation, formed or to be formed for the purpose of determining and collecting the Assessments and overseeing and enforcing the terms of this declaration.
- 2.5 **Board of Directors.** "Board of Directors" means the Board of Directors of the Association elected pursuant to the Articles and Bylaws of the Association.
- 2.6 **Spring Lake Estates Subdivision.** The term "Spring Lake Estates Subdivision" means all sections of the Real Estate as platted and recorded by Declarant in accordance with the provisions of this Declaration.
- 2.7 **Declarant.** "Declarant" means Mike Walker, Inc., or any other person, firm, corporation or partnership which succeeds to the interest of Mike Walker, Inc., as developer of Spring Lake Estates Subdivision.



- 2.8 **Common Amenities.** "Common Amenities" shall mean all landscaping, decorative signage, lighting or other such common amenities provided by the Association within the streets, Easements or Lake Areas.
- 2.9 **Common Area.** "Common Area" shall mean those areas shown as Common Areas on the plat or plats of Spring Lake Estates Subdivision.
- 2.10 **Restrictions.** "Restrictions" means those covenants, conditions and restrictions affecting the Real Estate as established by Declarant in this Declaration.
- 2.11 **Drainage System.** "Drainage System" means the open ditches, swales, storm sewers, subsurface drainage tiles, pipes and structures, and other structures, fixtures, properties, equipment and facilities or other such drainage improvements located in, upon, or under the Easements, Streets, Lakes, Lake Area or Common Area and all appurtenances thereto relating to the purpose of controlling the drainage of surface and subsurface waters from, over and across Spring Lake Estates Subdivision.
- 2.12 **Easements.** "Easements" mean to those areas reserved as easements, including those shown as "Offsite" easements, on the plat or plats of Spring Lake Estates Subdivision.
- 2.13 **Initial Real Estate.** "Initial Real Estate" means the land described in Exhibit "A".
- 2.14 **Lake.** "Lake" means the lake created by storm water retention within the Lake Area.
- 2.15 **Lake Area.** "Lake Area" means those areas reserved as Drainage and Utility easements and indicated to have Lakes within them, on the Plat or Plats of Spring Lake Estates Subdivision.
- 2.16 **Lake Lot Owners.** "Lake Lot Owners" means the Owners of Lots which abut Lake Area as shown on the plat or plats of Spring Lake Estates Subdivision.
- 2.17 **Lot.** "Lot" means any of the separate parcels numbered and identified on the plat or plats of Spring Lake Estates Subdivision, as the same may be recorded from time to time.
- 2.18 **Maintenance Expense.** "Maintenance Expense" means the actual or estimated cost to the Association for maintenance, management, operation, repair, improvement, and replacement of the Drainage System, Common Area and Common Amenities and any other cost or expense incurred by the Association for the benefit and perpetuation of the Drainage System, Common Area and Common Amenities.
- 2.19 **Mortgage.** The term "Mortgagee" means any holder, insurer, or guarantor of any first mortgage on any Lot.
- 2.20 **Owner.** "Owner" means any person or persons who acquire, after the date of this Declaration, legal and/or equitable title to any Lot; provided, however, that "Owner" shall not include any holder of any mortgage of all or any part of any Lot, so long as such holder does not hold both legal and equitable title thereto.

- 2.21 **Plat.** "Plat" means the final Plat or Plats of Spring Lake Estates Subdivision as the same may be recorded from time to time in the Office of the Recorder of Johnson County, Indiana.
- 2.22 **Real Estate.** "Real Estate" means the Initial Real Estate, together with such additional parcels of the Additional Real Estate subjected by the Declarant to this Declaration by written instrument recorded in the office of the Recorder of Johnson County, Indiana.
- 2.23 **Streets.** "Streets" means all of the public and private roadways to the respective right-of-way lines thereof, as shown on the plat or plats of Spring Lake Estates Subdivision, as the same may be recorded from time to time, which have been or hereafter are constructed for the purpose of providing common access for Owners, occupants and their guests and invitees, to any or all Lots.

### 3. GENERAL RESTRICTIONS

- 3.1 **Maintenance of Premises.** In order to maintain the standards of the property, no weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Lot, and no refuse pile or unsightly objects to be placed or suffered to remain anywhere thereon. Owner shall maintain their Lot and improvements situated thereon in a manner so as to prevent the Lot or improvements from becoming unsightly, and specifically, Owner shall:
- (a) Mow the Lot at such times as may be reasonably required in order to prevent the unsightly growth of vegetation and weeds. Grass allowed to grow to a height in excess of six inches (6") shall be deemed unsightly.
  - (b) Cut down and remove dead trees.
  - (c) Keep the exterior of all improvements in such state of repair or maintenance so as to avoid their becoming unsightly.
  - (d) Prevent the existence of any other condition that reasonably tends to detract from or diminish the appearance of the Lot and/or Spring Lake Estates Subdivision.

Failure to comply shall warrant the Declarant, authorized agents of the Town of Trafalgar or the Association to cut the growth or weeds, or clear the refuse from the Lot at the expense of the Owner, and shall be a lien against said Lot for the expense thereof.

