

**INSTR. # 88 26325**

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DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
VILLAGE PARK ESTATES

THIS DECLARATION, made on this 16<sup>th</sup> day of December, 1988,  
by VILLAGE PARK DEVELOPMENT COMPANY, now known as EAGLE COVE  
ASSOCIATES, an Indiana Partnership, ("Declarant"),

WITNESSES:

WHEREAS, Declarant is the owner of certain real estate (the  
"Property"), located near the northwest corner of the intersection of  
146th Street and Grassy Branch Road in Hamilton County, Indiana,  
which is more particularly described in Exhibit "A" attached hereto  
and by this reference, made a part hereof,

WHEREAS, Declarant desires to subdivide and develop the  
Property by designating certain portions of the Property as "Common  
Areas" (as hereinafter defined) to be owned by a homeowners associa-  
tion, (the "Association"), (as hereinafter defined), and by desig-  
nating certain other portions of the Property into "Lots" (as herein-  
after defined),

NOW, THEREFORE, Declarant hereby declares that the  
Property shall be held, sold and conveyed subject to the following  
easements, restrictions, limitations, covenants and conditions, which  
are for the purpose of protecting the value and desirability of, and  
which shall run with, the Property and be binding on all parties  
having any right, title or interest in the Property or any part  
thereof, their heirs, successors and assigns, and shall inure to the  
benefit of each owner thereof.

ARTICLE I This Instrument Executed 12-9 1988  
Signature K. Cherry, Recorder, Hamilton County, IN

Name

The subdivision of the Property created by this Declaration shall  
be known and designated as Village Park Estates, a subdivision  
located in Hamilton County, Indiana.

ARTICLE II

Definitions

Section 2.1. "Articles" means the Articles of Incorporation of  
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RECORDER  
HAMILTON CO., IN

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the Association (as hereinafter defined) filed, or to be filed, with the Office of the Secretary of State of Indiana, as the same are or hereafter may be amended from time to time.

Section 2.2. "Association" means the Village Park Estates Home-owners Association, Inc., a formed or to-be-formed Indiana not-for-profit corporation, its successors and assigns.

Section 2.3. "Board of Directors" means the Board of Directors of the Association.

Section 2.4. "Common Area" means: (1) those portions of the Property (as hereinafter defined), including improvements thereto, facilities and personal property owned, to-be-owned, leased or to-be-leased by the Association from time to time for the common use, benefit and enjoyment of the Owners (as hereinafter defined), and; (2) items deemed Common Area for maintenance purposes only. Unless expressly stated to the contrary, the term Common Area as used herein (whether or not so expressed) shall include all portions of the Property designated as "Common Area" upon the Plat (as hereinafter defined). The Common Area to be conveyed to the Association at the time of conveyance of the first lot to an Owner is described in the Plat as hereinafter defined.

Section 2.5. "Common Expenses" shall mean and refer to expenses of administration of the Association, and expenses for the upkeep, maintenance, repair and replacement of the Common Area, and all sums lawfully assessed against the Owners by the Association, and all sums, costs and expenses declared by this Declaration to be Common Expenses.

Section 2.6. "Declarant" means the Village Park Development Company, now known as Eagle Cove Associates, and its successors and assigns as a declarant.

Section 2.7. "Development Period" means the period of time commencing with Declarant's acquisition of the Property and ending when Declarant has completed the development and sale of, and no longer owns, any lot or any other portion of the real estate in the Property.

Section 2.8. "Dwelling Unit" means any single-family residence situated upon a Lot.

Section 2.9. "Lot" means any parcel of land designated as such upon the Plat (as hereinafter defined) or, after construction, that parcel of land upon which a Dwelling is constructed that is conveyed to an Owner (as hereinafter defined) by the Declarant. A "Lot" may contain portions of real estate greater or less than its originally platted dimensions should the Declarant deem it advisable in order to accommodate the construction of a Dwelling Unit.

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Section 2.10. "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the Property, including contract sellers, but otherwise excluding those having such interest merely as security for the performance of an obligation. Unless specifically indicated to the contrary, the term "Owner" shall include the Declarant.

Section 2.11. "Plat" means the subdivision plats of the Property identified as the "Secondary Plat of Village Park Estates, Section 1", recorded on the 2nd day of August, 1988, in Book 16, Pages 16-17 as Instrument 8818810; the "Secondary Plat of Village Park Estates, Section 2", recorded on the 18th day of September, 1988, in Book 16, Page 47 as Instrument 8819732; and the "Secondary Plat of Village Park Estates, Section 3", recorded on the 15th day of September, 1988, in Book 16, Page 48 as Instrument 8819733, all in the Office of the Recorder of Hamilton County, Indiana, as the same may be hereafter amended or supplemented pursuant to this Declaration.

Section 2.12. "Property" means the real estate described in Exhibit "A".

### ARTICLE III

#### Property Rights, Easements and Encroachments

Section 3.1. Owners' Easements of Enjoyment of Common Area. Every Owner shall have a nonexclusive right and easement of enjoyment, in common with all Owners, in and to the Common Area owned by the Association which shall be appurtenant to and shall pass with title to every lot (in the form of a right to membership in the Association), subject to the following provisions:

- (a) The right of the Association to charge reasonable admission and other fees for the use of recreational facilities, if any, situated upon the Common Area owned by the Association;
- (b) The right of the Association to suspend the voting rights and right to use of any recreational facilities, if any, by any Owner for any period during which any assessment remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;
- (c) The right of the Association to promulgate reasonable rules and regulations governing the use of the Common Area owned by the Association including, without limitation, parking, swimming, boating, fishing, (including the denial thereof of any such rights) and upon improvements, additions or alterations to the Lots and the Common Area owned by the Association;

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(d) The rights of Declarant as provided in this Declaration, as amended;

(e) The right of the Association to mortgage any or all of the Common Area owned by the Association, upon the approval of two-thirds (2/3) of the membership of each class of members of the Association;

(f) The easements reserved elsewhere in this Declaration and the right of the Association to grant further reasonable utility easements across and through the Common Area owned by the Association for the benefit of its members;

(g) The right of the Association to dedicate or transfer all or any part of the Common Area owned by the Association to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members or otherwise allowed pursuant to this Declaration, as amended. No such dedication or transfer, except as allowed pursuant to this Declaration, shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds (2/3) of each class of members has been recorded; and

All other rights, obligations and duties as set forth in this Declaration, as the same may be from time to time amended or supplemented.

Section 3.2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws and any reasonable and nondiscriminatory rules and regulations promulgated from time to time by the Association, and subject to the rights of others as set forth in Section 3.1, his or her right of enjoyment of the Common Area owned by the Association, to family members, guests, tenants or contract purchasers who reside on the Lot.

Section 3.3. Certain Obligations and Access Rights to the Common Area.

(a) Except as otherwise set forth in this Declaration, the Association, subject to the rights of the Owners as set forth in this Declaration, shall be responsible for the management and control, for the exclusive benefit of the Owners as provided herein, of the Common Area owned by the Association and for the maintenance of the same in good, clean, attractive, safe and sanitary condition, order and repair.

(b) The Association shall have and is hereby granted a general right of access and easement to all of the Common Area owned by the Association and across the Lots, at reasonable times

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and at any time in case of emergency, as reasonably required by its officers, directors, employees and their agents an independent contractor, to the full extent necessary or appropriate to perform its obligations and duties as set forth in this Declaration. The easements and rights specified herein also are reserved for the benefit of Declarant so long as Declarant owns any portion of the Property and for so long as Declarant may be liable under any builder's warranty.

Section 3.4. Drainage, Utility, Sewer and Other Development Easements.

(a) Declarant hereby reserves unto itself during the Development Period, and thereafter unto any public or private utility, an undefined easement ("Drainage, Utility and Sewer Easement") for drainage, utility and sewer purposes in, on and over all of the Common Area owned by the Association and Lots, so as to permit Declarant to properly install and allow to be maintained all electrical, telephone, water, gas, sanitary and storm sewer, television (including but not limited to cable and/or satellite) transmission facilities, security systems and other utility services (including all necessary lines, pipes, wires, cables, ducts, antennae and other equipment and facilities) to serve any Dwelling Unit constructed on the Property. Utility and Sewer Easement shall include all areas of the Property. Utility and the Dwelling Units to be constructed by Declarant, with the exception of any areas covered by chimneys, or patios. Improvements or permanent structures installed within the Common Area owned by the Association are subject to the rights (including the right to remove where reasonably necessary without duty of replacement or reimbursement) of the Declarant and any public or private utility to construct, maintain, repair or remove any necessary utilities. This easement shall be in addition to any easement defined upon a Plat of the Property as a drainage, sewer, utility, cable, transmission, flowage or similar type easement.

(b) Declarant reserves unto itself during the Development Period, and thereafter unto the Association, an easement and right-of-way in and to any areas now or hereafter shown on the Plat as "Common Area - Pond," and an easement ("Pond Easement") of ingress and egress through so much of the remainder of the Property as is reasonably necessary or appropriate, to perform such actions as Declarant or the Association deem necessary or appropriate for the purpose of establishing and maintaining proper surface water drainage throughout the Property, including construction, repair and maintenance of retention and detention ponds or lakes in accordance with the requirements of applicable law and of all governmental agencies having jurisdiction (without undertaking any obligation or duty to meet such requirements).

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(c) Declarant reserves unto itself during the Development Period, and thereafter unto the Association, the right and an undefined easement ("Sign and Facilities Easement") to install, erect, construct and maintain an entryway sign or signs, directional signs, lighting, walkways, pathways, fences, walls and any other landscaping, architectural and recreational features or facilities considered necessary, appropriate, useful or convenient, anywhere upon the Property (except upon any Lot after the first conveyance thereof). Any signs shall comply with any applicable zoning requirements and all such facilities shall be maintained by the Association as a part of its Common Area Maintenance obligations.

(d) Declarant reserves unto itself during the Development Period, and thereafter unto the Association, the full right, title and authority to:

(i) Relocate, alter or otherwise change the location of any Drainage, Flowage, Utility, Sewer and Lake, Sign and Facilities Easement, or any facility at any time located therein or thereon;

(ii) Grant such further easements, licenses and rights-of-way, temporary or permanent, exclusive or non-exclusive, surface or otherwise, as Declarant may deem necessary or appropriate, for ingress and egress, utility and similar purposes on or within any portion of the Property, for the benefit of any of the real estate described in Exhibit "A"; and,

(iii) Describe more specifically or to change the description of any Drainage, Flowage, Utility, Sewer, Lake, Sign and Facilities Easement or any other easement, license or right-of-way now or hereafter existing on the Property, by written instrument, amended plat or amendment to the plat recorded in the Office of the Recorder of Hamilton County, Indiana.

(e) The title of the Association (as to the Common Area owned by the Association during the Development Period) and of any Owner of any Lot shall be subject to the rights and easements reserved herein. Provided, however, that the rights reserved in this Section 3.4 shall not be exercised after the conveyance of any Lot in a manner that unreasonably and adversely affects any Dwelling Unit or portion thereof located upon such Lot or the Owner's use or enjoyment thereof, or which unreasonably restricts the rights of ingress and egress to such Lot. The rights and easements reserved by Declarant in this Section 3.4 shall run with the land, and Declarant's right to further alter or grant easements shall automatically terminate and pass to the

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Association one (1) year after Declarant shall have conveyed the last Lot within the Property.

Section 3.5. Easement for Emergency Purposes. An easement is hereby dedicated and granted for use in the case of an emergency by emergency vehicles such as fire trucks, police cars and ambulances and emergency personnel, public and private, over and upon the Common Area owned by the Association.

Section 3.6. Fee Title to Lot. The fee title to any Lot described as bounded by any street, lane, walkway, park, pond, or any other common property which has not been dedicated or accepted by the public and the fee title to any Lot shown on the recorded plat of Village Park Estates as abutting upon any such common property shall not extend upon such common property and the fee title to such common property is reserved to the grantor and the fee title to such common Park Estates Association for the common enjoyment of all residents in Village Park Estates.

Section 3.7. Drainage Easements. There are strips of ground marked drainage easements shown on this plat which are hereby reserved to the Town of Westfield and the Hamilton County Drainage Board for the installation and maintenance of swales, ditches, pipes, drains, manholes, detention and retention areas or other drainage facilities. Purchasers of lots in this subdivision shall take title subject to the easements hereby created and subject at all times to the rights of proper authorities to service and maintain the drainage facilities and easements hereby created and no permanent structure of any kind and no part thereof except fences which do not retard or impede the flow of drainage water, shall be built, erected or maintained on said drainage easements. It shall be the responsibility of the Association and the owners of the areas enclosed within the drainage easements to maintain such areas in such conditions that the flow of storm drainage waters on, across and from said areas shall not be impeded, diverted or accelerated. Such use for storm water movement or retention or detention is hereby declared to be an easement and servitude upon said land for the benefit of the owners of other land included within the plat, upstream or downstream, affected by such use and for any proper agency or department of the Town of Westfield and the Hamilton County Drainage Board. The Town of Westfield and the Hamilton County Drainage Board. The Town of Westfield and the Hamilton County Drainage Board are hereby given the right to obtain access to such areas to perform maintenance and to perform such maintenance as may be necessary to protect that easement and servitude rights. It shall be the responsibility of the Association and the owner of any lot or parcel of land within the plat to comply at all times with the provisions of the drainage plan as approved for this plat by the Hamilton County Drainage Board and the Town of Westfield and the requirements of all drainage permits for the plat issued by those agencies. Failure to so comply shall operate as a

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waiver and release of the developer, his engineer and agents from all liability as to damage caused by storm waters or storm drainage.

Further, there are easements and servitudes upon the land within the plant in favor of surface water runoff along natural valleys and drainage channels running to owners of other land contained within the Plot, upstream and downstream. It shall be the responsibility of the Association and the owners of these natural valleys and channels to use their land and maintain said natural valleys and channels in such manner and condition that the flow of storm drainage waters across, from and to such areas shall not be impeded, diverted or accelerated.

Section 3.8. Street Dedication. All streets now or hereafter located upon the property are hereby dedicated to the public.

#### ARTICLE IV

#### Association Membership, Voting Rights, Board of Directors and Professional Management

Section 4.1. Membership. Initially, the person(s) who serve as incorporator(s) of the Association shall be the member(s) (the "Initial Member(s)"). The Initial Member(s) shall remain member(s) of the Association until the Association Articles of Incorporation are accepted by the Indiana Secretary of State, at which time the Initial Member(s) shall cease to be member(s) unless they also qualify as Class A or Class B members. Every owner of a lot which is subject to assessment shall be a member of the Association. Apart from the Initial Member(s), a membership in the Association shall be appurtenant to and may not be separated from ownership of any lot.

Section 4.2. Classes of Membership and Voting Rights. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant. Class A members shall be entitled to one (1) 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 the members holding an interest in such lot determine among themselves, but in no event shall more than one vote be cast with respect to any lot.

Class B. The Class B member shall be the Declarant. The Declarant shall be entitled to three (3) votes for each Lot owned. For purposes of this calculation, it shall be assumed that Declarant owns eighty-three (83) Lots, which number shall be reduced as Lots are conveyed by the Declarant to an Owner. The Class B membership shall cease and be converted to Class A membership on the happening

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of either of the following events, whichever occurs earlier: (a) when the total number of votes outstanding in the Class A membership is equal to the total number of votes outstanding in the Class B membership; or. (b) December 9, 1991.

Section 4.3. Board of Directors. The Owners shall elect a Board of Directors of the Association as prescribed by the Association's Articles and By-laws. The Board of Directors shall manage the affairs of the Association. Directors need not be members of the Association.

Section 4.4. Professional Management. No contract or agreement for professional management of the Association, nor any other contract between Declarant and the Association, shall be for a term in excess of three (3) years. Any such agreement or contract shall provide for termination by either party with or without cause and without payment of any termination fee upon written notice of ninety (90) days or less.

#### ARTICLE V

##### Covenant for Maintenance Assessments

Section 5.1. Creation of the Lien and Personal Obligation of Assessments. Declarant, for each Lot now or hereafter owned by it within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association:

(a) Regular Monthly Assessments (for maintenance, repairs and ordinary operating expenses);

(b) Special Assessments for capital improvements and operating deficits, as provided in Section 5.5, and for special maintenance or repairs as provided in Sections 6.21 and 7.1.

Such assessments shall be established, shall commence upon sub. dates and shall be collected as hereinafter provided. All such assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to such Owner's successors in title unless expressly assumed by them.

Section 5.2. Roadway Maintenance. The Association shall be

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responsible for the maintenance of the roadways in the Property, until and unless they are accepted for public dedication. Unless accepted for public dedication, a portion of the Regular Monthly Assessment shall be set aside in a separate insured interest-bearing account for the purpose of maintaining, repairing and replacing the roadways (the "Roadway Assessment"). Any Roadway Assessment shall not be mingled with any other funds or used for any other purpose, except as set forth in this Section 5.2.

Section 5.3. Purpose of Regular Monthly Assessments. The Regular Monthly Assessments levied by the Association shall be used exclusively, in the reasonable discretion of the Board of Directors of the Association, for the promotion of the recreation, health, safety and welfare of the residents in the Property, for the improvement, maintenance and repair of the Property, for the performance of the obligations and duties of the Association and for other purposes only as specifically provided herein. A portion of the Regular Monthly Assessments shall be set aside or otherwise allocated in a reserve fund for the purpose of providing repair and replacement of the Common Area, and other capital improvements which the Association is required to maintain.

Section 5.4. Maximum Regular Monthly Assessments.

(a) Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum Regular Monthly Assessment on any Lot shall be \$ 42.00 per Lot.

(b) From and after January 1 of such year, the maximum Regular Monthly Assessment may be increased each calendar year not more than 10% above the maximum Regular Monthly Assessment for the previous year, without a vote of the membership.

(c) From and after January 1 of such year, the maximum Regular Monthly Assessment may be increased each calendar year by more than 10% above the maximum Regular Monthly Assessment for the previous year, with the approval of two-thirds (2/3) of those members of each class of members who cast votes in person or by proxy at a meeting duly called for this purpose.

(d) The Board of Directors from time to time may fix the Regular Monthly Assessment, without any vote of the membership, at any amount not in excess of the maximum.

Section 5.5. Special Assessments for Capital Improvements and Operating Deficits. In addition to the Regular Monthly Assessments authorized above, the Association may levy a Special Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of any capital improvement which the Association is required to

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maintain, or to recover any operating deficits which the Association may from time to time incur, provided that any such assessment shall have the assent of two-thirds (2/3) of those members of each class of members who cast votes in person or by proxy at a meeting duly called for this purpose.