- 3.2 **Residential Purpose.** No Lot shall be used except for residential purpose. No building shall be erected, altered, placed or permitted on any Lot other than a dwelling not to exceed two (2) stories in height. A dwelling shall have an attached garage of a size to accommodate at least two (2) cars.
- 3.3 **Setbacks.** No building shall be located on any lot nearer to the front Lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. The minimum side yard set back shall be six feet (6') and minimum aggregate of the side yards on any lot shall be 12 feet (12'). The minimum rear yard set back shall be fifteen feet (15'). For the purposes of this covenant, eaves, steps and open porches shall

not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

- 3.4 **Easements.** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
- 3.5 **Unoperative Parked Vehicles.** At no time shall any unlicensed, unoperative vehicle be permitted on any lot, street or easement (unless kept entirely within a garage).
- 3.6 **Trucks, Boats, Recreational Vehicles.** No semi-truck, trailer, boat or trailer, mobile home, or recreational vehicle, or any similar equipment shall be permitted to be kept on any lot, street, or easement (unless kept entirely within a garage).
- 3.7 **Residential Vehicles.** There shall be no extended street parking of residential vehicles within Spring Lake Estates Subdivision after 2:00 AM.
- 3.8 **Nuisances.** No noxious, obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. This provision may be construed to prohibit extremely audible music, activities, or barking dogs.
- 3.9 **Outdoor Storage.** No large volume of materials or supplies, large machinery or equipment shall be permitted to be kept or stored on any lot except within the dwelling.
- 3.10 **Drainage Ditches.** Drainage swales (ditches) along dedicated roadways and within the right-of-way are not to be altered, dug out, filled in, tiled or otherwise changed without the written permission of the authorized agents of Johnson County. Owners must maintain these swales as sodded grassways, or other non-eroding surfaces. Water from roofs or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriate sized culverts or other approved structures have been permitted by authorized agents of the Town of Trafalgar.
- Any Owner altering, changing, damaging, or failing to maintain these drainage swales or ditches will be held responsible for such action and will be given 10 days notice by certified mail to repair said damage, after which time, if no action is taken, authorized agents of the Town of Trafalgar may cause said repairs to be accomplished and the bill for said repairs will be sent to the affected property owner for the immediate payment. Failure to pay will result in a lien against the property.
- 3.11 **Signs.** No sign of any kind shall be displayed to the public view on any Lot excepted one (1) professionally manufactured sign of not more than five square feet advertising the property for sale or rent.
- 3.12 **Childcare Services.** No pre-school, babysitting business or such childcare services for more than six (6) children shall be allowed to operate upon any lot.
- 3.13 **Mineral Operations.** No oil drilling, oil development, oil refining quarrying, or mining operation of any kind shall be permitted upon or in any lot nor shall oil wells, tanks, tunnels, mineral excavation, or shafts be permitted upon or in any lot. No derrick or

other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

- 3.14 **Animals.** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not bred, kept or maintained for any commercial use and are housed within the dwelling. One (1) dog may be kept within a fenced in yard of said dwelling and under no circumstance shall any pet run loose in the subdivision. The dog shall have proper housing and care from the weather such as a doghouse and in that the doghouse does not become unsightly shall be maintained in a responsible manner. If a dog is kept outside within a fenced yard, the dog shall be properly maintained so as not to become a nuisance to the neighboring homeowners, i.e.; excessive barking and poor lawn care etc.
- 3.15 **Rubbish, Trash and Garbage.** Rubbish, trash and garbage or any other waste shall not be allowed to be compiled, accumulate or dumped on any lot. Garbage and trash shall be kept in appropriate containers, which are not visible from the street, except on collection day.
- 3.16 **Corner Lot.** No fence, wall, storage building, hedge, or shrub planting which obstructs sight lines at elevations between two (2) and ten (10) feet above the centerline grades of the intersecting streets shall be placed or permitted on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting them at points thirty-five (35) feet from the intersection of the street right-of-way lines, or in the case of a rounded property corner, from the intersections of the street right-of-way lines extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of the street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines. No storage building shall sit in a location that is unsightly or an obstruction to a neighboring homeowner to the left Lot behind corner Lot or to the right Lot behind corner Lot.
- 3.17 **Field Tiles.** Any field tile or underground drain, which is on any lot, must be allowed to perpetuate and all owners of the lots in this subdivision and their successors shall comply with the Indiana Drainage Code of 1965.
- 3.18 **Minimum Living Space.** The minimum square footage of living space of dwelling within Spring Lake Estates Subdivision, exclusive of porches, garages or basements shall be no less than:
- (a) Twelve hundred (1200) square feet for single story dwelling; and
  - (b) Seven hundred and fifty (750) square feet for the ground floor of two-story dwellings and fifteen hundred (1500) square feet total.
- 3.19 **Storage Buildings.** No detached garages, sheds, barns, shacks or tents shall be maintained on any lot. Storage buildings may be approved by the Architectural Control Committee (ACC) with strict adherence to the Architectural Control Committee standards, specifications and requirements which shall include, but not be limited to the requirements that the roof and siding and or trim color schemes match the dwelling on the

lot or building size shall not exceed 10 x 22 or 220 sq. ft with Lot size being a deciding factor as to the size of storage building

- 3.20 **Driveways and Carports.** All driveways must be paved with concrete. Architectural Committee must approve improvements or alterations to driveway. No carports are permitted.
- 3.21 **Communication Devices.** Satellite dishes, free standing antennas, or any other such visible communication receiving or transmitting devices are prohibited, excepting antennas attached to the dwelling which do not rise above the peak of the roof. Television satellite receivers shall not exceed 24" in diameter.
- 3.22 **Wells and Septic Tanks.** No water wells shall be drilled on any lot. Septic tanks are prohibited.
- 3.23 **Swimming Pools.** Above ground swimming pools are prohibited. All in-ground pools will need approval by Architectural Committee.
- 3.24 **Construction, Earth-Moving, Excavation.** No construction, earth moving or excavating work of any nature may be conducted on any lot. No significant construction, earth-moving, or excavating work of any nature may be conducted by the owner within the easements.
- 3.25 **Fences, Walls and Barriers.** All fences, walls, barriers, and storage buildings or like structures must be approved in writing by the ACC prior to their construction. No such structures shall exceed eight feet (8') in height. No such structure shall be placed closer to the front lot line than the front building setback line.
- 3.26 **Structures.** No decorative structure, statue, or other structure may be placed on the lot closer to the front lot line than the front building setback line.
- 3.27 **Construction, Earth-Moving, Excavation.** No significant construction, earth moving, or excavation work of any nature may be conducted by the Owner within the Easements.
- 3.28 **Television Satellite Receivers.** Television satellite receivers shall not exceed 24" in diameter and shall be attached to the dwelling.

#### 4. LAKE AREAS

- 4.1 **Lake Drainage Easements.** The Association shall have a permanent easement over, across and under all Lake Area(s) and Common Area for the purpose of improving, altering, maintaining, dredging, regrading, reconstructions and/or repairing the Lake Area(s) and/or Common Area, and all facilities, improvements and appurtenances thereto, as may be necessary for the Lake Areas to properly function, serve and provide its intended storm water retention and related or drainage benefits to Spring Lake Estates Subdivision, ("Drainage Easement").
- 4.2 **Recreational Lake Use.** Recreational use of the Lake areas shall be determined by the lake lot owners Board of Managers. The design purpose of the lake as a storm water detention basin shall not be compromised.

- 4.3 **Board of Managers.** Upon the Declarant relinquishing control of the Association pursuant to this Declaration, the Lake lot Owners shall form an association in which each Lake lot Owner shall have one vote in the selection of a Board of Managers which shall consist of not less than three nor more than nine members. Thereafter, on the first Saturday in March of each calendar year, the voting Lake lot Owners shall elect the Board of Managers for the ensuing year to a term commencing April 1<sup>st</sup> and expiring March 31<sup>st</sup>.
- 4.4 **Rules and Regulations.** The Declarant, and subsequent to Declarant relinquishing control of the Association, the Lake Lot Owners shall specifically adopt rules and regulations relating to landscaping, tiering, terracing, seawalls or other short line protection or decoration, docks, lighting and other such water and shoreline structures or facilities. No such structures or facilities shall be installed, placed or constructed without the prior approval of detailed plans submitted to the Declarant or the Board of Managers upon its formulation as provided above. The Board of Managers shall in no case approve and facilities or structures which in any way negatively affect the drainage functions of the lake or the Drainage Easement rights held by the Association.
- 4.5 **Non-Liability of Board of Managers.** Neither the Declarant nor the Board of Managers shall not be held as an entity, collectivity, individually or personally liable in the discharge of its/his/their official duties.
- 4.6 **Non-Disturbance of Lake Area and Common Area.** Lake Lot Owner or third party shall do or permit to be done any action or activity which could result in pollution of the Lake Area, diversion of water, change in elevation of lake level, earth disturbance resulting in silting, or any conduct which could result in an adverse affect upon drainage of the subdivision, proper Lake Area management, or water quality.
- 4.7 **Enforcement of Lake Area Rules.** The Declarant, and subsequent Declarant relinquishing control of the Association, the Board of Managers, in behalf of all Lake Lot Owners, or any individual Lake Lot Owner, shall have the authority to institute an action for injunction to abate such activity or seek mandatory relief for correction of, or violation of, any properly promulgated, rules and regulations or damage incurred, and upon recovery of judgement shall be entitled to costs together with reasonable attorney's fees.

5. **SPRING LAKE ESTATES SUBDIVISION ARCHITECTURAL CONTROL COMMITTEE**

- 5.1 **APPOINTMENT OF ARCHITECTURAL CONTROL COMMITTEE.** The Board of Directors of the Association, or Declarant, so long as Declarant owners more than three (3) Lots and, shall appoint an ACC to be composed of three (3) members.
- 5.2 **Builder Approval.** The Declarant through the ACC shall establish a set of Builder Standards to apply to all persons or entities intending to provide construction services for the initial construction of a residential dwelling upon a Lot ("Builder").

All builders must be pre-approved by the ACC prior to construction activities on the lot and shall be obligated to follow all rules and regulations established by the ACC pursuant to this provision, throughout the course of such construction.

- 5.3 **Construction Approvals.** No construction of any building or structure of any kind, including additions, alterations, fences, screens and walls shall begin within Spring Lake Estates Subdivision until the plans and specifications, locations and plot plan thereof, in detail and to scale have been submitted to and approved by the ACC. The plans and specifications of and location of all construction shall be in compliance with all applicable regulatory codes, including those relating to building, plumbing, and electrical requirements, and shall also comply to all zoning covenants and restrictions which are applicable to the Real Estate. Refusal of approval of plans and specifications, location and plot plan by Declarant may be based on any ground, including purely aesthetic grounds, in the sole and absolute discretion of the ACC. Declarant shall not be responsible for any defects in such plans or specifications, or in any building or structure erected according to such plans and specifications.

The plans and specifications submitted to Declarant shall contain a plot plan to scale with adequate provision for landscaping, including the planting of trees and shrubs. The determination of whether adequate provision has been made for landscaping shall be at the sole discretion of the ACC. The required landscaping and driveways shall be completed at the time of completion of the building, or as soon as weather and season permit.

- 5.4 **Duties of Committee.** The Committee shall approve or disapprove proposed improvements within thirty (30) days after all required information shall have been submitted to it. One copy of submitted materials shall be retained by the Committee for its permanent files. All notifications to applicants shall be in writing, and, in the event that such notification is one of disapproval, it shall specify the reason or reasons.
- 5.5 **Liability of Committee.** Neither the Committee nor any agent thereof, nor Declarant, shall be responsible in any way for any defects in any plans, specifications or other materials submitted to it, nor for any defects in any work done according thereto.
- 5.6 **Inspection.** The Committee or its agent may inspect work being performed to assure compliance with the approved plans and this Declaration.

## 6. RESTRICTIONS FOR MAINTENANCE ASSESSMENTS

- 6.1 **Purpose of the Assessment.** The Assessment levied by the Association shall be used for the purpose of maintenance of the Drainage System, Common Area and Common Amenities serving Spring Lake Estates Subdivision, as the same may be platted from time to time, including, but not limited to, the payment of any necessary insurance thereon and for the cost of labor, equipment, material, and management furnished with respect to the Drainage System, Common Area and Common Amenities provided that the Association shall not be responsible for the replacement, repair or maintenance of any part of the Drainage System,

Common Area and Common Amenities which is or hereafter may be dedicated to the public. Each Owner hereby covenants and agrees to pay to the Association:

- 6.1.1 A pro-rata share (as hereinafter defined) of the annual Assessments fixed, established, and determined from time to time as hereinafter provided.