Section 5.4, 5.5, Notice and Quorum for Any Action Authorized Under Purpose of Taking any action authorized under Section 5.4 and 5.5 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of the membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 5.7, Uniform Rate of Assessment. Regular Monthly Assessments and Special Assessments for capital improvements and to recover operating deficits must be fixed at a uniform rate for all Lots, except that Declarant and any individual or entity purchasing a Lot or Lots solely for the purpose of construction of a for-sale Dwelling Unit thereon (a "Builder") shall pay only twenty-five percent (25%) of the Regular Monthly Assessments and Special Assessments so long as any Dwelling Unit constructed upon a Lot by Declarant or Builder has not been conveyed to an Owner intending to occupy or rent said Dwelling Unit as a residence or leased to an individual or entity for use as a residence.

Section 5.8, Date of Commencement of Monthly Assessments; Due Dates. The Regular Monthly Assessment provided for herein shall commence as to each lot on the first day of the first month following the conveyance of the Common Area. The Board of Directors shall fix any increase in the amount of the monthly assessments at least thirty (30) days in advance of the effective date of such increase. Written notice of any increase in the Regular Monthly Assessment, and written notice of any Special Assessment and such other assessment notices as the Board of Directors shall deem appropriate, shall be sent to every Owner subject thereto. The due dates for all assessments, and the assessment and collection period (i.e., annual, monthly, lump-sum or otherwise) for any Special Assessments, shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate in recordable form signed by an Officer of the Association setting forth whether the assessments on a specified lot have been paid. A properly executed certificate shall be binding upon the Association as of the date of its issuance.

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Section 5.9. Effect of Nonpayment of Assessments; Remedies of the Association. If any assessment (or periodic installment of such assessment, if applicable) is not paid on the due date established therefor pursuant to Section 5.8 hereof, then the entire unpaid assessment (together with interest thereon, costs and attorneys' fees as hereinafter provided and as provided in Section 5.1) shall become delinquent and shall constitute a continuing lien on the Lot to which such assessment relates, binding upon the then Owner, his heirs, devisees, successors and assigns. The personal obligation of the then Owner to pay such assessments, however, shall not pass to such Owner's successors in title unless expressly assumed by them. If any assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eight percent (8%) per annum, and the Association may bring an action at law against the Owner, personally obligated to pay the same, or foreclose the lien against the property, or both. In such event, there shall be added to the amount of such assessment the costs of preparing and filing the complaint in such action; and in the event a judgment is obtained such judgment shall include interest on the assessment as above provided, costs of the action and reasonable attorneys' fees to be fixed by the Court. No owner may waive or otherwise escape liability for the assessments provided for herein or nonuse of the Common Area owned by the Association or abandonment by his Lot.

Section 5.10. Subordination of the Lien to Mortgages; Sale or Transfer. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. The sale or transfer of any Lot pursuant to the foreclosure of any first mortgage on such Lot (Without the necessity of joining the Association in any such foreclosure action) or any proceedings or deed in lieu thereof shall extinguish the lien of all assessments becoming due prior to the date of such sale or transfer. No sale or transfer of any Lot (whether voluntary or pursuant to foreclosure or otherwise) shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof; and, except as hereinafter provided, the sale or transfer of any Lot shall not affect the lien of assessments becoming due prior to the date of such sale or transfer except to the extent that a purchaser may be protected against the lien for prior assessments by a binding certificate from the Association, issued pursuant to Section 5.8, as to whether or not such assessments have been paid.

Section 5.11. Declarant's Responsibility to Cover Deficits. The Declarant shall cover any deficit or shortage in the funds necessary to operate the Association that may arise in the development until such time as control of the Association is transferred to the Class A members

ARTICLE V  
Use Restrictions and Arch

Section 6.1. Let Use and Conveyance exclusively for single family detached lot that Declarant, during the Development rights provided in Sections 6.10 and 6.11 Generally, and (b) the right to subdivide or designate all or any portion of a lot may own from time to time for recreation or benefit of all Owners and other members or portion thereof so designated for the Common Area owned by the Association regulations shall be promulgated and enforced that the use and enjoyment of adjacent lots shall not be unreasonably disturbed. Each Lot shall be subdivided as a separate described freshhold estate subject to the restrictions contained herein.

Section 6.2. Architectural Control. other structure, except original construction on behalf of the Declarant shall be commensurate upon the Property, nor shall any exterior alteration therein, other than by the Declaration, be made until the plans and nature, kind, shape, height, materials, same shall have been submitted to and approved by an architectural committee composed of members appointed by the Board. Any change of any part of the exterior of a structure thereon and shall require the approval of the Board. In the event that written approval is required hereunder within thirty (30) days specifications have been submitted, approved, this Section will be deemed to have been

Section 6.3. Leasing of Lots.

(a) Any Lot may be leased by the Declarant in compliance with the following requirements:

- (i) All leases shall be in writing and be entered into for a term of not less than one (1) year and not more than five (5) years, and the prior approval of the Board shall be obtained.

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shall not be unreasonably withheld.

(ii) All leases shall contain provisions adequate to require the lessee to comply with the provisions of this Declaration and the By-Laws of the Association, and with all rules and regulations promulgated by the Association from time to time, to the same extent as if the lessee were an Owner and a member of the Association; and shall provide for direct action by the Association against the lessee with or without joinder of the Owner, at the Association's option.

(iii) All leases shall make the lessee personally liable (jointly and severally with the Owner) for assessments levied by the Association during the term of the lease pursuant to the terms of this Declaration and the By-Laws, to the same extent as if the lessee were the Owner and a member of the Association, and shall expressly subordinate the lessee's interest to the lien of the assessments provided for in this Declaration. Provided, however, that a lessee may be protected against the lien for assessments prior to the date of the lease by procuring a binding certificate from the Association, as provided in the Declaration, as to whether or not such assessments have been paid.

(iv) No lease shall provide, or be interpreted or construed to provide, for a release of the Owner from his responsibility to the Association for compliance with the provisions of this Declaration, the By-Laws and any rules and regulations of the Association, or from the Owner's personal liability to the Association for assessments. This requirement shall not be construed to prohibit indemnity provisions as between the Owner and lessee.

(b) Any Owner desiring to enter into a lease for his lot shall submit the form of the proposed lease to the Board of Directors (which form need not include the identity of the lessee or the rental amount) for review for compliance with the requirements of this Section 6.3. The Board of Directors may employ an attorney in connection with any such review, and a reasonable fee may be charged to the applicant to offset the expense so incurred. In the event the Board fails to approve or disapprove the lease within fifteen (15) days after submission by the applicant, the lease shall be deemed approved. A copy of each lease by an Owner shall be provided to the Board of Directors by the Owner within thirty (30) days after execution.

(c) Subject to any contrary provisions set forth in any lease of a lot, each lease shall be deemed to transfer to the lessee during the term of such lease all rights, privileges, obligations and limitations attendant to membership in the Association, including (except in the case of lease by Declarant) an

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irrevocable proxy to exercise the Owner's voting rights appurtenant to the leased lot in all elections and on all issues presented for a vote of members, except any vote upon:

(i) An amendment to the Declaration, the Articles or By-Laws;

(ii) Annexation of additional property;

(iii) A Special Assessment for a capital improvement pursuant to Section 5.5; or,

(iv) Mortgage or dedication of all or any portion of the Common Area owned by the Association pursuant to Section 3.1 or Section 3.4.

(d) The provisions of paragraphs (a) and (c) of this Section 6.3 shall apply to a lease by Declarant or a Builder, after a Lot is owned by it for more than one (1) year, and Declarant or a Builder shall be deemed for all purposes to retain all voting rights in the Association appurtenant to all Lots owned by it, notwithstanding any lease or any inconsistent provisions contained in any lease. Neither Declarant or a Builder shall be required to submit any lease or leases to the Board of Directors for review as to form. However, within thirty (30) days after entering into any lease of a Lot, Declarant or a Builder shall provide to the Board of Directors a written notice setting forth the location of the Lot, the term of the lease and the identity of the lessee.

(e) Any lease or attempted lease of a Lot in violation of the provisions of this Section 6.3 shall be voidable at the election of the Association or any other party having the right to enforce the provisions of this Declaration, except that neither party to such lease may assert this provision of this Section 6.3 to avoid its obligations thereunder.

Section 6.4. Signs. During the Development Period, no "for sale" or other advertising signs of any kind (other than interior window, Developer or Builder signs) shall be displayed on any Lot without the prior written approval of Declarant. Thereafter, the placement of "for sale" or advertising or other signs of any nature, kind or description anywhere on the Property shall be subject to such reasonable rules and regulations as may be adopted by the Association.

Section 6.5. Home Occupations. No home occupation shall be conducted or maintained on any Lot other than one which is incidental to a business, profession or occupation of the Owner or occupant of such Lot, and which is generally or regularly conducted in another location away from such Lot.

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Section 6.6. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any of said lots, except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes.

Section 6.7. Outside Storage. All clotheslines, equipment, garbage cans, service yards, woodpiles or storage piles shall be kept from view of neighboring homes and streets. All rubbish, trash or garbage shall be regularly removed from the premises, and shall not be allowed to accumulate thereon. Trash may be stored in such enclosed containers, if any, provided by the Association for that purpose. All clotheslines shall be confined to patio areas.

Section 6.8. Outside Use of Lots. Except in an individual patio area appurtenant to a Dwelling Unit, no planting or gardening shall be done, and no fences, hedges, walls or other improvements shall be erected or maintained upon the Property except such as are installed in accordance with the initial construction of the buildings located thereon or as approved by the Association's Board of Directors or their designated representatives. Except for the right of ingress and egress, the Owners of Lots are hereby prohibited and restricted from using any of the Property outside the exterior building lines, patio and carport areas, except as may be allowed by the Association's Board of Directors. It is expressly acknowledged and agreed by all parties concerned that this paragraph is for the mutual benefit of all Owners of Lots in the Village Park Estates subdivision and is necessary for the protection of said Owners.

Section 6.9. Setback Lines. Front Building Lines are hereby established as shown on the foregoing plat between which line and the right-of-way lines there shall be erected, placed or altered no structure or part thereof except that fences in keeping with architectural style as specifically approved by the Association Board of Directors or Architectural Review Committee will be permitted, except that in no case will such fences be permitted on the public right-of-way. The building lines which are from public right-of-way lines are parallel to, and measured perpendicularly from these public right-of-way lines.

Section 6.10. Side Setbacks. Every building or part thereof shall be so located as to provide a side yard on each side of every said building of eight (8) feet, except that in the case where the same person or persons own two adjoining lots not separated by a utility easement or a drainage easement which serves lots beyond the lots owned by the common owner as described above, then this restriction shall apply to the lot lines of the extreme boundaries of the multiple lots under common ownership. Where adjoining lots are owned by the same owner or owners, and the drainage easements or utility easements which may separate those lots are not used to provide drainage or utility services to any area beyond the lots commonly owned,



then those easements on the boundary line between the two lots shall be extinguished for so long as the lots are owned by the same owner or owners. The minimum rear yards for any lot within this subdivision shall be twenty (20) feet.

Section 6.11. Temporary Structures and Outbuildings. No structure of a temporary character, tent, shack, basement, garage, barn or other out-building shall be erected, placed, or altered upon any lot for use as a residence either temporarily or permanently or at any time be used for such purpose.

Section 6.12. Motor Vehicle Repair and Storage. The repair or storage of inoperative motor vehicles or material alteration of motor vehicles shall not be permitted on any lot unless entirely within a garage permitted to be constructed by these covenants, conditions and restrictions.

Section 6.13. Nuisances. No noxious or offensive activities shall be carried on or be permitted to exist on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance. Any structure or building permitted to be constructed on any lot by these covenants, which may be all or in part destroyed by fire, wind, storm or any other reason, shall be rebuilt and restored to its previous condition within a reasonable length of time, and all debris accumulated in connection therewith shall be removed within a reasonable time after any such occurrence.

Section 6.14. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other animals generally and customarily recognized as household pets, provided they are not kept, bred or maintained for any commercial purpose.

Section 6.15. Permitted Uses. No use shall be made of any lot in this subdivision except as permitted by the regulations of the dwelling districts zoning ordinance for the Town of Westfield, for the zoning classification under which this project is developed.

Section 6.16. Drains. No house footing drain or roof water drain shall be discharged into the sanitary sewers.

Section 6.17. Antennas and Towers. No radio towers, CB antennas, satellite dishes or other radio or radar equipment shall be allowed in this subdivision.

Section 6.18. Number of Dwelling Units. The number of Dwelling Units shall not exceed the number of platted lots within the Property.

Section 6.19. Residential Use. Lots may be used only for resi-

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dential purposes and only for one single garage, and other such outbuildings as the use of a residential lot may be cons this subdivision shall be designated as shall exceed two and one half (2-1/2) at feet in height. Each single-family resi lot within this subdivision shall includ garage. The means of ingress and egress shall be over a hard surface driveway.

Section 6.20. Size. Every single-placed, altered or maintained on any lot have a minimum living area exclusive of porches and attached garages of twelve hundred (800) square feet of more than one on the first floor of the lower set of f

Section 6.21. Unsightly Growth. In dards of the Property, no weeds, underbr growths shall be permitted to grow or re; refuse pile or unsightly objects shall b suffered to remain anywhere thereon. Fa the Declarant or the Association to cut from the Property at the expense of the lien against said Property for the expen be due and payable immediately. If such the Association or the Declarant may fill amount together with reasonable attorney tion.

Section 6.22. Site Visibility. No planting which obstructs sight lines at feet and six (6) feet above the street s; to remain on any corner lot within the t street property lines and a line connect feet from the intersection of said stree rounded property corner from the interse; extended. The same sightline limitation within ten (10) feet from the intersecti edge of a driveway pavement or alley lin; mitted to remain within such distances of the foliage line is maintained at suffic obstruction of such sight lines. No fence constructed between the front set back l;

Section 6.23. Boats, Trucks, Etc. of any kind, recreational vehicles or co shall be permitted to park on the Propert hours unless fully enclosed inside a buil;

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necessary and incident to the Declarant's or Association's business on the property.

Section 6.24. Pond Area. Access to the Pond is restricted to the Common Area owned by the Association adjacent to the Pond except for those individuals whose Dwelling Units are immediately adjacent to the Pond. No individual using the Pond has the right to trespass upon shoreline not within a Common Area owned by the Association, subject to the rights of the Declarant, the Association, their employees, heirs, successors and assigns as set forth in the Declaration. No one shall do or permit any action or activity which could result in pollution of the Pond, diversion of water, elevation of pond level, earth disturbance resulting in silting or any other conduct which could result in an adverse effect upon water quality, drainage or proper pond management except as provided in the Declaration. The Pond may not be used for swimming, boating, fishing or for any other purpose, except for drainage of the Property, unless expressly and specifically approved by the Association Board of Directors in writing and allowed by law. Only the Declarant and the Association shall have the right to store items or develop recreational facilities upon any Common Area owned by the Association adjacent to the Pond.

Section 6.25. Rules and Regulations. The Board of Directors from time to time may promulgate further rules and regulations concerning the use of Lots and the Common Area owned by the Association. A majority of those Owners voting at a meeting called for the purpose may rescind or modify any rule or regulation adopted by the Board of Directors. Copies of all rules and regulations shall be furnished by the Board to all Owners, at the Owner's last known address, prior to the time when the same shall become effective. The Association shall have current copies of the Declaration, Articles and By-Laws, and other rules concerning the Property as well as its own books, records and financial statements available for inspection by Dwelling Unit Owners or by holders, insurers and guarantors of first mortgages, that are secured by Dwelling Units in the Property. These documents shall be available during normal business hours or under other reasonable circumstances.

Section 6.26. Development and Sale Period. Nothing contained in this Article VI shall be construed or interpreted to restrict the activities of Declarant or a Builder in connection with the development of the Property and sale of Lots. During the Development Period, Declarant or a Builder shall be entitled to engage in such activities and to construct, install, erect and maintain such facilities, upon any portion of the Property at any time owned or leased by Declarant or a Builder, as in the sole opinion of Declarant or a Builder may be reasonably required, or convenient or incidental to, the development of the Property and sale of the lots; such facilities may include, without limitation, storage areas, signs, parking areas, model residences, construction offices, sales offices and business offices.

ARTICLE VII

Maintenance, Repairs and Replacements

Section 7.1. By Owners. Except as provided in Section 7.2(b) of this Article, each Owner shall, at his own expense be responsible for, and shall promptly perform as the need therefor arises, all maintenance, repairs, decoration and replacement of his own Dwelling Unit, both interior and exterior. In addition, each Owner shall furnish and be responsible for the maintenance of all portions of his Lot, except (a) for such portions thereof as may, in accordance with the terms of this Declaration, be designated as part of the Common Area solely for purposes of maintenance only and (b) lawn maintenance as provided in Section 7.2 below. All fixtures and equipment installed within or as part of the Dwelling Unit, commencing at the point's where the utility lines, pipes, wires, conduits or systems enter the Lot upon which said Dwelling Unit is located, shall be maintained and kept in repair by the Owner thereof. Each Owner shall promptly perform all maintenance and repair of his Lot and Dwelling Unit which, if neglected, might adversely affect any other Lot or Dwelling Unit or any part of the Common Area owned by the Association. Such maintenance and repairs include, but are not limited to, internal water lines, plumbing, electric lines gas lines, appliances, and all other fixtures, equipment and accessories belonging to the Owner and a part of or appurtenant to his Dwelling Unit or Lot.

Section 7.2. Common Properties and Exteriors of Dwelling Units and Lawns by the Association.

(a) Maintenance, repairs, replacements and upkeep of the Common Area owned by the Association shall be furnished by the Association, as part of its duties, and the cost thereof shall constitute a part of the Common Expenses.

(b) The Association, as part of its duties, and as part of the Common Expenses, shall provide for:

(i) Maintenance, repairs, replacement and upkeep of the exteriors of each Dwelling Unit. Such exteriors including, but not limited to, roofs, gutters, doors, windows (excluding glass which shall be considered a part of interior maintenance) and exterior walls shall be considered part of the Common Area for purposes of maintenance only.

(ii) Maintenance of the lawns, which shall be considered part of the Common Area for purposes of maintenance only. Maintenance of lawns shall include, but shall not be

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limited to, the watering, fertilizing, mowing and replanting when necessary of the grass; and the care, fertilizing, trimming, removal and replacement of trees planted by the Declarant or Builder of a Dwelling Unit. It shall not include the care and maintenance of shrubs, trees which were not planted by Declarant or Builder of a Dwelling Unit, flowers or other plants on any lot.

The Board of Directors may adopt such other rules and regulations concerning maintenance, repair, use and enjoyment of the Common Area owned by the Association (or items deemed Common Area for purposes of maintenance only) as it deems necessary.