- 6.1.2 A pro-rata share (as hereinafter defined) of any special Assessments fixed, established, and determined from time to time, as hereinafter provided.
- 6.2 **Liability for Assessments.** Each Assessment, together with any interest thereon and any cost of collection thereof, including any interest thereon and any cost of collection thereof, including attorneys' fees, shall be a charge on each lot and shall constitute a lien from and after the due date thereof in favor of the Association upon each lot. Each such Assessment, together with any interest thereon and any cost of collection thereof, including attorneys' fees, shall also be the personal obligation of the Owner of each lot at the time when the Assessment is due. However, the sale or transfer of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such Assessments as to payments which become due prior to such sale or transfer. No such sale or transfer shall relieve any Owner of the personal liability hereby imposed. The personal obligation for delinquent Assessments shall not pass to any successor in title unless such obligation is expressly assumed by such successor.
- 6.3 **Pro-rata Share.** The pro-rata share of each Owner for purposes of this section shall be the percentage obtained by dividing one by the total number of lots shown on the Plat or Plans of Spring Lake Estates Subdivision, as the same may be recorded from time to time ("Pro-Rata Share").
- 6.4 **Basis of Annual Assessments.** The Board of Directors of the Association shall establish an annual budget prior to the beginning of each fiscal year, setting forth all Maintenance Expenses for the coming fiscal year, together with a reasonable allowance for contingencies and reserves of the Association. A copy of this budget shall be delivered to each Owner within thirty (30) days to the beginning of each fiscal year of the Association.
- 6.5 **Basis of Special Assessments.** Should the Board of Directors of the Association at any time during the fiscal year determine that the Assessments levied with respect to such year are insufficient to pay the Maintenance Expenses for such year, the Board of Directors of the Association may, at any time, and from time to time, levy such special Assessments as it may deem necessary for meeting the Maintenance Expenses. In addition, the Board of Directors of the Association shall have the right to levy at any time, and from time to time, one or more special Assessments for the purpose of defraying, in whole, or in part, any unanticipated Maintenance Expense not provided for by the annual Assessments.
- 6.6 **Fiscal Year; Date of Commencement of Assessments; Due Dates.** The fiscal year of the Association shall be established by the Association and may be changed from time to time by action of the Association. The annual Assessments provided for herein shall commence as to all lots in Spring Lake Estates Subdivision on the first day of the month following the Declarant's transfer of control of the Association to the Owners pursuant to Section 10.13 below. Declarant shall not be obligated to pay any assessments prior to said transfer, but shall be obligated to pay all maintenance expenses prior to said transfer. The first annual Assessment for each lot shall be prorated for the balance of the fiscal year of the Association in which such Assessment is made. The annual Assessment for each year after the first Assessment year shall be due and payable on the first day of each fiscal year of the Association. Annual Assessments shall be due and payable in full as of



the above date, except that the Association may from time to time by resolution authorize the payment of such Assessments in installments.

**6.7 Duties of the Association.**

- 6.7.1 The Board of Directors of the Association shall cause proper books and records of the levy and collection of each annual and special Assessment to be kept and maintained, including a roster setting forth the identification of each and every lot and each Assessment applicable thereto, which books and records shall be kept in the office of the Association and shall be available for the inspection and copying by each owner for duty authorized representative of any owner at all reasonable times during regular business hours of the Association. The Board of Directors of the Association shall cause written notice of all Assessments levied by the owners or their designated representatives as promptly as practicable and in any event not less than thirty (30) days prior to the due date of the Assessment to which such notice pertains, payment of such Assessment shall not be deemed past due for any purpose if paid by owner within thirty (30) days after the date of actual mailing of such notice.
- 6.7.2 Association shall promptly furnish to any owner or mortgagee upon request a certificate in writing signed by the officer of the Association, setting forth the extent to which Assessments have been levied and paid with respect to such requesting owner's or mortgagee's lot. As to any persons relying thereon, such certificate shall be conclusive evidence of payment of any Assessments therein stated to have been paid.
- 6.7.3 The Association shall notify any mortgagee from which it has received a written request for notice of any default in the performance by any owner of any obligation under the By-Laws of the Association or this Declaration which is not cured within sixty (60) days.

**6.8 Non-Payment of Assessment; Remedies of Association.**

- 6.8.1 If any Assessment is not paid on the date when due, then such Assessment any interest thereon and any cost of collection thereof, including attorney's fees, become a continuing lien on the lot against which such Assessment was made, and such lien shall be binding upon and enforceable as a personal liability of the owner of such lot as of the date of levy of such Assessment, and shall be enforceable against the interest of such owner and all future successors and assignees of such owner in such lot; provided, however, that such lien shall be subordinate to any mortgage on such lot recorded prior to the date on which such Assessment becomes due.
- 6.8.2 If any Assessment upon any lot is not paid within fifteen (15) days after due date, such Assessment and all costs of collection thereof, including attorney's fees, shall bear interest from the date of delinquency until paid at the annual interest rate allowable on judgments rendered in the State of Indiana at the time such Assessment is due, and the Association may bring an action in any court having jurisdiction against the delinquent owner to enforce payment of the same and/or

to foreclose the lien against said owner's lot, and there shall be added to the amount of such Assessment all costs of such action, including the Association's attorney's fees, and in the event a judgement is obtained, such judgement shall include such interest, costs, and attorneys' fees.

- 6.9 **Adjustments.** In the event that the amounts actually expended by the Association for Maintenance Expenses in any fiscal year exceed the amounts budgeted and assessed for Maintenance Expenses for that fiscal year, the amount of such deficit shall be carried over and become an additional basis for Assessment for the following fiscal year. Such deficit may be recouped either by inclusion in the budget for annual Assessments or by the making of one or more special Assessments for such purpose, at the option of the Association. In the event that the amounts budgeted and assessed for Maintenance Expenses in any fiscal year exceed the amount actually expended by the Association for Maintenance Expenses for that fiscal year, a Pro-Rata Share of Such excess shall be a credit against the Assessment(s) due from each owner of the next fiscal year(s).

## 7. DECLARANT'S/ASSOCIATION'S RIGHTS TO GUARANTEE COMPLIANCE

- 7.1 In the event the owner of a lot in Spring Lake Estates Subdivision shall fail to maintain that lot or any of its improvements situated therein in accordance with the provisions of these Restrictions, the Association, prior to the Association's incorporation, the Declarant, shall have the right, but not the obligation, by and through its agents and employees or contractors to enter upon said lot, perform such acts as may be reasonably necessary to make such lot and improvements thereon, if any, conform to the requirements of these Restrictions. The cost thereof to the Association or Declarant shall be collected in any reasonable manner from owner. Neither Association/Declarant nor any of its agents, employees, or contractors shall be liable for any damage which may result from any maintenance work performed hereunder at the time dwellings are constructed upon.

## 8. ORGANIZATION AND DUTIES OF ASSOCIATION

- 8.1 **Organization of Association.** The Declarant shall establish the Association to be organized as a mutual benefit and nonprofit corporation under the laws of the State of Indiana, to be operated in accordance with the Articles of Incorporation which have been filed by Declarant.
- 8.2 **Membership.** The members of the Association shall consist of the Declarant and the owners of the lot in Spring Lake Estates Subdivision as the same may be planted from time to time, provided that, in the event that any one lot shall be owned by more than one person, partnership, trust, corporation or other entity, they shall be treated collectively as one member for voting purposes.

The Association shall have two classes of voting membership:

- Class A. Class A members shall be all owners with the exception of the Declarant and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be

members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

**Class B.** The Class B members shall be the Declarant, who shall be entitled to three (3) votes for each lot owned, and the first Board of Directors during their respective terms, who shall have no voting rights. The Class B membership shall cease and be converted to class membership on the happening of the following event:

- (a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership.

**8.3** Board of Directors. The members shall elect a Board of Directors of the Association as prescribed by the Association By-Laws. The Board of Directors shall manage the affairs of the Association.

**8.4** General Duties of the Association. The Association is hereby authorized to act and shall act on behalf of, and in the name, place and stead of, the individual Owners in all matters pertaining to the maintenance, repairs and replacement, of the Drainage System, Common Area and Common Amenities, the determination of Maintenance Expenses, the collection of annual and special Assessments, for the perpetuation of the Drainage System, Common Area and Common Amenities and common benefit of all such Owners. The Association shall also have the right, but not the obligation, to act on behalf of any Owner or Owners in seeking enforcement of the Restrictions contained in this Declaration. Neither the Association nor its officers or authorized agents shall have any liability whatsoever to any Owner for any action taken under color or authority of this Declaration, or for any failure to take any action called for by this Declaration, unless such act or failure to act is in the nature of a willful or reckless disregard of the rights of the Owner or in the nature of willful, intentional, fraudulent, or reckless misconduct.

**8.5** Amendment of Declaration. The Association shall have the right to amend this Declaration at any time, and from time to time, upon the recommendation of an amendment to the Association by its Board of Directors, and the subsequent approval of such amendment by both the Owners of at least two-thirds of the Lots and the Mortgagees of at least two-thirds of the Mortgagees requesting notice of such actions provided, however, that any such amendment of this Declaration shall not bring about any inequitable Assessments on any particular Owner(s). Each such amendment must be evidenced by a written instrument, signed and acknowledged by duly authorized officers of the Association, and by Declarant when its approval is required, setting forth facts sufficient to indicate compliance with this paragraph, including as an exhibit or addendum thereto a certified copy of the minutes of the Association meeting at which the necessary actions were taken, and such amendment shall not be effective until recorded in the Office of the Recorder of Johnson County. No such amendment shall substantially alter the

Drainage System, Common Area and Common Amenities or effect a modification of any covenants or commitments undertaken in connection with any platting approvals or zoning without the prior approval of the appropriate government authorities.

8.6

**Insurance.** The Association shall maintain in force adequate public liability insurance protecting the Association against liability for property damage and personal injury with the amount of such coverage in no event to be less than One Million Dollars (\$1,000,000.00) for any single occurrence, occurring on or in connection with the Drainage System, Common Area and Common Amenities. The Association shall also maintain in force adequate casualty and extended coverage insurance, insuring the Drainage System, Common Area and Common Amenities against casualty, vandalism and such other hazards as may be insurable under standard "extended coverage" provisions, in any amount equal to the full replacement value of such Drainage System, Common Area and Common Amenities improvements. The Association shall notify all Mortgagees which have requested notice of any lapse, cancellation, or material modification of any insurance policy. All policies of insurance shall contain an endorsement or clause whereby the insurer waives any right to be subrogated to any claim against the property manager, their respective employees and agents, the Low Owners and occupants, and also waives any defenses based on co-insurance or on invalidity arising from acts of the insured, and shall cover claims of one or more insured parties against other insured parties.

The Association shall maintain a fidelity bond indemnifying the Association, the Board of Directors and the Low Owners for loss of funds resulting from fraudulent or dishonest acts of any Director, officer, employee or anyone who either handles or is responsible for funds held or administered by the Association, whether or not they receive compensation for their services. The fidelity bond should cover the maximum amount of funds which will be in the custody of the Association or its management agent at any time, but in no event shall such fidelity bond coverage be less than the sum of three (3) months' Assessment on all lots in Spring Lake Estates Subdivision, plus the Associations' reserve funds.