(c) Notwithstanding any obligation or duty of the Association to repair or maintain any of the Common Area owned by the Association (or items deemed Common Area for purposes of maintenance only), if, due to the willful, intentional or negligent acts or omissions of an Owner or a member of his family or of a guest, tenant, invitee or other occupant or visitor of such Owner, damage shall be caused to the Common Area owned by the Association (or items deemed as such for purposes of maintenance only), or if maintenance, repairs or replacements shall be required thereby which would otherwise be at the Common Expense, then such Owner shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Association, unless such loss is covered by the Association's insurance with such policy having a waiver of subrogation clause. If not paid by such Owner upon demand by the Association, the cost of repairing such damage shall be added to and become a part of the assessment to which such Owner's Lot is subject.

(d) The authorized representatives of the Association, the Board of Directors and the Managing Agent for the Association (if any) shall be entitled to reasonable access to any Lot as may be required in connection with maintenance only, repairs or replacements of or to the Common Area owned by the Association and items deemed as Common Area for purposes of maintenance only, including, but not limited to, access to any easements reserved by any subdivision plat of any portion of the Property for such purposes.

Section 7.3. Snow Removal and Other Work. The Association may, at the sole discretion of the Board of Directors, perform snow removal for Owners. Snow removal, if any, shall be limited to the roads, driveways and service walks. It shall not include patios, porches, entries or steps.

The Association is not prohibited from providing other services to Owners upon the following conditions:

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(a) The Owner is charged a reasonable fee for such maintenance work that is designed to reimburse the Association for the full cost thereof;

(b) The Association is willing to perform similar work for any other Owners in Village Park Estates;

(c) There shall be no discrimination among the Owners in the performance of any such work.

Such services may be provided by the Association, subject to the above conditions, at the sole discretion of the Board of Directors.

## ARTICLE VII

### Insurance

Section 8.1. Casualty Insurance on Insurable Common Area. The Association shall keep all insurable improvements and fixtures of the Common Area actually owned by the Association, as opposed to property designated as Common Area for the purposes of maintenance only, insured against loss or damage by fire for the full insurance replacement cost thereof, and may obtain insurance against such other hazards and casualties as are customarily covered for similar types of projects, including those covered by the standard "all risk" endorsements. The Association may also insure any other property whether real or personal, owned by the Association, against loss or damage by fire and such other hazards as the Association may deem desirable, with the Association as the owner and beneficiary of such insurance. The insurance coverage with respect to such Common Area owned by the Association shall be written in the name of, and the proceeds thereof shall be payable to the Association. Insurance for all insurance carried by the Association for the repair or replacement of the property for which the insurance was carried. Premiums for all insurance carried by the Association are Common Expenses included in the Regular Monthly Assessments made by the Association.

Section 8.2. Casualty Insurance on All Dwelling Units. Casualty insurance on the Dwelling Units shall be maintained by their respective Owners along with adequate blanket casualty and fire insurance in an amount equal to the full replacement value, without deduction for depreciation or co-insurance, of the Dwelling Unit. The insurance coverage with respect to the Dwelling Units shall be written in the name of, and the proceeds thereof shall be payable to the Owner and the Association and, if applicable, the first mortgagee of each Lot. The Owner shall repair or replace the same from the insurance proceeds available as soon as possible and in no event more than one (1) year from the date of casualty. The Owner shall immediately provide the Association with a certificate of insurance, evidencing

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compliance with the above requirements, when the insurance is initially obtained and upon each renewal. If available, the Owners shall obtain insurance providing prior written notice of cancellation to the Association at its registered office.

Section 8.3. Liability Insurance. The Association shall purchase a master comprehensive general liability insurance policy in such amount or amounts as the Board of Directors shall deem appropriate from time to time. Such comprehensive general liability insurance policy shall cover the Association, its Board of Directors, any committee or organ of the Association or Board of Directors, any persons acting or who may come to act as agents or employees of any of the foregoing with respect to the Association. It shall also cover all Common Area owned by the Associations, public ways and any other areas under the Association's control or supervision.

Section 8.4. Fidelity Bonds. The Association shall have blanket fidelity bonds for 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 Association bonds shall name the Association as the obligee and the premium shall be paid as a common expense by the Association. Any management agent that handles funds for the Association shall be covered by its own fidelity bond, which must provide the same coverage required of the Association. The Association shall be named as an additional obligee in the management agent's bond. The fidelity bond shall cover the maximum funds that will be in the custody of the Association or its management agent at any time while the bond is in force. In addition, the fidelity bond coverage must at least equal the sum of three (3) months' assessments on all Dwelling Units in the Property, plus the Association's reserve funds. If available, the fidelity bonds must include a provision that calls for ten (10) days' written notice to the Association or insurance trustee before the bond can be cancelled or substantially modified for any reason.

Section 8.5. Miscellaneous Insurance Provisions. The Association shall obtain any other insurance required by law to be maintained, including but not limited to workmen's compensation insurance, and such other insurance as the Board of Directors shall from time to time deem necessary, advisable or appropriate. Such insurance coverage shall also provide for and cover cross liability claims of one insured party against another insured party. Such insurance shall inure to the benefit of the Association, its Board of Directors and any managing agent acting on behalf of the Association.

Section 8.6. Casualty and Restoration. Damage to or destruction of any Common Area actually owned by the Association due to fire or any other casualty or disaster shall be promptly repaired and reconstructed by the Association and the proceeds of insurance, if any, shall be applied for that purpose. The same obligation shall apply

to an Owner, and not the Association, for damage or destruction to the Owner's Dwelling Unit. For purposes of this Section, repair, reconstruction and restoration shall mean construction or rebuilding of the damaged property to as near as possible the same condition as it existed immediately prior to the damage or destruction, with the same or a similar type of architecture.

Section 8.7. Insufficiency of Insurance Proceeds. If the insurance proceeds received by the Association as a result of any such fire or any other casualty or disaster are not adequate to cover the cost of repair and reconstruction, or in the event there are no insurance proceeds, the cost for restoring the damage and repairing and reconstructing the Common Area actually owned by the Association or any improvements damaged or destroyed (or the costs thereof in excess of insurance proceeds received, if any) shall be paid by the Association which shall then have the right to levy a special assessment against all lots for such deficiency.

Section 8.8. Surplus of Insurance Proceeds. In the event that there is any surplus of insurance proceeds after the reconstruction or repair of the damage has been fully completed and all costs paid, such sums may be retained by the Association as a reserve or may be used in the maintenance and operation of the Property. The action of the Board of Directors in proceeding to repair or reconstruct damage shall not constitute a waiver of any rights against any Owner for committing willful or malicious damage.

#### ARTICLE IX

##### Mortgagees

Section 9.1. Mortgagee Rights. In addition to any other rights provided elsewhere in this Declaration to mortgagees, any lender or lenders holding a first mortgage or first mortgages upon any lot or Lots, jointly or singly, may pay any real estate taxes or other taxes or charges which are in default and which may or have become a charge or lien against any Common Area owned by the Association or any other property owned by the Association; and may pay any overdue premiums on any hazard, casualty, liability or other insurance policies or secure new insurance coverage on the lapse of any policies or such property owned by the Association or covering any property for which the Association has an obligation to maintain insurance coverage. Any such lender or lenders making payments in accordance with this Section 9.1 shall be entitled to immediate reimbursement therefor from the Association along with any costs incurred, including reasonable attorneys' fees.

Section 9.2. Notice to Mortgagees. The Association, upon request, shall provide to any lender holding a first mortgage upon any lot, a written certificate or notice specifying unpaid assess-

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ments and other defaults of the Owner of such Lot, if any, in the performance of such Owner's obligations under this Declaration, the Articles of Incorporation of the Association, its By-Laws or any other applicable documents, which default has not been cured within sixty (60) days. A reasonable charge maybe made by the Association for the issuance of any such certificate or notice, and any such certificate properly executed by an officer of the Association shall be binding upon the Association, as provided in Section 6.8.

Section 9.3. Condemnation and Insurance Awards. No provisions of this Declaration, or any amendment thereto, shall give an Owner, or any other party, priority over any rights of the first mortgagee of a Lot pursuant to its mortgage in the case of a distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of Common Area property.

Section 9.4. Right of First Refusal. Any "right of first refusal" in the Declaration, Association Articles, Association By-Laws or any other document governing the development and administration of the property will not impair the rights of a first mortgagee to:

- (a) Foreclose or take title to a Dwelling Unit, and the Lot upon which the Dwelling Unit is situated, pursuant to the remedies in the mortgage;
- (b) Accept a deed or assignment in lieu of foreclosure in the event of default by a mortgagor; or
- (c) Sell or lease a unit acquired by the mortgagee.

Section 9.5. Unpaid Dues or Charges. Any first mortgagee who obtains title to a Dwelling Unit, and the Lot upon which the Dwelling Unit is situated, pursuant to the remedies in the mortgage or through foreclosure, will not be liable for the Dwelling Unit's unpaid dues or charges accrued before the acquisition of the title to the Unit by the mortgagee.

#### ARTICLE X

##### General Provisions

Section 10.1. Right of Enforcement. In the event of a violation, or threatened violation, of any of the covenants, conditions and restrictions herein enumerated, Declarant, the Association or any Owner and all parties claiming under them shall have the right to enforce the covenants, conditions and restrictions contained herein, and pursue any and all remedies, at law or in equity, available under applicable Indiana law, with or without proving any actual damages,

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including the right to secure injunctive relief or secure removal by due process of any structure not in compliance with the covenants, conditions and restrictions contained herein, and shall be entitled to recover reasonable attorneys' fees and the costs and expenses incurred as a result thereof.

Section 10.2. Severability and Waiver. Invalidation of any one of the covenants, restrictions or provisions contained in this Declaration by judgment or court order shall not in any way affect any of the other provisions hereof, which shall remain in full force and effect. No delay or failure by any person to enforce any of the restrictions or to invoke any available remedy with respect to a violation or violations thereof shall under any circumstances be deemed or held to be a waiver by that person of the right to do so thereafter, or as estoppel of that person to assert any right available to him upon the occurrence, recurrence or continuation of any violation or violations of the restrictions.

Section 10.3. Amendment. During the first twenty (20) years following its recordation, this Declaration may be amended or modified at any time by an instrument recorded in the Office of the Recorder of Hamilton County, Indiana, approved and signed by at least ninety percent (90%) of the then Owners, and thereafter by an instrument signed by at least seventy-five percent (75%) of the then Owners. Provided, however, that none of the rights or duties of Declarant reserved or set out hereunder may be amended or changed without Declarant's prior written approval. Except as prohibited below, this Declaration may also be amended by Declarant, if it then has any ownership interest in the Property, at any time within two (2) years after the recordation hereof. Any amendment must be recorded. Neither the Association, the Owners or Declarant shall effect any of the following changes without the prior written approval of two-thirds (2/3) of the first mortgagees of the Lots (based upon one (1) vote for each mortgage owned) and two-thirds (2/3) of the Owners of Lots (excluding Declarant or Builder):

- (a) By act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the Common Area owned directly or indirectly by the Association for the benefit of the Owners of the Dwelling Units. The granting of easements for public utilities or other public purposes consistent with the intended use of the Common Area owned by the Association by the Dwelling Unit Owners is not a transfer in the meaning of this clause;
- (b) Change the method of determining the obligations, assessments, dues or other charges that may be levied against a Dwelling Unit Owner;
- (c) By act or omission change, waive or abandon any scheme of regulations or their enforcement pertaining to the architectural design or the exterior appearance of units, the exterior

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maintenance of units, the maintenance of the Common Area owned by the Association, party walks, common fences and driveways, and the upkeep of lawns and plantings in the property;

(d) Fail to maintain fire and extended coverage on insurable Common Area owned by the Association on a current replacement cost basis in an amount at least 100 percent of the insurable value (based on current replacement costs);

(e) Use hazard insurance proceeds for losses to any Common Area owned by the Association for other than the repair, replacement, or reconstruction of the Common Area owned by the Association.

(f) Change the voting rights, assessments, assessment liens or subordination of assessment liens, except as provided for in this Declaration;

(g) Change the manner in which reserves for maintenance, repair and replacement of Common Areas have been set up and previously maintained by the Association;

(h) Change the rights to the use of the Common Area owned by the Association, except as provided for in this Declaration;

(i) Change the boundaries of any Dwelling Unit, and the Lot upon which the Dwelling Unit is situated, except as provided for in this Declaration;

(j) Any change concerning convertibility of Dwelling Units into Common Area owned by the Association or vice versa, except as provided for in this Declaration;

(k) Allow for the expansion or contraction of the development, or the addition, annexation or withdrawal of property to or from the development;

(l) Any requirements for insurance or fidelity bonds set forth in this Declaration;

(m) Any change in the manner in which units may be leased except as set forth in this Declaration;

(n) Any imposition of any restriction on a Dwelling Unit owner's right to sell or transfer his or her Dwelling Unit;

(o) Restoration and repair of the Common Area (after a hazard damage or partial condemnation) in a manner other than specified in the Declaration;

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(p) Any action to terminate the legal status of the development after substantial destruction or condemnation occurs;

(q) Any provision that expressly benefits mortgage holders, insurers or guarantors; or

(r) Any termination of legal status of the development for reasons other than substantial destruction or condemnation of the property.

If an addition or amendment is not considered as a material change, such as the correction of a technical error or the clarification of a statement within the Declaration, Association Articles, Association By-Laws or other constituent documents, there shall be an implied approval to be assumed when an eligible mortgage holder fails to submit a response to any written proposal for an amendment within thirty (30) days after proposal is made. The covenants, restrictions and all other provisions of this Declaration shall run with the land and shall be binding upon the persons owning any portion of the property and all parties claiming under them for a period of twenty (20) years from the date of recordation, and thereafter shall automatically extend for successive periods of ten (10) years each unless amended or changed in whole or in part as hereinabove provided.

Section 10.4. Assignment. Declarant may assign or otherwise transfer any and all of its rights as Declarant.

Section 10.5. Condemnation, Destruction or Liquidation. The Association shall be designated to represent the Dwelling Unit Owners in any proceedings, negotiations, settlements or agreements for the handling of any losses or proceeds from condemnation, destruction or liquidation of all or a part of the Common Area owned by the Association, or from the termination of the development. Each Dwelling Unit Owner, by his acceptance of a deed, appoints the Association as his attorney-in-fact for this purpose. Proceeds from the settlement will be payable to the Association for the benefit of the Dwelling Unit Owners and their mortgage holders. Any distribution of funds in connection with the termination of this development shall be made on a reasonable and an equitable basis.

IN WITNESS WHEREOF, VILLAGE PARK DEVELOPMENT COMPANY, now known as EAGLE COVE ASSOCIATES, an Indiana Partnership, has caused this Declaration to be executed as of the date first written above.

Village Park Development Company,  
now known as Eagle Cove Associates

By:   
Richard H. Crosser, General Partner

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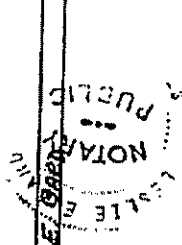
STATE OF INDIANA )  
                  ) SS:  
COUNTY OF MARION )

Before me the undersigned, a Notary Public for Marion County, State of Indiana, personally appeared Richard H. Crosser, General Partner of Village Park Development Company, now known as Eagle Cove Associates, an Indiana Partnership, and he being first duly sworn by me upon his oath, says that the facts alleged in the foregoing instrument are true.

Signed and sealed this 6<sup>th</sup> day of December, 1988.

(SEAL)

Julie B. Cross  
Printed name of Leslie E. Cross



County of Residence: Marion  
My Commission Expires: 1 September 1992

RETURN TO:           John W. Tousley, Attorney at Law, 600 Union Federal  
                          Building, Indianapolis, Indiana 46204-3112  
                          Tel: 317/635-4500

Prepared By

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BY-LAWS  
OF  
VILLAGE PARK ESTATES HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

General

Section 1. Name. The name of the corporation is VILLAGE PARK ESTATES HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association."

Section 2. Registered Office. The post office address of the registered office of the Association is 2935 East 96th Street, Suite A, Indianapolis, Indiana 46240, but meetings of Members and Directors may be held at such places within the State of Indiana, in or near Hamilton or Marion Counties, as may be designated by the Board of Directors.

Section 3. Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

ARTICLE II

Definitions

Section 1. "Articles" means the Articles of Incorporation of the Association (as hereinafter defined) filed, or to be filed, with the Office of the Secretary of State of Indiana, as the same are or hereafter may be amended from time to time.

Section 2. "Association" means VILLAGE PARK ESTATES HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

Section 3. "Board of Directors" means the Board of Directors of the Association.

Section 4. "Common Area" means: (1) those portions of the Property (as hereinafter defined), including improvements thereto, facilities and personal property owned or leased by the Association from time to time for the common use, benefit and enjoyment of the Owners (as hereinafter defined), and; (2) items deemed Common Area for maintenance purposes only. Unless expressly stated to the contrary, the term Common Area as used herein (whether or not so expressed) shall include all private streets, if any, and all other portions of the Property not designated as Lots (as hereinafter

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defined). The Common Area to be conveyed to the Association at the time of conveyance of the first Lot to an Owner is described in the Plat as hereinafter defined.

Section 5. "Common Expenses" shall mean and refer to expenses of administration of the Association, and expenses for the upkeep, maintenance, repair and replacement of the Common Area, and all sums lawfully assessed against the Owners by the Association, and all sums lawfully assessed against the Owners by the Association, and all sums, costs and expenses declared by the Declaration to be Common Expenses.

Section 6. "Declarant" and "Declaration" means VILLAGE PARK DEVELOPMENT COMPANY, its successors and assigns as a declarant.

Section 7. "Development Period" means the period of time commencing with Declarant's acquisition of the Property and ending when Declarant has completed the development and sale of, and no longer owns, any Lot or any other portion of the real estate in the Property (as hereinafter defined).

Section 8. "Dwelling Unit" means any single-family residence situated upon a Lot (as hereinafter defined).

Section 9. "Lot" means any parcel of land designated as such upon the Plat (as hereinafter defined) or, after construction of a Dwelling Unit, that parcel of land upon which a Dwelling Unit is constructed that is conveyed to an Owner (as hereinafter defined) by the Declarant. A "Lot" may contain portions of real estate greater or less than its originally platted dimensions should the Declarant deem it advisable in order to accommodate the construction of a Dwelling Unit.

Section 10. "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, including contract sellers, but otherwise excluding those having such interest merely as security for the performance of an obligation. Unless specifically indicated to the contrary, the term "Owner" as used herein shall include the Declarant, so long as the Declarant shall own any Lot.

Section 11. "Plat" means the subdivision plats of the Property identified as the "Secondary Plat of Village Park Estates, Section 1", recorded on the 2nd day of August, 1988, in Book 16, Pages 16-17 as Instrument 8818810; the "Secondary Plat of Village Park Estates, Section 2", recorded on the 15th day of September, 1988, in Book 16, Page 47 as Instrument 8818732; and the "Secondary Plat of Village Park Estates, Section 3" recorded on the 15th day of September, 1988, in Book 16, Page 48 as Instrument 8818733, all in the Office of the Recorder of Hamilton County, Indiana, as the same may be hereafter amended or supplemented pursuant to this Declaration.

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Section 12. "Property" means the real estate described in Exhibit "A".

### ARTICLE III

#### Membership and Meetings of Members

Section 1. Membership and Voting. Membership in the Association and voting rights of Members are governed by the Articles. Except as otherwise provided in the Articles, in the Declaration or in Article V of these By-Laws, each question shall be determined by a majority of the eligible votes cast by the Members present, in person or by proxy, at a meeting at which a quorum is present. The Members may take any action without a meeting that could be taken at a meeting, in the manner provided in the Articles. Additionally, any action required or permitted to be taken at any meeting of the Board of Directors, may be taken without a meeting, if prior to such action a written consent to such action is signed by all members of the Board of Directors, and such written consent is filed with the Minutes of the proceeding of the Board.

Section 2. Annual Meeting. The first annual meeting of the Members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the Members shall be held on the same day of the same month of each year thereafter, at a time and place to be specified by the Board of Directors, unless such date is not within six (6) months after the end of the Fiscal Year. If the annual meeting date is not within six (6) months after the close of the Fiscal Year, the meeting will be held on a date within said period set by the Board of Directors and there- after on the same day of the same month of each year, at a time and place to be specified by the Board of Directors. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 3. Special Meetings. Special meetings of the Members may be called at any time by the President of the Association, or by a majority of the Board of Directors, or upon written request of Members who together are entitled to vote one-fourth (1/4) of all the votes of the Class A Membership.

Section 4. Notice of Meetings. Except as otherwise required by the Declaration, written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by delivering or mailing a copy of such notice at least fifteen (15) days before such meeting, to each Member entitled to vote thereat, at or addressed to the Member's address last appearing in the records of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice

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shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose or purposes of the meeting. Notice of any meeting may be waived by a written waiver filed with the Secretary or by attendance at the meeting in person or by proxy.

Section 5. Quorum. The presence at the meeting, in person or by proxy, of Members entitled to cast one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action, except as otherwise required by the Articles or the Declaration. If, however, such quorum shall not be present at any meeting, the Members present, and entitled to vote thereat are empowered to adjourn the meeting from time to time, without notice other than announcement at the meeting, until such later time or date that a quorum shall be present in person or by proxy.

Section 6. Voting by Co-Owners and Estates. The vote apportioned to any Lot in which more than one person owns an interest may be exercised by any of such persons present at any meeting, unless the Association is advised (by objection or protest at the meeting, or unless the written notice is advised (by objection or protest at the meeting or in such Lot that the Owners of the Lot are unable to agree upon the manner in which the vote apportioned to such Lot shall be cast at such meeting) or on any particular question to come before such meeting. In such event the vote apportioned to the Lot shall not be counted at the meeting or on the particular question noted, as the case may be. In the event any Lot is owned by a corporation, then the vote apportioned to such Lot shall be cast by a person designated in a certificate signed by the President or any Vice President of such corporation and attested by the Secretary or an Assistant Secretary of such corporation and filed with the Secretary of the Association prior to the meeting. The vote apportioned to any Lot owned by a trust or partnership may be exercised by any trustee or partner thereof, as the case may be, and unless any objection or protest by any other such trustee or partner is noted at such meeting or in writing prior thereto, the Chairman of such meeting shall have no duty to inquire as to the authority of the person casting such vote or votes.

Section 7. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot. No proxy shall be valid after elapse of (11) months from the date of its execution unless a longer time is expressly provided in the proxy.

Section 8. Suspension of Voting Rights. No Class A Member shown on the books or management accounts of the Association to be more than sixty (60) days delinquent in any payment due to the Association shall be eligible to vote, either in person or by proxy, or to be elected to the Board of Directors.

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Section 9. Rights of Mortgagees. An institutional mortgagee (as defined in Article XII, Section 2) of any lot who desires notice of the annual and special meetings of the Members shall notify the Secretary to that effect by Registered Mail - Return Receipt Requested. Any such notice shall contain the name and post office address of such institutional mortgagee and the name of the person to whom such notice should be addressed. The Secretary of the Association shall maintain a roster of all institutional mortgagees from whom such notices are received and it shall be the duty of the Secretary to mail or otherwise cause the delivery of a notice of each annual or special meeting of the Members to each such institutional mortgagee, in the same manner, and subject to the same requirements and limitations as are provided for notice to the Members in Section 4 of this Article III. Any representative to attend any annual or special meeting of the Members and such representative may participate in the discussion at any such meeting and may, upon his request made to the Chairman in advance of the meeting, address the Members present at any such meeting. Such representative shall have no voting rights at any such meeting.

Section 10. Action Taken by Conference Phone. Any or all the members of the Association may participate in a meeting of the Board by means of a conference telephone or similar communication equipment, by which all persons participating in the meeting, can communicate with each other, and participation in this manner constitutes presence in person at the meeting.

#### ARTICLE IV

##### Board of Directors General Information

Section 1. General Powers and Duties. The Board of Directors shall manage the affairs of the Association.

Section 2. Number. The Board of Directors shall be composed of three (3) members, who need not be Members of the Association.

Section 3. Term of Office. The members of the initial Board of Directors shall serve until the first annual meeting of the Members of the Association. Thereafter, such Director shall be elected to serve a term of one (1) year and until his successor is elected and qualified. A Director may serve any number of consecutive terms.

Section 4. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association, at a meeting of the Members called expressly for that purpose. A Director also may be removed by a majority vote of the other members of the Board of Directors if he fails to attend three (3) or

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more consecutive meetings of the Board.

Section 6. Compensation. Directors shall receive no compensation for their services as directors of the Association. However, any Director may be reimbursed for actual expenses incurred in the performance of his duties.

#### ARTICLE V

##### Nomination and Election of Directors

Section 1. Nomination. Nomination for election to the Board of Directors may be made by a Nominating Committee. Nominations may also be made from the floor by any Member eligible to vote at the meeting. The Nominating Committee shall consist of a Chairman who shall be a Member of the Board of Directors, and two or more Members of the Association. The Nominating Committee may be appointed by the Board of Directors prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee, if appointed, shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

Section 2. Election. Election to the Board of Directors shall be by written ballot. In the election of Directors, each Member or his proxy may cast, in respect to each vacancy, as many votes as he is entitled to cast under the provisions of the Articles. The three (3) persons receiving the highest, second highest and third highest numbers of votes, respectively (whether or not a majority of the votes cast, shall be elected. Cumulative voting is not permitted.

Section 3. Vacancy. When a vacancy occurs on the Board of Directors by reason of the death, resignation, removal or incapacity of a Director, or for any other reason except the expiration of a Director's term or an increase in the number of Directors prescribed in these By-laws, the remaining Directors shall by majority vote elect a Director to serve until the next annual meeting of the Members of the Association. When a vacancy occurs by reason of an increase in the number of Directors prescribed in these By-laws, the vacancy shall be filled by a vote of the Members of the Association, pursuant to Sections 1 and 2 of this Article V.

#### ARTICLE VI

##### Meetings of Directors

Section 1. Quorum and Voting. A majority of the Board of Directors shall be necessary to constitute a quorum for the transaction of

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any business except the filling of vacancies on the Board of Directors, and the act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

Section 2. Annual Meeting. The newly elected Board of Directors shall meet annually, without notice, immediately following the annual meeting of the Members, for the purpose of electing officers of the Association for the ensuing year and transacting such other business as properly may come before the meeting.

Section 3. Special Meetings. Special meetings of the Board of Directors may be called by the President of the Association or by a majority of the Board of Directors upon not less than three (3) days written notice. A special meeting may be held at such place as is specified in the call of the special meeting. The purpose of any such meeting need not be specified.

Section 4. Regular Meetings. Regular meetings of the Board of Directors may be held without notice, other than the adoption of a resolution of the Board establishing the meeting schedule, at such place and hour as may be fixed by resolution of the Board. Should any regular meeting date fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 5. Waiver of Notice. Notice of the time, place, and call of any meeting of the Board may be waived in writing if the waiver sets out in reasonable detail the purpose or purposes of which the meeting is called and the time and place thereof. Attendance at any meeting of the Board shall constitute a waiver of notice of such meeting and of the time, place and call thereof.

Section 6. Action Taken Without a Meeting. The Board of Directors may take any action without a meeting that could be taken at a meeting, in the manner provided in the Articles. Additionally, any action required or permitted to be taken at any meeting of the Board of Directors or of any committee thereof, may be taken without a meeting, if prior to such action a written consent to such action is signed by all members of the Board of Directors or of such committee, as the case may be, and such written consent is filed with the minutes of proceeding of the Board or committee.

Section 7. Action Taken by Conference Phone. Any or all the members of the Board of Directors may participate in a meeting of the Board or committee, by means of a conference telephone or similar communication equipment, by which all persons participating in the meeting can communicate with each other, and participation in this manner constitutes presence in person at the meeting.

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ARTICLE VII

Specific Powers and Duties of the Board of Directors

Section 1. Powers. Without limitation on the Board's general power to manage the affairs of the Association, the Board of Directors shall have power to:

- A. Adopt and publish rules and regulations governing the use of the lots, the Common Area owned by the Association and any facilities at any time located on the Properties, and the personal conduct of the Members and guests thereon, and to establish penalties for the infraction thereof;
- B. Suspend the voting rights and right to use of the recreational facilities of a Member during any period in which such Member shall be in default in payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days, for infraction of published rules and regulations; and,
- C. Exercise for the Association all powers, duties and authority vested in or delegated to the Association (and not reserved to the membership) by the provisions of these By-Laws, the Articles or the Declaration and applicable law.

Section 2. Duties. Without limitation on the Board's general duty to manage the affairs of the Association, it shall be the duty of the Board of Directors to:

- A. Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A. Members who are entitled to vote;
- B. Supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;
- C. As more fully provided in the Declaration, to:
  1. Fix and send written notice of assessments; and,
  2. Foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date, or bring an action at law against the owner personally obligated to pay the same.
- D. Issue, or cause an appropriate officer to issue, upon

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demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

E. Procure and maintain the insurance coverages required by the Declaration;

F. Cause all officers or employees having fiscal responsibilities to be bonded, as required by the Declaration; and,

G. Cause the property to be maintained to the extent of the Association's responsibility therefor as provided in the Declaration.

#### ARTICLE VIII

##### Duties of Officers

Section 1. Enumeration of Officers. The officers of this Association shall be a President who shall at all times be a member of the Board of Directors, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time-to-time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year and until his successor is elected and qualified, unless he shall sooner resign, or shall be removed or otherwise become disqualified to serve.

Section 4. Other Offices. The Board may elect one or more additional vice presidents, assistant secretaries or other officers as the Board may deem necessary or appropriate, each of whom shall hold office for one (1) year (and until his successor is elected and qualified) or such shorter period, and shall have such authority and perform such duties, as the Board may from time-to-time determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation

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tion shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer, or those of Vice President and Treasurer, may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special officers created pursuant to Section 4 of this Article.

Section 8. Duties. The general duties of the officers, subject at all times to further delineation and delegation of duties by the Board, are as follows:

A. President. The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall cosign all checks and promissory notes.

B. Vice President. The Vice President shall act in the place and stead of the President in the event of the President's absence, inability or refusal to act, and shall exercise such other duties as may be required by the Board.

C. Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association (if one is adopted) and affix it on all appropriate documents; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association, together with their addresses, and shall perform such other duties as required by the Board.

D. Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board and Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular meeting, and deliver a copy of each to the Members.

ARTICLE IX

Committees

The Association may appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purposes.

ARTICLE X

Books and Records

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member and institutional mortgagee (as hereinafter defined). The Declaration, the Articles and the By-Laws of the Association shall be available for inspection by any Member at the registered office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI

Assessments

As more fully provided in the Declaration, each Member is obligated to pay to the Association assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. As more particularly set forth in the Declaration, if an assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eight percent (8%) per annum; the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of such assessment; and no Owner may waive or otherwise escape liability for the assessments provided for in the Declaration by nonuse of the Common Area owned by the Association or abandonment of his Lot.

ARTICLE XII

Notice on Mortgages

Section 1. Notice to Board of Directors. Any Member who mortgages the Lot to which his membership is appurtenant shall promptly notify the Board of Directors of the name and address of his mortgagee and, if requested to do so, shall file a conformed copy of such

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mortgage with the Board of Directors. The Board of Directors shall maintain a suitable roster pertaining to such mortgages. Any mortgagee of any lot that desires that a record of its name and address be maintained by the Association may forward such information to the Secretary for the purpose of assisting in compliance with the notice provisions of these By-Laws.

Section 2. Definition. As used in this Article, the term "mortgage" shall mean any mortgage and shall not be limited to institutional mortgages, and the term "mortgage" shall include a deed of trust. As used generally by these By-Laws, the term "institutional holder" or "institutional mortgage" shall include the insurer of any mortgage and the following mortgages, banks, trust companies, insurance companies, savings and loan associations, pension funds, insurance estate investment trusts, FNMA, FHLMC, and any corporation, real estate corporation of, or affiliated with, the United States Government, or any agency thereof.

#### ARTICLE XIII

##### Contracts Loans and Checks

Section 1. Authorization. The Board of Directors may authorize any officer or officers or agent or agents of the Association to enter into any contract or execute any instrument on its behalf. Such authorization may be general or confined to specific instances. Except as provided in these By-Laws, no officer, agent, or employee shall have any power to bind the Association or to render it liable for any purpose or amount unless so authorized by the Board of Directors.

Section 2. Signatures. All checks, drafts, or other orders for payment of money by the Association shall be signed by the President, Secretary, Treasurer, or such other person as the Board of Directors may from time to time designate by resolution.

#### ARTICLE XIV

##### Corporate Seal

The Association need not have a seal, except as may otherwise be specifically required by applicable law, and no seal is required to make any action of or document executed by the Association effective. If a seal is adopted, it shall be in circular form having within its circumference the words "VILLAGE PARK ESTATES HOMEOWNERS ASSOCIATION, INC."

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ARTICLE XV

Amendments and Construction

Section 1. Procedure. These By-Laws may be amended, at a regular or special meeting of the Members, by a vote of a majority of a quorum of members present in person or by proxy.

Section 2. Conflict with Declaration or Articles. In the case of any conflict between the Articles and these By-Laws, the Articles shall control, and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

This instrument was prepared by: John W. Tousley, Attorney at Law,  
600 Union Federal Building, 45 North Pennsylvania Street,  
Indianapolis, Indiana 46204, Tel: 317/635-4500.

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VILLAGE PARK ESTATES  
LAND DESCRIPTION

Part of the Southeast Quarter of Section 18, Township 18 North, Range 4 East  
in Washington Township, Hamilton County, Indiana, described as follows:

Beginning on the South line of the Southeast Quarter of Section 18, Township  
18 North, Range 4 East 552.20 feet South 89 degrees 45 minutes 49 seconds West  
(assumed bearing) from the Southeast corner of said Southeast Quarter; thence  
South 89 degrees 45 minutes 45 seconds West on said Southeast Quarter; thence  
thence North 00 degrees 14 minutes 15 seconds West 460.00 feet; thence South  
89 degrees 45 minutes 43 seconds West parallel with said South line 230.00  
feet; thence North 00 degrees 14 minutes 15 seconds West 436.75 feet; thence  
North 89 degrees 48 minutes 45 seconds East parallel with said South line  
1442.24 feet to the East line of said Southeast Quarter; thence South 00  
degrees 05 minutes 36 seconds East on said East line 338.58 feet to a point  
corner of said Southeast Quarter; thence South 89 degrees 45 minutes 45  
seconds West parallel with said South line 552.20 feet; thence South 45  
degrees 05 minutes 36 seconds East parallel with the East line of said Quarter  
Section 552.20 feet to the place of beginning, containing 20.640 acres, more  
or less.

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

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This instrument Recorded 12-9 1988  
Sharon A. Cherry, Recorder, Hamilton County, IN

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VILLAGE  
PARK ESTATES  
BY-LAWS OF VILLAGE PARK ESTATES HOMEOWNERS ASSOCIATION, INC.

EXHIBIT "A"

88-26325

**John Stafford**

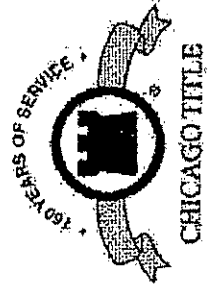
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**From:** McGreevy, Todd [McGreevyT@CTT.com]  
**Sent:** Friday, June 22, 2007 8:43 AM  
**To:** John Stafford  
**Subject:** HAMILTON / Need Covenants and Retrictions

**Importance:** High

For Village Park please, THANKS!

Todd McGreevy, Title Officer  
Residential Title Production Division  
101 W. Ohio Street, Suite 1100  
Indianapolis, IN 46204  
Phone 317-684-3928 / Fax 317-684-3839  
Email: [mcmcgreevy@ctt.com](mailto:mcmcgreevy@ctt.com)



1988-28325  
1989-6705  
1989-7132

**INSTR. # 89 03132**

**8903132**

Cross Reference: **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VILLAGE PARK ESTATES** recorded as Instrument No. 88-26325 in the Office of the Recorder of Hamilton County, Indiana on December 9, 1988

**FIRST AMENDED DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
VILLAGE PARK ESTATES**

THIS FIRST AMENDED DECLARATION made by VILLAGE PARK DEVELOPMENT COMPANY, now known as SAGLE COVE ASSOCIATES, an Indiana Partnership, ("Declarant"), and dated the 10<sup>th</sup> day of February, 1989 for identification purposes.

**WITNESSES:**

WHEREAS, Declarant is the owner of certain real estate (the "Property"), located near the northwest corner of the intersection of 148th Street and Grassy Branch Road in Hamilton County, Indiana, which is more particularly described in Exhibit "A" attached hereto and by this reference, made a part hereof.

WHEREAS, Declarant desires to amend the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VILLAGE PARK ESTATES, (the "Declaration"), recorded as Instrument No. 88-26325 in the Office of the Recorder of Hamilton County, Indiana on December 9, 1988.

NOW, THEREFORE, Declarant hereby declares that ARTICLE VII of Maintenance, Repairs and Replacements, of the Declaration, amended to read as follows.