The Association shall cause all insurance policies and fidelity bonds to provide at least ten (10) days written notice to the Association, and all Mortgagees who have requested such notice, before the insurance policies or fidelity bond can be canceled or substantially modified for any reason.

8.7

**Condemnation Destruction.** In the event that any of the Drainage System, Common Area and Common Amenities shall be condemned or taken by any competent public authority, or in the event the same shall be damaged or destroyed by any cause whatsoever, the Association shall represent the interest of the Owners or any proceedings, negotiations, insurance adjustments, settlements, or agreements in connection with such condemnations, damage, or destruction. Any sums recovered by

the Association shall be applied, first, to the restoration and repair of any part of the Drainage System, Common Area and Common Amenities condemned, damaged, or destroyed, to the extent such restoration or repair is practicable, and the balance of such sums shall either be held as a reserve for future maintenance of the Drainage System, Common Area and Common Amenities or turned over to the Owner in proportion to their Pro-Rata Shares, whichever may be determined by a majority vote of the members of the Association. Each Owner shall be responsible for pursuing his own action for damage to his Lot, either by reason of direct damage thereto or by reason of an impairment of value due to damage to the Drainage System, Common Area and Common Amenities; provided, however, that upon request of any Owner(s), the Association shall pursue such claims on such requesting Owner(s) behalf, and shall turn any recoveries for such owners over to such owners directly. The Association shall notify all Mortgagees of which it has notice of any condemnation, damage, or destruction of any part of the Drainage System, Common Area and Common Amenities.

8.8

**Mortgagees' Rights.** The mortgagees shall have the right, at their option, jointly or severally, to pay charges which are in default or which may or have become a charge against the Drainage System, Common Area and Common Amenities, to pay overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy for the Drainage System, Common Area and Common Amenities, and Mortgagees making such payment shall be owed immediate reimbursement therefor from the Association.

## 9. EXPANSION OF SUBDIVISION

9.1

**Method and Scope of Expansion.** Declarant, at its option, and from time to time, may expand Spring Lake Estates Subdivision to include all or any parts of the Additional Real Estate described in the attached Exhibit B, by the addition of further sections consisting of one or more Lots and any Common Area, drainage facilities and/or other such common amenities which in the discretion of Declarant is appropriate for addition with such section. Such further sections, if added, shall be added by the recordation of a Plat of such section, consistent in detail and layout with Plat of sections previously recorded, and by the recordation of a supplemental declaration imposing upon such sections the terms and conditions of this Declaration, together with any provisions particular to such sections. Declarant hereby covenants that the total number of Lots in Spring Lake Estates Subdivision shall not exceed One Hundred Sixty-Three (163) and that no real estate shall be added thereto which is not within that described Exhibit A.

9.2

**Time for Expansion.** No additional sections shall be added after the date which is fifteen (15) years after the date on which the first Plat for Spring Lake Estates Subdivision was recorded.

## 10. GENERAL PROVISIONS

- 10.1 **Restrictions Run With the Land.** The restrictions created by this Declaration shall attach to and run with the Real Estate and shall be binding upon every person who may hereafter come into ownership, occupancy or possession of any portion of the Real Estate.
- 10.2 **Scope of Restrictions.** Declarant and each owner of any lot by acceptance of a deed therefor, whether or not it shall be expressed in such deed, are deemed to have agreed to each and every one of the restrictions contained in this Declaration, and the same shall be of mutual and reciprocal benefit to Declarant and each owner of each lot. Declarant and each owner shall be entitled to enforce this Declaration against any owner to the full extent permitted herein and under applicable law, and shall have all rights and remedies for such enforcement at law or in equity. Each owner shall be liable for any failure to fully comply with all the restrictions contained in this Declaration only so long as each such owner shall have any interest in any lot; provided, however, that the relinquishing of all of such interest shall not operate to release any owner from liability for a failure to comply with this Declaration which occurred while said owner had such interest.
- 10.3 **Attorney's Fees.** As to any legal or equitable proceedings for the enforcement of, or to restrain the violation of this Declaration, or any provision thereof, if the party bringing such action is successful in obtaining any remedy against any defaulting owner, such defaulting owner shall pay the reasonable attorneys' fees of such successful party, in such amount as may be fixed by the Court in such proceedings.
- 10.4 **Failure to Enforce Not a Waiver of Rights.** The Failure of Declarant, the Association, or any Owner to enforce any Covenant herein contained shall in no event be a waiver of the right to do so thereafter, nor of the right to enforce any other such Covenant.
- 10.5 **Rights of Mortgagees.** Except to the extent otherwise provided herein, no breach of this Declaration shall defeat or render invalid the lien of any mortgage now or hereafter executed upon any portion of the Real Estate; provided, however, that if all or any portion of said Real Estate is sold under a foreclosure of any mortgage, any purchaser at such sale and his successors and assigns shall hold any and all land so purchased subject to this Declaration. Other provisions herein notwithstanding, neither the owners nor the Association shall have any right to make any amendment to this Declaration which materially impairs the rights of any Mortgagee holding, insuring, or guaranteeing any mortgage on all or any portion of the Real Estate at the time of such amendment.
- 10.6 **Effect of Invalidation.** If any provision of this Declaration is held to be invalid by any court, the invalidity of such provision shall not affect the validity of the remaining provisions hereof.
- 10.7 **Section Headings.** Section headings used herein are used for convenience only and are not intended to be part of this Declaration or in

any way to define, limit, or describe the scope and intent of the particular sections to which they refer.

- 10.8 **Notices.** All notices in connection with this Declaration shall be made in writing and shall be deemed delivered (1) upon personal delivery to the individual person, if any, designated in writing by the owner, as listed in the roster of owners names and addresses referred to hereinabove; or (b) seventy-two hours after the deposit thereof in any United States main or branch post office, first class postage prepaid, properly addressed to the addressee thereof at the address listed in the said roster.
- 10.9 **Deed Clause to Implement Declaration.** Each owner covenants and agrees that it will not execute or deliver any deed or conveyance of a fee title interest in any lot, or any portion thereof, unless such deed or conveyance contains a clause substantially as follows:
- "By acceptance and recording of this conveyance, the Grantee herein covenants and agrees to be bound by the restrictions for Spring Lake Estates Subdivision Drainage System, Common Area and Common Amenities pertaining to the real estate hereby granted, which is recorded in the Office of the Recorder of Johnson County, Indiana", and property identifying the instrument number therein. However, the failure to include such clause shall not have any effect on this Declaration or the enforceability thereof against any owner of any interest in any portion of the Real Estate.
- 10.10 **Provision Against Mergers.** Declarant hereby intends that the Real Estate shall be subject to this Declaration, that the Restrictions contained herein shall not be merged into the title of the Declarant regardless of whether Declarant is the fee title owner or any part of the Real Estate at the time this Declaration is executed or recorded.
- 10.11 **Reservations of Declarant.** Other provisions herein notwithstanding, Declarant hereby reserves the right to make such appropriate by Declarant, so long as Declarant owns at least three (3) Lots within Spring Lake Estates Subdivision without the approval or consent of the Owners or Mortgagees of the Lots provided that the Declarant shall not be entitled to make any amendment which has a materially adverse effect on the rights of any Mortgagee, nor which substantially impairs the benefits of this Declaration to any Owner, or substantially increases the obligations imposed by this Declaration on any Owner. CHANG # 5
- 10.12 **Transfer of Control of Owner's Association.** Declarant shall transfer control of the Owner's Association to the Lot Owners no later than the earlier of (a) four months (4) after three-fourths (3/4) of the Lots have been conveyed to Lot purchasers or (b) seven (7) years after the first Lot is conveyed.

**EXHIBIT "A"****SPRING LAKE ESTATES SECTION ONE**  
**LEGAL DESCRIPTION**

Part of the East Half of the Southeast Quarter of Section 2, Township 11 North, Range 3 East of the Second Principal Meridian in the Town of Trafalgar, Johnson County, Indiana, described as follows:

Beginning on the South line of the said Half Quarter Section at a point that is 392.00 feet West of the Southeast corner thereof; thence North 89 Degrees 37 minutes 42 seconds West on and along the said South Line 658.72 feet; thence North 0 Degrees 07 minutes 25 seconds West 185.65 feet; thence North 89 Degrees 37 minutes 42 seconds West 266.11 feet to the West line of the said Half Quarter Section; thence North 0 Degrees 07 minutes 25 seconds West on and along the said West line 426.20 feet; thence North 89 Degrees 52 minutes 35 seconds East 179.87 feet; thence South 0 Degrees 07 minutes 25 seconds East 20.85 feet; thence South 89 Degrees 37 minutes 42 seconds East 357.26 feet; thence South 27 Degrees 19 minutes 53 seconds East 62.48 feet; thence North 62 Degrees 40 minutes 07 seconds East 170.00 feet; thence South 27 Degrees 19 minutes 53 seconds East 34.91 feet; thence North 62 Degrees 40 minutes 17 seconds East 121.98 feet; thence South 28 Degrees 43 minutes 40 seconds East 70.02 feet; thence North 62 Degrees 40 minutes 07 seconds East 64.43 feet; thence South 0 Degrees 00 minutes 00 seconds East 425.11 feet; thence North 89 Degrees 37 minutes 42 seconds West 6.04 feet; thence South 0 Degrees 00 minutes 00 seconds East 185.65 feet to the Point of Beginning, containing 11.5946 acres, more or less, subject to all legal right-of-way and easements.

Prepared by:  
Steven B. Williams  
Franklin Engineering Company  
151 West Jefferson Street  
Franklin, IN 46131  
317-736-7168



**EXHIBIT "B"****LEGAL DESCRIPTION  
SPRING LAKE ESTATES SECTION TWO**

Part of the East Half of the Southeast Quarter of Section 2, Township 11 North, Range 3 East of the Second Principal Meridian in the Town of Trafalgar, Johnson County, Indiana, described as follows:

Beginning on the South line of said Half Quarter Section at a point that is 392.00 feet West of the Southeast corner thereof; thence North 0 Degrees 00 minutes 00 seconds West a distance of 185.63 feet; thence South 89 Degrees 37 minutes 42 seconds East a distance of 6.04 feet; thence North 0 Degrees 00 minutes 00 seconds West 425.11 feet to the Point of Beginning; thence South 62 Degrees 40 minutes 07 seconds West to a distance of 64.43 feet; thence North 28 degrees 43 minutes 40 seconds West a distance of 70.02 feet; thence South 62 Degrees 40 minutes 07 seconds West a distance of 121.98 feet; thence North 27 Degrees 19 minutes 53 seconds West a distance of 34.91 feet; thence South 62 Degrees 40 minutes 07 seconds West a distance of 170.00 feet; thence North 27 Degrees 19 minutes 53 seconds West a distance of 140.00 feet; thence North 62 Degrees 40 minutes 07 seconds East a distance of 120.00 feet; thence North 27 Degrees 19 minutes 53 seconds West a distance of 60.09 feet; thence North 62 Degrees 40 minutes 07 seconds East a distance of 166.61 feet; thence North 29 Degrees 03 minutes 01 seconds West a distance of 64.91 feet; thence North 6 Degrees 23 minutes 58 seconds West a distance of 49.38 feet; thence North 26 Degrees 06 minutes 27 seconds West a distance of 219.97 feet; thence North 37 Degrees 48 minutes 58 seconds West a distance of 125.63 feet; thence North 23 Degrees 31 minutes 48 seconds West a distance of 162.74 feet; THENCE South 88 Degrees 34 minutes 42 seconds East a distance of 237.99 feet; thence North 90 Degrees 00 minutes 00 seconds East a distance of 130.00 feet; thence 84 Degrees 25 minutes 38 seconds East a distance of 50.24 feet; thence North 90 Degrees 00 minutes 00 seconds East a distance of 115.00 feet; thence North 0 Degrees 00 minutes 00 seconds East a distance of 30.00 feet; thence North 90 Degrees 00 minutes 00 seconds East a distance of 335.00 feet; thence South 0 Degree 00 minutes 00 seconds East a distance of 300.00 feet; thence North 90 Degrees 00 minutes 00 seconds West 385.95 feet; thence South 0 Degree 00 minutes 00 seconds East a distance of 507.98 feet to the Point of Beginning, containing 8.8424 acres, more or less, subject however to all legal rights-of-way and easements of record.