**ARTICLE VII**

Maintenance, Repairs and Replacements

Section 7.1. By Owners. Except as provided in Section 7.2(b) of this Article, each Owner shall, at his own expense be responsible for, and shall promptly perform as the need therefor arises, all maintenance, repairs, decoration and replacement of his own Dwelling Unit, both interior and exterior. In addition, each Owner shall furnish and be responsible for the maintenance of all portions of his Lot, except (a) for such portions thereof as may, in accordance with the terms of this Declaration, be designated as part of the Common Area solely for purposes of maintenance only and (b) lawn maintenance as provided in Section 7.2 below. All fixtures and equipment installed within or as part of the Dwelling Unit, commencing at the points where the utility lines, pipes, wires, conduits or systems

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This Instrument Recorded 2-16 1989  
Sharon K. Cherry, Recorder, Hamilton County, IN

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CLERK OF COURTS  
HAMILTON COUNTY, IN

enter the Lot upon which said Dwelling Unit is located, shall be maintained and kept in repair by the Owner thereof. Each Owner shall promptly perform all maintenance and repair of his Lot and Dwelling Unit which, if neglected, might adversely affect any other Lot or Dwelling Unit or any part of the Common Area owned by the Association. Such maintenance and repairs include, but are not limited to, internal water lines, plumbing, electric lines, gas lines, appliances, and all other fixtures, equipment and accessories belonging to the Owner and a part of or appurtenant to his Dwelling Unit or Lot.

Section 7-2. Common Properties and Exteriors of Dwelling Units and Lawns by the Association.

(a) Maintenance, repairs, replacements and upkeep of the Common Area owned by the Association shall be furnished by the Association, as part of its duties, and the cost thereof shall constitute a part of the Common Expenses.

(b) The Association, as part of its duties, and as part of the Common Expenses, shall provide for:

(i) Maintenance, repairs, replacement and upkeep of the exteriors of each Dwelling Unit. Such exteriors including, but not limited to, roofs, gutters, doors, windows (excluding glass which shall be considered a part of interior maintenance) and exterior walls shall be considered part of the Common Area for purposes of maintenance only.

(ii) Maintenance of the lawns, which shall be considered part of the Common Area for purposes of maintenance only. Maintenance of lawns shall include, but shall not be limited to, the watering, fertilizing, mowing and replanting when necessary of the grass; and the care, fertilizing, trimming, removal and replacement of trees planted by the Declarant or Builder of a Dwelling Unit. It shall not include the care and maintenance of shrubs, trees which were not planted by Declarant or Builder of a Dwelling Unit, flowers or other plants on any lot.

The Board of Directors may adopt such other rules and regulations concerning maintenance, repair, use and enjoyment of the Common Area owned by the Association (or items deemed Common Area for purposes of maintenance only) as it deems necessary.

(c) Notwithstanding any obligation or duty of the Association to repair or maintain any of the Common Area owned by the Association (or items deemed Common Area for purposes of maintenance only), if, due to the willful, intentional or negligent acts or omissions of an Owner or a member of his family or of a guest, tenant, invitee or other occupant or visitor of such Owner, damage shall be caused to the Common Area owned by the Association (or items deemed as such for purposes of maintenance

only), or if maintenance, repairs or replacements shall be required thereby which would otherwise be at the Common Expense, then such Owner shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Association, unless such loss is covered by the Association's insurance with such policy having a waiver of subrogation clause. If not paid by such Owner upon demand by the Association, the cost of repairing such damage shall be added to and become a part of the assessment to which such Owner's Lot is subject.

(d) The authorized representatives of the Association, the Board of Directors and the Managing Agent for the Association (if any) shall be entitled to reasonable access to any Lot as may be required in connection with maintenance only, repairs or replacements of or to the Common Area owned by the Association and items deemed a Common Area for purposes of maintenance only, including, but not limited to, access to any easements reserved by any subdivision plat of any portion of the Property for such purposes. This easement shall also include, but not be limited to, the right to attach hoses to an Owner's Unit for the purpose of using the Owner's water to water the Owner's lawn or perimeter landscaping installed by the Declarant. The Association is not obligated to water an Owner's lot but has the right to do so when, in the the Board of Director's or Managing Agent's discretion, the Unit Owner's failure to properly water has or will have a detrimental effect upon the appearance of the lawn. The Owner shall be responsible for the water bill in all such instances.

Section 7.3. Snow Removal and Other Work. The Association may, at the sole discretion of the Board of Directors, perform snow removal for Owners. Snow removal, if any, shall be limited to the roads, driveways and service walks. It shall not include patios, porches, entries or steps.

The Association is not prohibited from providing other services to Owners upon the following conditions:

- (a) The Owner is charged a reasonable fee for such maintenance work that is designed to reimburse the Association for the full cost thereof;
- (b) The Association is willing to perform similar work for any other Owners in Village Park Estates;
- (c) There shall be no discrimination among the Owners in the performance of any such work.

Such services may be provided by the Association, subject to the above conditions, at the sole discretion of the Board of Directors.

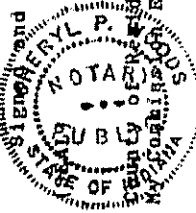
IN WITNESS WHEREOF, VILLAGE PARK DEVELOPMENT COMPANY, now known as EAGLE COVE ASSOCIATES, an Indiana Partnership, has caused this Amended Declaration to be executed as of the date first written above.

Village Park Development Company,  
now known as Eagle Cove Associates.

By: *Richard H. Grosser*  
Richard H. Grosser, General Partner

STATE OF INDIANA )  
                  ) SS:  
COUNTY OF MARION )

Before me the undersigned, a Notary Public for Marion County, State of Indiana, personally appeared Richard H. Grosser, General Partner of Village Park Development Company, now known as Eagle Cove Associates, an Indiana Partnership, and he being first duly sworn by me upon his oath, says that the facts alleged in the foregoing instrument are true.



and sealed this 10th day of February, 1989  
*Cheryl P. Woods*  
Printed name: Cheryl P. Woods

Residence: Hamilton  
Commission Expires: 9/29/91

RETURN TO:           John W. Tousley, Attorney at Law, 600 Union Federal  
                  Building, Indianapolis, Indiana 46204-3112  
                  Tel: 317/635-4503

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VILLAGE PARK ESTATES  
-AND DESCRIPTION

Part of the Southeast Quarter of Section 18, Township 18 North, Range 4 East  
in Washington Township, Hamilton County, Indiana, described as follows:

Beginning on the South line of the Southeast Quarter of Section 18, Township  
18 North, Range 4 East 552.20 feet South 89 degrees 45 minutes 45 seconds West  
(assumed bearing) from the Southeast corner of said Southeast Quarter; thence  
South 89 degrees 45 minutes 45 seconds West on said South line 657.80 feet;  
thence North 00 degrees 14 minutes 14 seconds West 460.00 feet; thence South  
89 degrees 45 minutes 45 seconds West parallel with said South line 280.00  
feet; thence North 00 degrees 15 minutes 15 seconds West 430.75 feet; thence  
North 89 degrees 45 minutes 45 seconds East parallel with said South line  
1442.24 feet to the East line of said Southeast Quarter; thence South 00  
degrees 05 minutes 38 seconds East or said East line 339.55 feet to a point  
552.20 feet North 00 degrees 05 minutes 38 seconds West of the Southeast  
corner of said Southeast Quarter; thence South 89 degrees 45 minutes 45  
seconds West parallel with said South line 852.20 feet; thence South 00  
degrees 05 minutes 38 seconds East parallel with the East line of said Quarter  
Section 552.20 feet to the place of beginning, containing 20.040 acres, more  
or less.

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

20265/metes  
2/4/88

This Instrument Recorded 2-16 1988  
Sharon K. Cherry, Recorder, Hamilton County, IN

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VILLAGE  
PARK ESTATES  
BY: LAWS OF VILLAGE PARK ESTATES HOMEOWNERS ASSOCIATION, INC.

EXHIBIT "A"

8903132

**INSTR. # 89 06765**

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Cross Reference: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VILLAGE PARK ESTATES recorded as Instrument No. 88-26325 in the Office of the Recorder of Hamilton County, Indiana on December 9, 1988.

Cross Reference: FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VILLAGE PARK ESTATES recorded as Instrument No. 89-03132 in the Office of the Recorder of Hamilton County, Indiana on February 16, 1989.

SECOND AMENDED DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
VILLAGE PARK ESTATES

THIS DECLARATION, made on this 28<sup>TH</sup> day of MARCH, 1989, by VILLAGE PARK DEVELOPMENT COMPANY, now known as EAGLE COVE ASSOCIATES, an Indiana Partnership, ("Declarant"),

WITNESSES:

WHEREAS, Declarant is the owner of certain real estate (the "Property"), located near the northwest corner of the intersection of 146th Street and Grassy Branch Road in Hamilton County, Indiana, and by this reference, made a part hereof.

WHEREAS, Declarant desires to subdivide and develop the Property by designating certain portions of the Property as "Common Areas" (as hereinafter defined) to be owned by a homeowners association, (the "Association,"), (as hereinafter defined), and by designating certain other portions of the Property into "Lots" (as herein-after defined).

WHEREAS, Declarant desires to amend the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VILLAGE PARK ESTATES, (the "Declaration"), recorded as Instrument No. 88-26325 in the Office of the Recorder of Hamilton County, Indiana on December 9, 1988, as amended thereafter.

NOW, THEREFORE, Declarant hereby declares that all the Property shall be held, sold and conveyed subject to the following easements, restrictions, limitations, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

This Instrument Recorded 4-6 - 1989  
Sharon K. Cherry, Recorder, Hamilton County, IN

03-07-89

RECEIVED  
FOR RECORD  
APR 6 12 32 PM '89  
SHARON K. CHERRY  
RECORDER  
HAMILTON CO. IN

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ARTICLE I

Name

The subdivision of the Property created by this Declaration shall be known and designated as Village Park Estates, a subdivision located in Hamilton County, Indiana.

ARTICLE II

Definitions

Section 2.1.1. "Articles" means the Articles of Incorporation of the Association (as hereinafter defined) filed, or to be filed, with the Office of the Secretary of State of Indiana, as the same are or hereafter may be amended from time to time.

Section 2.2. "Association" means the Village Park Estates Home-owners Association, Inc., a not-for-profit corporation, its successors and assigns.

Section 2.3. "Board of Directors" means the Board of Directors of the Association.

Section 2.4. "Common Area" means: (1) those portions of the Property (as hereinafter defined), including improvements thereto, facilities and personal property owned, to-be-owned, leased or to-be-leased by the Association from time to time for the common use, benefit and enjoyment of the Owners (as hereinafter defined), and; (2) items (if any) deemed Common Area for maintenance purposes only. Unless expressly stated to the contrary, the term Common Area as used herein (whether or not so expressed) shall include all portions of the Property designated as "Common Area" upon the Plat (as hereinafter defined). The Common Area to be conveyed to the Association at the time of conveyance of the first lot to an Owner is described in the Plat as hereinafter defined.

Section 2.5. "Common Expenses" shall mean and refer to expenses of administration of the Association, and expenses for the upkeep, maintenance, repair and replacement of the Common Area, and all sums lawfully assessed against the Owners by the Association, and all sums, costs and expenses declared by this Declaration to be Common Expenses.

Section 2.6. "Declarant" means the Village Park Development Company, now known as Eagle Cove Associates, and its successors and assigns as a declarant.

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Section 2.7. "Development Period" means the period of time commencing with Declarant's acquisition of the Property and ending when Declarant has completed the development and sale of, and no longer owns, any lot or any other portion of the real estate in the Property.

Section 2.8. "Dwelling Unit" means any single-family residence situated upon a lot.

Section 2.9. "Lot" means any parcel of land designated as such upon the Plat (as hereinafter defined) or, after construction, that parcel of land upon which a Dwelling is constructed that is conveyed to an Owner (as hereinafter defined) by the Declarant. A "Lot" may contain portions of real estate greater or less than its originally platted dimensions should the Declarant deem it advisable in order to accommodate the construction of a Dwelling Unit.

Section 2.10. "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the Property, including contract sellers, but otherwise excluding those having such interest merely as security for the performance of an obligation. Unless specifically indicated to the contrary, the term "Owner" shall include the Declarant.

Section 2.11. "Plat" means the subdivision plats of the Property identified as the "Secondary Plat of Village Park Estates, Section 1", recorded on the 2nd day of August, 1988, in Book 16, Pages 16-17 as Instrument 8815810; the "Secondary Plat of Village Park Estates, Section 2", recorded on the 15th day of September, 1988, in Book 16, Page 47 as Instrument 8819732; and the "Secondary Plat of Village Park Estates, Section 3", recorded on the 15th day of September, 1988, in Book 16, Page 48 as Instrument 8819733, all in the Office of the Recorder of Hamilton County, Indiana, as the same may be hereafter amended or supplemented pursuant to this Declaration.

Section 2.12. "Property" means the real estate described in Exhibit "A".

### ARTICLE III

#### Property Rights, Easements and Encroachments

Section 3.1. Owners' Easements of Enjoyment of Common Area. Every Owner shall have a nonexclusive right and easement of enjoyment, in common with all Owners, in and to the Common Area owned by the Association which shall be appurtenant to and shall pass with title to every lot (in the form of a right to membership in the Association), subject to the following provisions:

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(a) The right of the Association to charge reasonable admission and other fees for the use of recreational facilities, if any, situated upon the Common Area owned by the Association;

(b) The right of the Association to suspend the voting rights and right to use of any recreational facilities, if any, by any Owner for any period during which any assessment remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;

(c) The right of the Association to promulgate reasonable rules and regulations governing the use of the Common Area owned by the Association including, without limitation, parking, swimming, boating, fishing, (including the denial thereof of any such rights) and upon improvements, additions or alterations to the lots and the Common Area owned by the Association;

(d) The rights of Declarant as provided in this Declaration, as amended;

(e) The right of the Association to mortgage any or all of the Common Area owned by the Association, upon the approval of two-thirds (2/3) of the membership of each class of members of the Association;

(f) The easements reserved elsewhere in this Declaration and the right of the Association to grant further reasonable utility easements across and through the Common Area owned by the Association for the benefit of its members;

(g) The right of the Association to dedicate or transfer all or any part of the Common Area owned by the Association to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members or otherwise allowed pursuant to this Declaration, as amended. No such dedication or transfer, except as allowed pursuant to this Declaration, shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds (2/3) of each class of members has been recorded; and

All other rights, obligations and duties as set forth in this Declaration, as the same may be from time to time amended or supplemented.

Section 3.2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws and any reasonable and nondiscriminatory rules and regulations promulgated from time to time by the Association and subject to the rights of others as set forth in Section 3.1, his or her right of enjoyment of the Common Area owned by the Association-

tion, to family members, guests, tenants or contract purchasers who reside on the lot.

Section 3.3. Certain Obligations and Access Rights to the Common Area.

(a) Except as otherwise set forth in this Declaration, the Association, subject to the rights of the Owners as set forth in this Declaration, shall be responsible for the management and control, for the exclusive benefit of the Owners as provided herein, of the Common Area owned by the Association and for the maintenance of the same in good, clean, attractive, safe and sanitary condition, order and repair.

(b) The Association shall have and is hereby granted a general right of access and easement to all of the Common Area owned by the Association and across the lots, at reasonable times and at any time in case of emergency, as reasonably required by its officers, directors, employees and their agents an independent contractors, to the full extent necessary or appropriate to perform its obligations and duties as set forth in this Declaration. The easements and rights specified herein also are reserved for the benefit of Declarant so long as Declarant owns any portion of the Property and for so long as Declarant owns liable under any builder's warranty.

Section 3.4. Drainage, Utility, Sewer and Other Development Easements.

(a) Declarant hereby reserves unto itself during the Development Period, and thereafter unto any public or private utility, an undefined easement ("Drainage, Utility and Sewer Easement") for drainage, utility and sewer purposes in, on and over all of the Common Area owned by the Association and lots, so as to permit Declarant to properly install and allow to be maintained all electrical, telephone, water, gas, sanitary and storm sewer, television (including but not limited to cable and/or satellite) transmission facilities, security systems and other utility services (including all necessary lines, pipes, wires, cables, ducts, antennae and other equipment and facilities) to serve any Dwelling Unit constructed on the Property. Utility and Sewer Easement shall include all areas of the Property outside the Dwelling Units to be constructed by Declarant, with the exception of any areas covered by chimneys, or patios. Improvements or permanent structures installed within the Common Area owned by the Association are subject to the rights (including the right to remove where reasonably necessary without duty of replacement or reimbursement) of the Declarant and any public or private utility to construct, maintain, repair or remove any necessary facilities. This easement shall be in addition to any easement defined

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upon a Plat of the Property as a drainage, sewer, utility, cable, transmission, flowage or similar type easement.

(b) Declarant reserves unto itself during the Development Period, and thereafter unto the Association, an easement and right-of-way in and to any areas now or hereafter shown on the Plat as "Common Area - Pond," and an easement ("Pond Easement") of ingress and egress through so much of the remainder of the Property as is reasonably necessary or appropriate, to perform such actions as Declarant or the Association deem necessary or appropriate for the purpose of establishing and maintaining proper surface water drainage throughout the Property, including construction, repair and maintenance of retention and detention ponds or lakes in accordance with the requirements of applicable law and of all governmental agencies having jurisdiction (without undertaking any obligation or duty to exceed such requirements).

(c) Declarant reserves unto itself during the Development Period, and thereafter unto the Association, the right and an undefined easement ("Sign and Facilities Easement") to install, erect, construct and maintain an entryway sign or signs, directional signs, lighting, walkways, pathways, fences, walls and any other landscaping, architectural and recreational features or facilities considered necessary, appropriate, useful or convenient, anywhere upon the Property (except upon any Lot after the first conveyance thereof). Any signs shall comply with any applicable zoning requirements and all such facilities shall be maintained by the Association as a part of its Common Area maintenance obligations.

(d) Declarant reserves unto itself during the Development Period, and thereafter unto the Association, the full right, title and authority to:

(i) Relocate, alter or otherwise change the location of any Drainage, Flowage, Utility, Sewer and Lake, Sign and Facilities Easement, or any facility at any time located therein or thereon;

(ii) Grant such further easements, licenses and rights-of-way, temporary or permanent, exclusive or non-exclusive, surface or otherwise, as Declarant may deem necessary or appropriate, for ingress and egress, utility and similar purposes on or within any portion of the Property, for the benefit of any of the real estate described in Exhibit "A"; and,

(iii) Describe more specifically or to change the description of any Drainage, Flowage, Utility, Sewer, Lake, Sign and Facilities Easement or any other easement, license

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or right-of-way now or hereafter existing on the Property, by written instrument amended plat or amendment to the Plat recorded in the Office of the Recorder of Hamilton County, Indiana.

(e) The title of the Association (as to the Common Area owned by the Association during the Development Period) and of any Owner of any Lot shall be subject to the rights and easements reserved herein. Provided, however, that the rights and easements in this Section 3.4 shall not be exercised after the conveyance of any Lot in a manner that unreasonably and adversely affects any Dwelling Unit or portion thereof located upon such Lot or the Owner's use or enjoyment thereof, or which unreasonably restricts the rights of ingress and egress to such Lot. The rights and easements reserved by Declarant in this Section 3.4 shall run with the land, and Declarant's right to further alter or grant easements shall automatically terminate and pass to the Association one (1) year after Declarant shall have conveyed the last Lot within the Property.

Section 3.5. Easement for Emergency Purposes. An easement is hereby dedicated and granted for use in the case of an emergency in emergency vehicles such as fire trucks, police cars and ambulances and emergency personnel, public and private, over and upon the Common Area owned by the Association.

Section 3.6. Fee Title to Lot. The fee title to any Lot described as bounded by any street, lane, walkway, park, pond, or any other common property which has not been dedicated or accepted by the public and the fee title to any Lot shown on the recorded plat of Village Park Estates as abutting upon any such common property shall not extend upon such common property and the fee title to such common property is reserved to the grantor to be conveyed to the Village Park Estates Association for the common enjoyment of all residents in Village Park Estates.

Section 3.7. Drainage Easements. There are strips of ground marked drainage easements shown on this plat which are hereby reserved to the Town of Westfield and the Hamilton County Drainage Board for the installation and maintenance of swales, ditches, pipes, drains, manholes, detention and retention areas or other drainage facilities. Purchasers of lots in this subdivision shall take title subject to the easements hereby created and subject at all times to the rights of proper authorities to service and maintain the drainage facilities and easements hereby created and no permanent structure of any kind and no part thereof except fences which do not retard or impede the flow of drainage water, shall be built, erected or maintained on said drainage easements. It shall be the responsibility of the Association and the owners of the areas enclosed within the drainage easements to maintain such areas in such conditions that the

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flow of storm drainage waters on, across and over said areas shall not be impeded, diverted or accelerated. Such flow of storm water movement or retention or detention is hereby deemed to be an easement and servitude upon said land for the benefit of the owners of other land included within the plat, upstream and downstream, affected by such use and for any proper agency or department of the Town of Westfield and the Hamilton County Drainage Board. The Town of Westfield and the Hamilton County Drainage Board are hereby given the right to obtain access to such areas to perform maintenance and to perform such maintenance as may be necessary to protect that easement and servitude rights. It shall be the responsibility of the Association and the owner of any lot or parcel of land within the plat to comply at all times with the provisions of the drainage plan as approved for this plat by the Hamilton County Drainage Board and the Town of Westfield and the requirements of all drainage permits for the plat issued by the agencies. Failure to so comply shall operate as a waiver and release of the developer, his engineer and agents from all liability as to damage caused by storm waters or storm drainage.

Further, there are easements and servitudes upon the land within the plat in favor of surface water runoff along natural valleys and drainage channels running to owners of other land contained within the plat, upstream and downstream. It shall be the responsibility of the Association and the owners of these natural valleys and channels to use their land and maintain said natural valleys and channels in such manner and condition that the flow of storm drainage waters in across, from and to such areas shall not be impeded, diverted or accelerated.

Section 3.8. Street Dedication. All streets now or hereafter located upon the Property are hereby dedicated to the public.

#### ARTICLE IV

#### Association Membership, Voting Rights, Board of Directors and Professional Management

Section 4.1. Membership. Initially, the person(s) who serve as incorporator(s) of the Association shall be the member(s) (the "Initial Member(s)"). The Initial Member(s) shall remain member(s) of the Association until the Association Articles of Incorporation are accepted by the Indiana Secretary of State, at which time the Initial Member(s) shall cease to be member(s) unless they also qualify as Class A or Class B members. Every Owner of a lot which is subject to assessment shall be a member of the Association. Apart from the Initial Member(s), a membership in the Association shall be appurtenant to and may not be separated from ownership of any lot.

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Section 4.1.2. Classes of Membership and Voting Rights. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant. Class A members shall be entitled to one (1) 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 the member holding an interest in such Lot determine among themselves, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member shall be the Declarant. The Declarant shall be entitled to three (3) votes for each Lot owned. For purposes of this calculation, it shall be assumed that Declarant owns eighty-three (83) Lots, which number shall be reduced as Lots are conveyed by the Declarant to an Owner. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier: (a) when the total number of votes outstanding in the Class A membership is equal to the total number of votes outstanding in the Class B membership; or, (b) December 9, 1991.

Section 4.3. Board of Directors. The Owners shall elect a Board of Directors of the Association as prescribed by the Association's Articles and By-Laws. The Board of Directors shall manage the affairs of the Association. Directors need not be members of the Association.

Section 4.4. Professional Management. No contract or agreement for professional management of the Association, nor any other contract between Declarant and the Association, shall be for a term in excess of three (3) years. Any such agreement or contract shall provide for termination by either party with or without cause and without payment of any termination fee upon written notice of ninety (90) days or less.

#### ARTICLE V

##### Covenant for Maintenance Assessments

Section 5.1. Creation of the Lien and Personal Obligation of Assessments. Declarant, for each Lot now or hereafter owned by it within the Property hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association:

- (a) Regular Monthly Assessments (for maintenance, repairs and ordinary operating expenses);

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(b) Special Assessments for capital improvements and operating deficits, as provided in Section 5.5, and for special maintenance or repairs as provided in Sections 6.21 and 7.2.

Such assessments shall be established, shall commence upon such dates and shall be collected as hereinafter provided. All such assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to such Owner's successors in title unless expressly assumed by them.

Section 5.2. Roadway Maintenance. The Association shall be responsible for the maintenance of the roadways in the Property, until and unless they are accepted for public dedication. Unless accepted for public dedication, a portion of the Regular Monthly Assessment shall be set aside in a separate insured interest-bearing account for the purpose of maintaining, repairing and replacing the roadways (the "Roadway Assessment"). Any Roadway Assessment shall not be mingled with any other funds or used for any other purpose, except as set forth in this Section 5.2.

Section 5.3. Purpose of Regular Monthly Assessments. The Regular Monthly Assessments levied by the Association shall be used exclusively, in the reasonable discretion of the Board of Directors of the Association, for the promotion of the recreation, health, safety and welfare of the residents in the Property, for the improvement, maintenance and repair of the Property, for the performance of the obligations and duties of the Association and for other purposes only as specifically provided herein. As and if necessary, a portion of the Regular Monthly Assessments shall be set aside or otherwise allocated in a reserve fund for the purpose of providing repair and replacement of the Common Area, and other capital improvements which the Association is required to maintain.

Section 5.4. Maximum Regular Monthly Assessments.

(a) Until January 1 of the year immediately following the conveyance of the first lot to an Owner, the maximum Regular Monthly Assessment on any lot shall be \$29.00 per lot.

(b) From and after January 1 of such year, the maximum Regular Monthly Assessment may be increased each calendar year not more than 10% above the maximum Regular Monthly Assessment for the previous year, without a vote of the membership.

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(c) From and after January 1 of such year, the maximum Regular Monthly Assessment may be increased each calendar year by more than 10% above the maximum Regular Monthly Assessment for the previous year, with the approval of two-thirds (2/3) of those members of each class of members who cast votes in person or by proxy at a meeting duly called for this purpose.

(d) The Board of Directors from time to time may fix the Regular Monthly Assessment, without any vote of the membership, at any amount not in excess of the maximum.

Section 5.5. Special Assessments for Capital Improvements and Operating Deficits. In addition to the Regular Monthly Assessments authorized above, the Association may levy a Special Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of any capital improvement which the Association is required to maintain, or to recover any operating deficits which the Association must incur from time to time, provided that any such assessment shall have the assent of two-thirds (2/3) of those members of each class of members who cast votes in person or by proxy at a meeting duly called for this purpose.

Section 5.6. Notice and Quorum for Any Action Authorized Under Section 5.4 and 5.5. Written notice of any meeting called for the purpose of taking any action authorized under Section 5.4 and 5.5 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of the membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 5.7. Uniform Rate of Assessment. Regular Monthly Assessments and Special Assessments for capital improvements and to recover operating deficits must be fixed at a uniform rate for all Lots, except that Declarant and any individual or entity purchasing a Lot or Lots solely for the purpose of construction of a for-sale Dwelling Unit thereon (a "Builder") shall pay only twenty-five percent (25%) of the Regular Monthly Assessments and Special Assessments so long as any Dwelling Unit constructed upon a lot by Declarant or Builder has not been conveyed to an Owner intending to occupy or rent said Dwelling Unit as a residence or leased to an individual or entity for use as a residence.

Section 5.8. Date of Commencement of Monthly Assessments: Due notices as to each lot on the first day of the first month following any increase of the Common Area. The Board of Directors shall fix (30) days in advance the amount of the monthly assessments at least thirty notice of any increase in the effective date of such increase. Written notice of any Special Assessment and such other assessment notices as the Board of Directors shall deem appropriate, shall be sent to every Owner subject thereto. The due dates for all assessments, and the assessment and collection period (i.e., annual, monthly, lump-sum or otherwise) for any Special Assessments, shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate in recordable form signed by an Officer of the Association setting forth whether the assessments on a specified lot have been paid. A properly executed certificate from the Association regarding the status of assessments for any lot shall be binding upon the Association as of the date of its issuance.

Section 5.9. Effect of Nonpayment of Assessments: Remedies of the Association. If any assessment (or periodic installment of such assessment, if applicable) is not paid on the due date established of such therefor pursuant to Section 5.8 hereof, then the entire established assessment (together with interest thereon, costs and attorneys' fees as hereinafter provided and as provided in Section 5.1) shall become delinquent and shall constitute a continuing lien on the lot to which such assessment relates, binding upon the then Owner, his heirs, devisees, successors and assigns. The personal obligation of the then Owner to pay such assessments, however, shall not pass to such Owner's successors in title unless expressly assumed by them. If any assessment is not paid within thirty (30) days after the due date, the rate of eight percent (8%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property, or both. In such event, there shall be added to the amount of such assessment the costs of preparing and filing the complaint in such action; and in the event a judgment is obtained such judgment shall include interest on the assessment as above provided, costs of the action and interest able attorneys' fees to be fixed by the Court. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area owned by the Association or abandonment of his lot.

Section 5.10. Subordination of the Lien to Mortgages: Sale or transfer. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. The sale or transfer of any lot pursuant to the foreclosure of any first mortgage on such lot (without the necessity of joining the Association in any such foreclosure action) or any proceedings or deed in lieu thereof shall extinguish the lien of all assessments becoming due prior to the date

of such sale or transfer. No sale or transfer of any lot (whether voluntary or pursuant to foreclosure or otherwise) shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof; and, except as hereinabove provided, the sale or transfer of any lot shall not affect the lien of assessments becoming due prior to the date of such sale or transfer except to the extent that a purchaser may be protected against the lien for prior assessments by a binding certificate from the Association, issued pursuant to Section 5.8, as to whether or not such assessments have been paid.

Section 5.11. Declarant's Responsibility to Cover Deficits. The Declarant shall cover any deficit or shortage in the funds necessary to operate the Association that may arise in the development until such time as control of the Association is transferred to the Class A members.

#### ARTICLE VI

##### Use Restrictions and Architectural Control

Section 6.1. Lot Use and Conveyance. All Lots shall be used exclusively for single family detached residential purposes, except that Declarant, during the Development Period, reserves (a) the rights provided in Sections 6.10 and 6.26 respecting the Property generally, and (b) the right to subdivide, dedicate or otherwise convey or designate all or any portion of any one or more Lots which it may own from time to time for recreational or other common uses and benefit of all Owners and other members of the Association. Any Lot or portion thereof so designated for common use shall become part of the Common Area owned by the Association, and reasonable rules and regulations shall be promulgated and enforced with respect thereto so that the use and enjoyment of adjacent Lots by the Owners thereof shall not be unreasonably disturbed. Except as provided in the Declaration, no Lot shall be subdivided to form units of less area. Each Lot shall be conveyed as a separately designated and legally described freehold estate subject to the covenants, conditions and restrictions contained herein.

Section 6.2. Architectural Control. No building, fence, wall or other structure, except original construction of Dwelling Units by or on behalf of the Declarant shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein, other than by the Declarant, a Builder or Board of Directors, be made until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or

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by an architectural committee composed of three (3) or more representatives appointed by the Board. Any change in the appearance or the color of any part of the exterior of a residence shall be deemed a change thereto and shall require the approval thereof as above provided. In the event that written approval is not received as required hereunder within thirty (30) days after complete plans and specifications have been submitted, approval will not be required and this Section will be deemed to have been fully complied with.

Section 6.3. Leasing of Lots.

(a) any lot may be leased by the Owner, subject to compliance with the following requirements:

(i) All leases shall be in writing, and no lease shall be entered into for a term of less than one (1) year without the prior approval of the Board of Directors, which approval shall not be unreasonably withheld.

(ii) All leases shall contain provisions adequate to require the lessee to comply with the provisions of this Declaration and the By-Laws of the Association, and with all rules and regulations promulgated by the Association from time to time, to the same extent as if the lessee were an Owner and a member of the Association; and shall provide for direct action by the Association; and shall provide for without joinder of the Owner, at the Association's option.

(iii) All leases shall make the lessee personally liable (jointly and severally with the Owner) for assessments levied by the Association during the term of the lease pursuant to the terms of this Declaration and the By-Laws, to the same extent as if the lessee were the Owner and a member of the Association, and shall expressly subordinate the lessee's interest to the lien of the assessments provided for in this Declaration. Provided, however, that a lessee may be protected against the lien for assessments due prior to the date of the lease by procuring a binding certificate from the Association, as provided in the Declaration, as to whether or not such assessments have been paid.

(iv) No lease shall provide, or be interpreted or construed to provide, for a release of the Owner from his responsibility to the Association for compliance with the provisions of this Declaration, the By-Laws and any rules and regulations of the Association, or from the Owner's personal liability to the Association for assessments. This requirement shall not be construed to prohibit indemnity provisions as between the Owner and lessee.

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(b) Any Owner desiring to enter into a lease for his Lot shall submit the form of the proposed lease to the Board of Directors (which form need not include the identity of the lessee or the rental amount) for review for compliance with the requirements of this Section 6.3. The Board of Directors may employ an attorney in connection with any such review, and a reasonable fee may be charged to the applicant to offset the expenses so incurred. In the event the Board fails to approve or disapprove the lease within fifteen (15) days after submission by the applicant, the lease shall be deemed approved. A copy of each lease by an Owner shall be provided to the Board of Directors by the Owner within thirty (30) days after execution.

(c) Subject to any contrary provisions set forth in any lease of a Lot, each lease shall be deemed to transfer to the lessee during the term of such lease all rights, privileges obligations and limitations attendant to membership in the Association, including (except in the case of lease by Declarant) an irrevocable proxy to exercise the Owner's voting rights appurtenant to the leased Lot in all elections and on all issues presented for a vote of members, except any vote upon:

(i) An amendment to the Declarative, the Articles or By-Laws;

(ii) Annexation of additional property;

(iii) A Special Assessment for a capital improvement pursuant to Section 5.5; or,

(iv) Mortgage or dedication of all or any portion of the Common Area owned by the Association pursuant to Section 3.1 or Section 3.4.

(d) The provisions of paragraphs (a) and (c) of this Section 6.3 shall apply to a lease by Declarant or a Builder, after a Lot is owned by it for more than one (1) year, and Declarant or a Builder shall be deemed for all purposes to retain all voting rights in the Association appurtenant to all Lots owned by it, notwithstanding any lease or any inconsistent provisions contained in any lease. Neither Declarant or a Builder shall be required to submit any lease or leases to the Board of Directors for review as to form. However, within thirty (30) days after entering into any lease of a Lot, Declarant or a Builder shall provide to the Board of Directors a written notice setting forth the location of the Lot, the term of the lease and the identity of the lessee.

(e) Any lease or attempted lease of a Lot in violation of the provisions of this Section 6.3 shall be voidable at the elec-

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tion of the Association or any other party having the right to enforce the provisions of this Declaration, except that neither party to such lease may assert this provision of this Section 6.3 to avoid its obligations thereunder.

Section 6.4. Signs. During the Development Period, no "for sale" or other advertising signs of any kind (other than interior window, Developer or Builder signs) shall be displayed on any lot without the prior written approval of Declarant. Thereafter, the placement of "for sale" or advertising or other signs of any nature, kind or description anywhere on the Property shall be subject to such reasonable rules and regulations as may be adopted by the Association.

Section 6.5. Home Occupations. No home occupation shall be conducted or maintained on any lot other than one which is incidental to a business, profession or occupation of the Owner or occupant of any such lot, and which is generally or regularly conducted in another location away from such lot.

Section 6.6. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any of said lots, except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes.

Section 6.7. Outside Storage. All clotheslines, equipment, garbage cans, service yards, woodpiles or storage piles shall be kept from view of neighboring homes and streets. All rubbish, trash or garbage shall be regularly removed from the premises, and shall not be allowed to accumulate thereon. Trash may be stored in such enclosed containers, if any, provided by the Association for that purpose. All clotheslines shall be confined to patio areas.

Section 6.8. Outside Use of Lots. Except in an individual patio area appurtenant to a Dwelling Unit, no planting or gardening shall be done, and no fences, hedges, walls or other improvements shall be erected or maintained upon the Property except such as are installed in accordance with the initial construction of the buildings located thereon or as approved by the Association's Board of Directors or their designated representatives. Except for the right of ingress and egress, the Owners of Lots are hereby prohibited and restricted from using any of the Property outside the exterior building lines, patio and carport areas, except as may be allowed by the Association's Board of Directors. It is expressly acknowledged and agreed by all parties concerned that this paragraph is for the mutual benefit of all Owners of Lots in the Village Park Estates subdivision and is necessary for the protection of said Owners.

Section 6.9. Setback Lines. Front Building lines are hereby established as shown on the foregoing plat between which line and the

right-of-way lines there shall be erected, place or altered no structure or part thereof except that fences in keeping with architectural style as specifically approved by the Association Board of Directors of Architectural Review Committee will be permitted, except that in no case will such fences be permitted on the public right-of-way. The building lines which are from public right-of-way lines are parallel to and measured perpendicularly from these public right-of-way lines.