Prepared by:  
Steven B. Williams  
Franklin Engineering Company  
151 West Jefferson Street  
Franklin, IN 46131  
317-736-7168

**EXHIBIT "C"**  
**LEGAL DESCRIPTION**  
**SPRING LAKE ESTATES SECTION THREE**

Part of the East Half of the Southeast Quarter of Section 2, Township 11 North, Range 3 East of the Second Principal Meridian in the Town of Trafalgar, Johnson County, Indiana, described as follows:

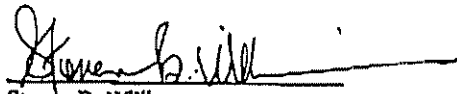
Commencing on the South line of the said Half Quarter Section at a point that is 392.00 feet West of the Southeast corner thereof; thence North 0 degrees 00 minutes 00 seconds West a distance of 185.65 feet; thence South 89 degrees 37 minutes 42 seconds East a distance of 6.04 feet; thence North 0 degrees 00 minutes 00 seconds West 425.11 feet; thence South 62 degrees 40 minutes 07 seconds West a distance of 64.43 feet; thence North 28 degrees 43 minutes 40 seconds West a distance of 70.02 feet; thence South 62 degrees 40 minutes 07 seconds West a distance of 121.98 feet; thence North 27 degrees 19 minutes 53 seconds West a distance of 34.91 feet; thence South 62 degrees 40 minutes 07 seconds West a distance of 170.00 feet; thence North 27 degrees 19 minutes 53 seconds West a distance of 62.48 feet to the Point of Beginning; thence North 89 degrees 37 minutes 42 seconds West a distance of 357.26 feet; thence North 0 degrees 07 minutes 25 seconds West a distance of 20.85 feet; thence South 89 degrees 52 minutes 35 seconds West a distance of 179.87 feet; thence North 0 degrees 07 minutes 25 seconds West a distance of 1460.08 feet; thence South 89 degrees 31 minutes 19 seconds East a distance of 986.31 feet; thence South 0 degrees 00 minutes 00 seconds West a distance of 681.00 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 115.00 feet; thence North 84 degrees 25 minutes 38 seconds West a distance of 50.24 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 130.00 feet; thence North 88 degrees 34 minutes 42 seconds West a distance of 237.99 feet; thence South 24 degrees 31 minutes 48 seconds East a distance of 162.74 feet; thence South 37 degrees 48 minutes 58 seconds East a distance of 125.63 feet; thence South 26 degrees 06 minutes 27 seconds East 219.97 feet; thence South 06 degrees 23 minutes 58 seconds East a distance of 49.38 feet; thence South 29 degrees 03 minutes 01 seconds East a distance of 64.91 feet; thence South 62 degrees 40 minutes 07 seconds West a distance of 166.61 feet; thence South 27 degrees 19 minutes 53 seconds East a distance of 60.09 feet; thence South 62 degrees 40 minutes 07 seconds West a distance of 120.00 feet; thence South 27 degrees 19 minutes 53 seconds East a distance of 77.52 feet to the Point of Beginning, containing 26.17 acres, more or less, subject however to all legal rights-of-way and easements of record.

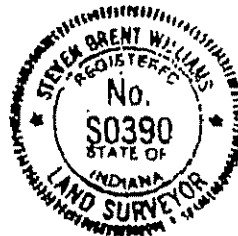
120

I certify that the above plat is a true and accurate representation of the described real estate consisting of 85 lots as shown hereon. The size of lots and widths of streets are as shown on this plat in figures denoting feet and decimal parts thereof.

Certified this 30<sup>th</sup> day of DEC., 1997

FRANKLIN ENGINEERING COMPANY

  
Steven B. Williams  
Registered Land Surveyor No. S 0390



1000

LAND SURVEYOR'S CORRECTION  
FOR SCRIVENER'S ERROR

Recorded Johnson County, Indiana  
Jean Harmon, Recorder  
Date 04/06/1999 Time 13:58:10 1 of 1 Pgs  
Inst # 1999-010639 OFF  
Fee Amt: 11.00

The following information is to be recorded and filed with Spring Lake Estates Section Three, a subdivision in the Town of Trafalgar, Hensley Township, Johnson County, Indiana, recorded as Instrument No. 98000486 in Plat Book D, Pages 94A, B & C in the Recorder's Office of Johnson County, Indiana.

Notice: Due to a scrivener's error, the front Building Setback Line and Drainage and Utility Easements on the following lots should be 15 feet and not 25 feet as shown:

- Lots 60 through and including Lot 74
- Lots 96 through and including Lot 100
- Lots 106 through and including Lot 113 and Lot Numbers 142 and 143.

I hereby certify the above to be the true and correct as approved by the Trafalgar Plan Commission



*Steven B. Williams*  
Steven B Williams, L S No S 0390

Date: 4-6-99

Witness my hand and seal this 6<sup>th</sup> day of April, 1999.



*Rhanda W. Cobb*

Rhanda W. Cobb

Residing in Johnson County

My commission expires: September 25, 1999

No \_\_\_\_\_ RECEIVED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ M. and Recorded in \_\_\_\_\_.

Prepared By:

Steven B Williams  
FRANKLIN ENGINEERING COMPANY  
151 W Jefferson Street  
Franklin, Indiana 46131

10959

10400

07