Section 6.10. Side Setbacks. Every building or part thereof shall be so located as to provide a side yard on each side of every said building of eight (8) feet, except that in the case where the same person or persons own two adjoining lots not separated by a utility easement or a drainage easement which serves lots beyond the lots owned by the common owner as described above, then this restriction shall apply to the lot lines of the extreme boundaries of the multiple lots under common ownership. Where adjoining lots are owned by the same owner or owners, and the drainage easements or utility easements which may separate those lots are not used to provide drainage or utility services to any area beyond the lots commonly owned, then those easements on the boundary line between the two lots shall be extinguished for so long as the lots are owned by the same owner or owners. The minimum rear yards for any lot within this subdivision shall be twenty (20) feet.

Section 6.11. Temporary Structures and Buildings. No structure of a temporary character, tent, shack, basement, garage, barn or other out-building shall be erected, placed, or altered upon any lot for use as a residence either temporarily or permanently or at any time be used for such purpose.

Section 6.12. Motor Vehicle Repair and Storage. The repair or storage of inoperative motor vehicles or material alteration of motor vehicles shall not be permitted on any lot unless entirely within a garage permitted to be constructed by these covenants, conditions and restrictions.

Section 6.13. Nuisances. No noxious or offensive activities shall be carried on or be permitted to exist on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance. Any structure or building permitted to be constructed on any lot by these covenants, which may be all or in part destroyed by fire, wind, storm or any other reason, shall be rebuilt and restored to its previous condition within a reasonable length of time, and all debris accumulated in connection therewith shall be removed within a reasonable time after any such occurrence.

Section 6.14. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other animals generally and customarily recognized as household pets,

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provided they are not kept, bred or maintained for any commercial purpose.

Section 6.15. Permitted Uses. No use shall be made of any lot in this subdivision except as permitted by the regulations of the dwelling districts zoning ordinance for the Town of Westfield, for the zoning classification under which this project is developed.

Section 6.16. Drains. No house footing drain or roof water drain shall be discharged into the sanitary sewers.

Section 6.17. Antennas and Towers. No radio towers, CB antennas, satellite dishes or other radio or radar equipment shall be allowed in this subdivision.

Section 6.18. Number of Dwelling Units. The number of Dwelling Units shall not exceed the number of platted lots within the Property.

Section 6.19. Residential Use. Lots may be used only for residential purposes and only for one single-family dwelling, a private garage, and other such outbuildings as are usual and incidental to the use of a residential lot may be constructed thereon. All lots in this subdivision shall be designated as residential lots, and no home shall exceed two and one half (2-1/2) stories or thirty-five (35) feet in height. Each single-family residence constructed upon any lot within this subdivision shall include an attached two (2) car garage. The means of ingress and egress to said attached garage shall be over a hard surface driveway.

Section 6.20. Size. Every single-family dwelling erected, placed, altered or maintained on any lot within this subdivision shall have a minimum living area exclusive of open porches, unfinished basements and attached garages of twelve hundred (1200) square feet. In the case of a structure of more than one story, at least eight hundred (800) square feet of the required minimum living area shall be on the first floor of the lower set of floors of the home.

Section 6.21. Unsightly Growth. 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 land, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. Failure to comply shall warrant the Declarant of the Association to cut weeds or clear the refuse from the Property at the expense of the Owner, and there shall be a lien against said Property for the expense thereof, which lien shall be due and payable immediately. If such lien is not promptly paid, the Association or the Declarant may file suit and recover such amount together with reasonable attorneys fees and costs of collection.

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Section 6.22. Site Visibility. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) feet and six (6) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points twenty-five (25) feet from the intersection of said street lines, or in the case of a rounded property corner from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. No fences shall be permitted to be constructed between the front set back line and the street curb.

Section 6.23. Boats, Trucks, Etc. No boats, campers, trailers of any kind, recreational vehicles or commercial vehicles of any kind shall be permitted to park on the Property for more than four (4) hours unless fully enclosed inside a building, or unless the same is necessary and incident to the Declarant's or Association's business on the Property.

Section 6.24. Pond Area. Access to the Pond is restricted to the Common Area owned by the Association adjacent to the Pond except for those individuals whose Dwelling Units are immediately adjacent to the Pond. No individual using the Pond has the right to trespass upon shoreline not within a Common Area owned by the Association, subject to the rights of the Declarant, the Association, their employees, heirs, successors and assigns as set forth in the Declaration. No one shall do or permit any action or activity which could result in pollution of the Pond, diversion of water, elevation of Pond level, earth disturbance resulting in silting or any other conduct which could result in an adverse effect upon water quality, drainage or proper pond management except as provided in the Declaration. The Pond may not be used for swimming, boating, fishing or for any other purpose, except for drainage of the Property, unless expressly and specifically approved by the Association Board of Directors in writing and allowed by law. Only the Declarant and the Association shall have the right to store items or develop recreational facilities upon any Common Area owned by the Association adjacent to the Pond.

Section 6.25. Rules and Regulations. The Board of Directors from time to time may promulgate further rules and regulations concerning the use of Lots and the Common Area owned by the Association. A majority of those Owners voting at a meeting called for the purpose may rescind or modify any rule or regulation adopted by the Board of Directors. Copies of all rules and regulations shall be furnished by the Board to all Owners, at the Owner's last known address, prior to

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the time when the same shall become effective. The Association shall have current copies of the Declaration, Articles and By-Laws, and other rules concerning the Property as well as its own books, records and financial statements available for inspection by Dwelling Unit Owners or by holders, insurers and guarantors of first mortgages, that are secured by Dwelling Units in the Property. Those documents shall be available during normal business hours or under other reasonable circumstances.

Section 6.26. Development and Sale Period. Nothing contained in this Article VI shall be construed or interpreted to restrict the activities of Declarant or a Builder in connection with the development of the Property and sale of Lots. During the Development Period, Declarant or a Builder shall be entitled to engage in such activities and to construct, install, erect and maintain such facilities, upon any portion of the Property at any time owned or leased by Declarant or a Builder, as in the sole opinion of Declarant or a Builder may be reasonably required, or convenient or incidental to the development of the Property and sale of the lots; such facilities may include, without limitation, storage areas, signs, parking facilities, model residences, construction offices, sales offices and business offices.

#### ARTICLE VII

##### Maintenance, Repairs and Replacements

Section 7.1. By Owners. Except as provided in Section 7.2 of this Article, each Owner shall, at his own expense be responsible for, and shall promptly perform as the need therefor arises, all maintenance, repairs, decoration and replacement of his own Dwelling Unit, both interior and exterior. In addition, each Owner shall furnish and be responsible for the maintenance of all portions of his Lot. All fixtures and equipment installed within or as part of the Dwelling Unit, commencing at the points where the utility lines, pipes, wires, conduits or systems enter the Lot upon which said Dwelling Unit is located, shall be maintained and kept in repair by the Owner thereof. Each Owner shall promptly perform all maintenance and repair of his Lot and Dwelling Unit which, if neglected, might adversely affect any other Lot or Dwelling Unit or any part of the Common Area owned by the Association. Such maintenance and repairs include, but are not limited to, all exterior surface, siding, roof, gutters, internal water lines, plumbing, electric lines gas lines, appliances, and all other fixtures, equipment and accessories belonging to the Owner and a part of or appurtenant to his Dwelling Unit or Lot.

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Section 7-2. Common Properties and Liabilities by the Association.

(a) The Association, as part of its duties, and as part of the Common Expenses, shall provide for:

(i) Maintenance of the Common Area, Maintenance of the Common Area shall include, but shall not be limited to, fertilizing, mowing and replanting when necessary of the grass and trees and maintenance of any other improvement within the Common Area.

(ii) Maintenance of the Entry Signs and Perimeter landscaping installed by the Declarant.

The Board of Directors may adopt such other rules and regulations concerning maintenance, repair, use and enjoyment of the Common Area owned by the Association (or any items deemed Common Area for purposes of maintenance only) as it deems necessary.

(b) Notwithstanding any obligation or duty of the Association to repair or maintain any of the Common Area owned by the Association (or any items deemed Common Area for purposes of maintenance only), if, due to the willful, intentional or negligent acts or omissions of an Owner or a member of his family or of a guest, tenant, invitee or other occupant or visitor of such Owner, damage shall be caused to the Common Area owned by the Association (or any items deemed as such for purposes of maintenance only), or if maintenance, repairs or replacements shall be required thereby which would otherwise be at the Common Expense, then such Owner shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Association, unless such loss is covered by the Association's insurance with such policy having a waiver of subrogation clause. If not paid by such Owner upon demand by the Association, the cost of repairing such damage shall be added to and become a part of the assessment to which such Owner's lot is subject.

(c) The authorized representatives of the Association, the Board of Directors and the Managing Agent for the Association (if any) is hereby granted an easement for access upon and to any lot as may be required in connection with maintenance only, repairs or replacements of or to the Common Area owned by the Association or any items deemed as Common Area for purposes of maintenance only, including, but not limited to, access to any easements reserved by any subdivision plat of any portion of the Property for such purposes. This easement shall include, but not be limited to, the right to attach hoses to an Owner's Unit for the purpose of using the Owner's water to water the perimeter landscaping installed by the Declarant. The Association is not obligated to water an Owner's lot but has the right to do so when, in the the Board of Director's or Managing Agent's discretion, the Unit Owner's failure to properly water has or will have

a detrimental effect upon the appearance of the lawn. The Owner shall be responsible for the water bill in all such instances.

Section 7.3. Snow Removal, Trash Removal and Other Work. The Association may, at the sole discretion of the Board of Directors, perform snow and/or trash removal for Owners. Snow removal, if any, shall be limited to the driveways and service walks, if any, include patios, porches, entries or steps. It shall not

The Association is not prohibited from providing these or other services to Owners upon the following conditions:

- (a) The Owner is charged a reasonable fee for such work or service that is designed to reimburse the Association for the full cost thereof;
- (b) The Association is willing to perform similar work or service for any other Owners in VILLAGE PARK ESTATES;
- (c) There shall be no discrimination among the Owners in the performance of any such work or service.

Such services may be provided by the Association, subject to the above conditions, at the sole discretion of the Board of Directors.

#### ARTICLE VII

##### Insurance

Section 8.1. Casualty Insurance on Insurable Common Area. The Association shall keep all insurable improvements and fixtures of the Common Area actually owned by the Association, as opposed to property insured against for the purposes of maintenance only, insured against for or damage by fire for the full insurance replacement cost thereof, and may obtain insurance against such other hazards and casualties as are customarily covered for similar types of projects, including those covered by the standard "all risk" endorsements. The Association may also insure any other property whether real or personal, owned by the Association, against loss or damage by fire and such other hazards as the Association may deem desirable, with the Association as the owner and beneficiary of such insurance. The insurance coverage with respect to such Common Area owned by the Association shall be written in the name of, and the proceeds thereof shall be payable to the Association. Insurance proceeds shall be used by the Association for the repair or replacement of the property for which the insurance was carried. Premiums for all insurance carried by the Association are Common Expenses included in the Regular Monthly Assessments made by the Association.

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Section 8.2. Casualty Insurance on All Dwelling Units. Casualty insurance on the Dwelling Units shall be maintained by their respective Owners along with adequate blanket casualty and fire insurance for depreciation equal to the full replacement value, without deduction for depreciation or coinsurance, of the Dwelling Unit. The insurance coverage with respect to the Dwelling Units shall be written in the name of, and the proceeds thereof shall be payable to the Owner and, if applicable, the first mortgagee of each lot. The Owner shall repair or replace the same from the insurance proceeds available as soon as possible and in no event more than one (1) year from the date of casualty.

Section 8.3. Liability Insurance. The Association shall purchase a master comprehensive general liability insurance policy in such amount or amounts as the Board of Directors shall deem appropriate from time to time. Such comprehensive general liability insurance policy shall cover the Association, its Board of Directors, any committee or organ of the Association or Board of Directors, any persons acting or who may come to act as agents or employees of any of the foregoing with respect to the Association. It shall also cover all Common Area owned by the Associations, public ways and any other areas under the Association's control or supervision.

Section 8.4. Fidelity Bonds. The Association shall have blanket fidelity bonds for anyone who either handles or is responsible for funds held or administered by the Association, whether or not they give compensation for their services. The Association bonds shall be the Association as the obligee and the premium shall be paid as a common expense by the Association. Any management agent that handles funds for the Association shall be covered by its own fidelity bond, which must provide the same coverage required of the Association. The Association shall be named as an additional obligee in the management agent's bond. The fidelity bond shall cover the maximum funds that will be in the custody of the Association or its management agent at any time while the bond is in force. In addition, the fidelity bond coverage must at least equal the sum of three (3) months' assessments on all Dwelling Units in the Property, plus the Association's reserve funds. If available, the fidelity bonds must include a provision that calls for ten (10) days' written notice to the Association or insurance trustee before the bond can be cancelled or substantially modified for any reason.

Section 8.5. Miscellaneous Insurance Provisions. The Association shall obtain any other insurance required by law to be maintained, including but not limited to workmen's compensation insurance, and such other insurance as the Board of Directors shall from time to time deem necessary, advisable or appropriate. Such insurance coverage shall also provide for and cover cross liability claims of one insured party against another insured party. Such insurance shall inure to the benefit of the Association, its Board of Directors

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and any managing agent acting on behalf of the Association.

Section 8.6. Casualty and Restoration. Damage to or destruction of any Common Area actually owned by the Association due to fire or any other casualty or disaster shall be promptly repaired and reconstructed by the Association and the proceeds of insurance, if recon- shall be applied for that purpose. The same obligation shall apply to an Owner, and not the Association, for damage or destruction to the Owner's Dwelling Unit. For purposes of this Section, repair, reconstruction and restoration shall mean construction or rebuilding of the damaged property to as near as possible the same condition as it existed immediately prior to the damage or destruction, with the same or a similar type of architecture.

Section 8.7. Insufficiency of Insurance Proceeds. If the insurance proceeds received by the Association as a result of any such fire or any other casualty or disaster are not adequate to cover the cost of repair and reconstruction, or in the event there are no insurance proceeds, the cost for restoring the damage and repairing and reconstructing the Common Area actually owned by the Association or any improvements damaged or destroyed (or the costs thereof in excess of insurance proceeds received, if any) shall be paid by the Association which shall then have the right to levy a special assessment against all Lots for such deficiency.

Section 8.8. Surplus of Insurance Proceeds. In the event that there is any surplus of insurance proceeds after the reconstruction or repair of the damage has been fully completed and all costs paid, such sums may be retained by the Association as a reserve or may be used in the maintenance and operation of the Property. The action of the Board of Directors in proceeding to repair or reconstruct damage shall not constitute a waiver of any rights against any Owner for committing willful or malicious damage.

## ARTICLE IX

### Mortgagees

Section 9.1. Mortgagee Rights. In addition to any other rights provided elsewhere in this Declaration to mortgagees, any lender or lenders holding a first mortgage or first mortgages upon any Lot or Lots, jointly or singly, may pay any real estate taxes or other taxes or charges which are in default and which may or have become a charge or lien against any Common Area owned by the Association or any other property owned by the Association; and may pay any overdue premiums on any hazard, casualty, liability or other insurance policies or secure new insurance coverage on the lapse of any policies for any such property owned by the Association or covering any property for which the Association has an obligation to maintain insurance cover-

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age. Any such lender or lenders making payments in accordance with this Section 9.1 shall be entitled to immediate reimbursement therefor from the Association along with any costs incurred, including reasonable attorneys' fees.

Section 9.2. Notice to Mortgagees. The Association, upon request, shall provide to any lender holding a first mortgage upon any lot, a written certificate or notice specifying unpaid assessments and other defaults of the Owner of such lot, if any, in the performance of such Owner's obligations under this Declaration, the Articles of Incorporation of the Association, its By-Laws or any other applicable documents, which default has not been cured within sixty (60) days. A reasonable charge may be made by the Association for the issuance of any such certificate or notice, and any such certificate properly executed by an officer of the Association shall be binding upon the Association, as provided in Section 5.8.

Section 9.3. Condemnation and Insurance Awards. No provisions of this Declaration, or any amendment thereto, shall give an Owner, or any other party, priority over any rights of the first mortgagee of a lot pursuant to its mortgage in the case of a distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of Common Area Property.

Section 9.4. Right of First Refusal. Any "right of first refusal" in the Declaration, Association Articles, Association By-Laws or any other document governing the development and administration of the Property will not impair the rights of a first mortgagee to:

- (a) Foreclose or take title to a Dwelling Unit, and the Lot upon which the Dwelling Unit is situated, pursuant to the remedies in the mortgage;
- (b) Accept a deed or assignment in lieu of foreclosure in the event of default by a mortgagor; or
- (c) Sell or lease a unit acquired by the mortgagee.

Section 9.5. Unpaid Dues or Charges. Any first mortgagee who obtains title to a Dwelling Unit, and the Lot upon which the Dwelling Unit is situated, pursuant to the remedies in the mortgage or through foreclosure, will not be liable for the Dwelling Unit's unpaid dues or charges accrued before the acquisition of the title to the Unit by the mortgagee.

#### ARTICLE X

##### General Provisions

Section 10.1. Right of Enforcement. In the event of a violation, or threatened violation, of any of the covenants, conditions

and restrictions herein enumerated. Declarant, the Association or any Owner and all parties claiming under them shall have the right to enforce the covenants, conditions and restrictions contained herein, and pursue any and all remedies, at law or in equity, available under applicable Indiana law, with or without proving any actual damages, including the right to secure injunctive relief or secure removal by due process of any structure not in compliance with the covenants, conditions and restrictions contained herein, and shall be entitled to recover reasonable attorneys' fees and the costs and expenses incurred as a result thereof.

Section 10.2. Severability and Waiver. Invalidation of any one of the covenants, restrictions or provisions contained in this Declaration by judgment or court order shall not in any way affect any of the other provisions hereof, which shall remain in full force and effect. No delay or failure by any person to enforce any of the restrictions or to invoke any available remedy with respect to a violation or violations thereof shall under any circumstances be deemed or held to be a waiver by that person of the right to do so thereafter, or as estoppel of that person to assert any right available to him upon the occurrence, recurrence or continuation of any violation or violations of the restrictions.

Section 10.3. Amendment. During the first twenty (20) years following its recordation, this Declaration may be amended or modified at any time by an instrument recorded in the Office of the Recorder of Hamilton County, Indiana, approved and signed by at least ninety percent (90%) of the then Owners, and thereafter by at least twenty percent (20%) of the then Owners, and thereafter by an instrument signed by at least seventy-five percent (75%) of the then Owners. Provided, however, that none of the rights or duties of Declarant reserved or set out hereunder may be amended or changed without Declarant's prior written approval. Except as prohibited below, this Declaration may also be amended by Declarant, if it then has any ownership interest in the Property, at any time within two (2) years after the recordation hereof. Any amendment must be recorded. Neither the Association, the Owners or Declarant shall effect any of the following changes without the prior written approval of two-thirds (2/3) of the first mortgagees of the Lots (based upon one (1) vote for each mortgage owned) and two-thirds (2/3) of the Owners of Lots (excluding Declarant or Builder):

(a) By act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the Common Area owned directly or indirectly by the Association for the benefit of the Owners of the Dwelling Units. The granting of easements for public utilities or other public purposes consistent with the intended use of

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the Common Area owned by the Association by the Dwelling Unit Owners is not a transfer in the meaning of this clause:

(b) Change the method of determining the obligations, assessments, dues or other charges that may be levied against a Dwelling Unit Owner;

(c) By act or omission change, waive or abandon any scheme of regulations or their enforcement pertaining to the architectural design or their exterior appearance of units, the exterior maintenance of units, the maintenance of the Common Area owned by the Association, party walks, common fences and driveways, and the upkeep of lawns and plantings in the Property;

(d) Fail to maintain fire and extended coverage on insurable Common Area owned by the Association on a current replacement cost basis in an amount at least 100 percent of the insurable value (based on current replacement costs);

(e) Use hazard insurance proceeds for losses to any Common Area owned by the Association for other than the repair, replacement, or reconstruction of the Common Area owned by the Association.

(f) Change the voting rights, assessments, assessment liens or subordination of assessment liens, except as provided for in this Declaration;

(g) Change the manner in which reserves for maintenance, repair and replacement of Common Areas have been set up and previously maintained by the Association;

(h) Change the rights to the use of the Common Area owned by the Association, except as provided for in this Declaration;

(i) Change the boundaries of any Dwelling Unit, and the Lot upon which the Dwelling Unit is situated, except as provided for in this Declaration;

(j) Any change concerning convertibility of Dwelling Units into Common Area owned by the Association or vice versa, except as provided for in this Declaration;

(k) Allow for the expansion or contraction of the development, or the addition, annexation or withdrawal of property to or from the development;

(l) Any requirements for insurance or fidelity bonds set forth in this Declaration;

(m) Any change in the manner in which units may be leased

except as set forth in this Declaration;

(n) Any imposition of any restriction on a Dwelling Unit Owner's right to sell or transfer his or her Dwelling Unit;

(o) Restoration and repair of the Common Area (after a hazard damage or partial condemnation) in a manner other than specified in the Declaration;

(p) Any action to terminate the legal status of the development after substantial destruction or condemnation occurs;

(q) Any provision that expressly benefits mortgage holders, insurers or guarantors; or

(r) Any termination of legal status of the development for reasons other than substantial destruction or condemnation of the Property.

If an addition or amendment is not considered as a material change, such as the correction of a technical error or the clarification of a statement within the Declaration, Association Articles, Association By-Laws or other constituent documents, there shall be an implied approval to be assumed when an eligible mortgage holder fails to submit a response to any written proposal for an amendment within thirty (30) days after proposal is made. The covenants, restrictions and all other provisions of this Declaration shall run with the land and shall be binding upon the persons owning any portion of the land and all parties claiming under them for a period of twenty (20) years from the date of recordation, and thereafter shall automatically extend for successive periods of ten (10) years each unless prior to the expiration of such ten-year period this Declaration is amended or changed in whole or in part as hereinabove provided.

Section 10.4. Assignment. Declarant may assign or otherwise transfer any and all of its rights as Declarant.

Section 10.5. Condemnation, Destruction or Liquidation. The Association shall be designated to represent the Dwelling Unit Owners in any proceedings, negotiations, settlements or agreements for the handling of any losses or proceeds from condemnation, destruction or liquidation of all or a part of the Common Area owned by the Association, or from the termination of the development. Each Dwelling Unit Owner, by his acceptance of a deed, appoints the Association as his attorney-in-fact for this purpose. Proceeds from the settlement will be payable to the Association for the benefit of the Dwelling Unit Owners and their mortgage holders. Any distribution of funds in connection with the termination of this development shall be made on a reasonable and an equitable basis.

IN WITNESS WHEREOF, VILLAGE PARK DEVELOPMENT COMPANY, now known as EAGLE COVE ASSOCIATES, an Indiana Partnership, has caused this Declaration to be executed as of the date first written above.

Village Park Development Company,  
now known as Eagle Cove Associates

By: Richard H. Crosser  
Richard H. Crosser, General Partner

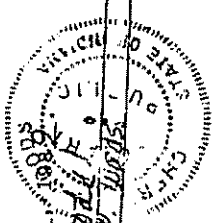
STATE OF INDIANA )  
COUNTY OF MARION ) SS:

Before me the undersigned, a Notary Public for Marion County, State of Indiana, personally appeared Richard H. Crosser, General Partner of Village Park Development Company, now known as Eagle Cove Associates, an Indiana Partnership, and he being first duly sworn by me upon his oath, says that the facts alleged in the foregoing instrument are true.

Signed and sealed this 28<sup>th</sup> day of March, 1989

(SEAL)

Courty of Residence: Hamilton  
My Commission Expires: 9-29-91



Printed name of Charles P. Wood  
Charles P. Wood

RETURN TO:

Prepared By  
John W. Tousley, Attorney at Law, 600 Union Federal  
Building, Indianapolis, Indiana 46204-3112  
Tel: 317/635-4600

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BY-LAWS  
OF  
VILLAGE PARK ESTATES HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

General

Section 1. Name. The name of the corporation is VILLAGE PARK ESTATES HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association."

Section 2. Registered Office. The post office address of the registered office of the Association is 2935 East 96th Street, Suite A, Indianapolis, Indiana 46240, but meetings of Members and Directors may be held at such places within the State of Indiana, in or near Hamilton or Marion Counties, as may be designated by the Board of Directors.

Section 3. Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

ARTICLE II

Definitions

Section 1. "Articles" means the Articles of Incorporation of the Association (as hereinafter defined) filed, or to be filed, with the Office of the Secretary of State of Indiana, as the same are or hereafter may be amended from time to time.

Section 2. "Association" means VILLAGE PARK ESTATES HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

Section 3. "Board of Directors" means the Board of Directors of the Association.

Section 4. "Common Area" means: (1) those portions of the Property (as hereinafter defined), including improvements thereto, facilities and personal property owned or leased by the Association from time to time for the common use, benefit and enjoyment of the Owners (as hereinafter defined), and; (2) items deemed Common Area for maintenance purposes only. Unless expressly stated to the contrary, the term Common Area as used herein (whether or not so expressed) shall include all private streets, if any, and all other portions of the Property not designated as lots (as hereinafter

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defined). The Common Area to be conveyed to the Association at the time of conveyance of the first Lot to an Owner is described in the Plat as hereinafter defined.

Section 6. "Common Expenses" shall mean and refer to expenses of administration of the Association, and expenses for the upkeep, maintenance, repair and replacement of the Common Area, and all sums lawfully assessed against the Owners by the Association, and all sums, costs and expenses declared by the Declaration to be Common Expenses.

Section 6. "Declarant" and "Declaration" means VILLAGE PARK DEVELOPMENT COMPANY, its successors and assigns as a declarant.

Section 7. "Development Period" means the period of time commencing with Declarant's acquisition of the Property and ending when Declarant has completed the development and sale of, and no longer owns, any Lot or any other portion of the real estate in the Property (as hereinafter defined).

Section 8. "Dwelling Unit" means any single-family residence situated upon a Lot (as hereinafter defined).

Section 9. "Lot" means any parcel of land designated as such upon the Plat (as hereinafter defined) or, after construction of a Dwelling Unit, that parcel of land upon which a Dwelling Unit is constructed that is conveyed to an Owner (as hereinafter defined) by the Declarant. A "Lot" may contain portions of real estate greater or less than its originally platted dimensions should the Declarant deem it advisable in order to accommodate the construction of a Dwelling Unit.

Section 10. "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, including contract sellers, but otherwise excluding those having such interest merely as security for the performance of an obligation. Unless specifically indicated to the contrary, the term "Owner" as used herein shall include the Declarant, so long as the Declarant shall own any Lot.

Section 11. "Plat" means the subdivision plats of the Property identified as the "Secondary Plat of Village Park Estates, Section 1", recorded on the 2nd day of August, 1988, in Book 16, Pages 16-17 as Instrument 8813810; the "Secondary Plat of Village Park Estates, Section 2", recorded on the 15th day of September, 1988, in Book 16, Page 47 as Instrument 8819732; and the "Secondary Plat of Village Park Estates, Section 3", recorded on the 15th day of September, 1988, in Book 16, Page 48 as Instrument 8819733, all in the Office of the Recorder of Hamilton County, Indiana, as the same may be hereafter amended or supplemented pursuant to this Declaration.



Section 12. "Property" means the real estate described in Exhibit "A".

### ARTICLE III

#### Membership and Meetings of Members

Section 1. Membership and Voting. Membership in the Association and voting rights of Members are governed by the Articles. Except as otherwise provided in the Articles, in the Declaration or in Article V of these By-Laws, each question shall be determined by a majority of the eligible votes cast by the Members present, in person or by proxy, at a meeting at which a quorum is present. The Members may take any action without a meeting that could be taken at a meeting in the manner provided in the Articles. Additionally, any action required or permitted to be taken at any meeting of the Board of Directors, may be taken without a meeting, if prior to such action a written consent to such action is signed by all members of the Board of Directors, and such written consent is filed with the Minutes of the proceeding of the Board.

Section 2. Annual Meeting. The first annual meeting of the Members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the Members shall be held on the same day of the same month of each year thereafter, at a time and place to be specified by the Board of Directors, unless such date is not within six (6) months after the end of the Fiscal Year. If the annual meeting date is not within six (6) months after the close of the Fiscal Year, the meeting will be held on a date within said period set by the Board of Directors and there- after on the same day of the same month of each year, at a time and place to be specified by the Board of Directors. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 3. Special Meetings. Special meetings of the Members may be called at any time by the President of the Association, or by a majority of the Board of Directors, or upon written request of Members who together are entitled to vote one-fourth (1/4) of all the votes of the Class A Membership.

Section 4. Notice of Meetings. Except as otherwise required by the Declaration, written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by delivering or mailing a copy of such notice at least fifteen (15) days before such meeting, to each Member entitled to vote thereat, at or addressed to the Member's address last appearing in the records of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice

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shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose or purposes of the meeting. Notice of any meeting may be waived by a written waiver filed with the Secretary or by attendance at the meeting in person or by proxy.

Section 5. Quorum. The presence at the meeting, in person or by proxy, of Members entitled to cast one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action, except as otherwise required by the Articles or the Declaration. If, however, such quorum shall not be present at any meeting, the Members present and entitled to vote thereat are empowered to adjourn the meeting from time to time, without notice other than announcement at the meeting, until such later time or date that a quorum shall be present in person or by proxy.

Section 6. Voting by Co-Owners and Entities. The vote appurtenant to any Lot in which more than one person owns an interest may be exercised by any of such persons present at any meeting, unless the Association is advised (by objection or protest at the meeting or written notice prior thereto) by any other person owning an interest in such Lot that the Owners of the Lot are unable to agree upon the manner in which the vote appurtenant to such Lot shall be cast at such meeting or on any particular question to come before such meeting. In such event the vote appurtenant to the Lot shall not be counted at the meeting or on the particular question noted, as the case may be. In the event any Lot is owned by a corporation, then the vote appurtenant to such Lot shall be cast by a person designated in a certificate signed by the President or any Vice President of such corporation and attested by the Secretary or an Assistant Secretary of such corporation and filed with the Secretary of the Association prior to the meeting. The vote appurtenant to any Lot owned by a trust or partnership may be exercised by any trustee or partner thereof, as the case may be, and unless any objection or protest by any other such trustee or partner is noted at such meeting or in writing prior thereto, the Chairman of such meeting shall have no duty to inquire as to the authority of the person casting such vote or votes.

Section 7. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot. No proxy shall be valid after eleven (11) months from the date of its execution unless a longer time is expressly provided in the proxy.

Section 8. Suspension of Voting Rights. No Class A Member shown on the books or management accounts of the Association to be more than sixty (60) days delinquent in any payment due to the Association shall be eligible to vote, either in person or by proxy, or to be elected to the Board of Directors.

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Section 4. Rights of Mortgagees. An institutional mortgagee (as defined in Article XII, Section 2) of any lot who desires notice of the annual and special meetings of the Members shall notify the Secretary to that effect by Registered Mail - Return Receipt Requested. Any such notice shall contain the name and post office address of such institutional mortgagee and the name of the person to whom such notice should be addressed. The Secretary of the Association shall maintain a roster of all institutional mortgagees from whom such notices are received and it shall be the duty of the Secretary to mail or otherwise cause the delivery of a notice of each annual or special meeting of the Members to each such institutional mortgagee in the same manner, and subject to the same requirements and limitations as are provided for notice to the Members in Section 4 of this Article .II. Any representative to attend any annual or special meeting of the Members and such representative may participate in the discussion at any such meeting and may, upon his request made to the Chairman in advance of the meeting, address the Members present at any such meeting. Such representative shall have no voting rights at any such meeting.

Section 10. Action Taken by Conference Phone. Any or all the members of the Association may participate in a meeting of the Board by means of a conference telephone or similar communication equipment, by which all persons participating in the meeting, can communicate with each other, and participation in this manner constitutes presence in person at the meeting.

ARTICLE IV

Board of Directors General Information

Section 1. General Powers and Duties. The Board of Directors shall manage the affairs of the Association.

Section 2. Number. The Board of Directors shall be composed of three (3) members, who need not be Members of the Association.

Section 3. Term of Office. The members of the initial Board of Directors shall serve until the first annual meeting of the Members of the Association. Thereafter, such Director shall be elected to serve a term of one (1) year and until his successor is elected and qualified. A Director may serve any number of consecutive terms.

Section 4. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association, at a meeting of the Members called expressly for that purpose. A Director also may be removed by a majority vote of the other members of the Board of Directors if he fails to attend three (3) or

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more consecutive meetings of the Board.

Section 5. Compensation. Directors shall receive no compensation for their services as directors of the Association. However, any Director may be reimbursed for actual expenses incurred in the performance of his duties.

#### ARTICLE V

##### Nomination and Election of Directors

Section 1. Nomination. Nomination for election to the Board of Directors may be made by a Nominating Committee. Nominations may also be made from the floor by any Member eligible to vote at the meeting. The Nominating Committee shall consist of a Chairman who shall be a Member of the Board of Directors, and two or more Members of the Association. The Nominating Committee may be appointed by the Board of Directors prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee, if appointed, shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

Section 2. Election. Election to the Board of Directors shall be by written ballot. In the election of Directors, each Member or his proxy may cast, in respect to each vacancy, as many votes as he is entitled to cast under the provisions of the Articles. The three (3) persons receiving the highest, second highest and third highest numbers of votes, respectively (whether or not a majority of the votes cast, shall be elected. Cumulative voting is not permitted.

Section 3. Vacancy. When a vacancy occurs on the Board of Directors by reason of the death, resignation, removal or incapacity of a Director, or for any other reason except the expiration of a Director's term or an increase in the number of Directors prescribed in these By-Laws, the remaining Directors shall by majority vote elect a Director to serve until the next annual meeting of the Members of the Association. When a vacancy occurs by reason of an increase in the number of Directors prescribed in these By-Laws, the vacancy shall be filled by a vote of the Members of the Association, pursuant to Sections 1 and 2 of this Article V.

#### ARTICLE VI

##### Meetings of Directors

Section 1. Quorum and Voting. A majority of the Board of Directors shall be necessary to constitute a quorum for the transaction of

any business except the filling of vacancies on the Board of Directors, and the act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

Section 2. Annual Meeting. The newly elected Board of Directors shall meet annually, without notice, immediately following the annual meeting of the Members, for the purpose of electing officers of the Association for the ensuing year and transacting such other business as properly may come before the meeting.

Section 3. Special Meetings. Special meetings of the Board of Directors may be called by the President of the Association or by a majority of the Board of Directors upon not less than three (3) days written notice. A special meeting may be held at such place as is specified in the call of the special meeting. The purpose of any such meeting need not be specified.

Section 4. Regular Meetings. Regular meetings of the Board of Directors may be held without notice, other than the adoption of a resolution of the Board establishing the meeting schedule, at such place and hour as may be fixed by resolution of the Board. Should any regular meeting date fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 5. Waiver of Notice. Notice of the time, place, and call of any meeting of the Board may be waived in writing if the waiver sets out in reasonable detail the purpose or purposes of which the meeting is called and the time and place thereof. Attendance at any meeting of the Board shall constitute a waiver of notice of such meeting and of the time, place and call thereof.

Section 6. Action Taken Without a Meeting. The Board of Directors may take any action without a meeting that could be taken at a meeting, in the manner provided in the Articles. Additionally, any action required or permitted to be taken at any meeting of the Board of Directors or of any committee thereof, may be taken without a meeting, if prior to such action a written consent to such action is signed by all members of the Board of Directors or of such committee, as the case may be, and such written consent is filed with the minutes of proceeding of the Board or committee.

Section 7. Action Taken by Conference Phone. Any or all the members of the Board of Directors may participate in a meeting of the Board or committee, by means of a conference telephone or similar communication equipment, by which all persons participating in the meeting can communicate with each other, and participation in this manner constitutes presence in person at the meeting.

ARTICLE VII

Specific Powers and Duties of the Board of Directors

Section 1. Powers. Without limitation on the Board's general power to manage the affairs of the Association, the Board of Directors shall have power to:

- A. Adopt and publish rules and regulations governing the use of the Lots, the Common Area owned by the Association and any facilities at any time located on the Properties, and any personal conduct of the Members and guests thereon, and to establish penalties for the infraction thereof;
- B. Suspend the voting rights and right to use of the recreational facilities of a Member during any period in which such Member shall be in default in payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days, for infraction of published rules and regulations; and,
- C. Exercise for the Association all powers, duties and authority vested in or delegated to the Association (and not reserved to the membership) by the provisions of these By-Laws, the Articles or the Declaration and applicable law.

Section 2. Duties. Without limitation on the Board's general duty to manage the affairs of the Association, it shall be the duty of the Board of Directors to:

- A. Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A, Members who are entitled to vote;
- B. Supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;
- C. As more fully provided in the Declaration, to:
  1. Fix and send written notice of assessments; and,
  2. Foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date, or bring an action at law against the owner personally obligated to pay the same.
- D. Issue, or cause an appropriate officer to issue, upon

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demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

E. Procure and maintain the insurance coverages required by the Declaration;

F. Cause all officers or employees having fiscal responsibilities to be bonded, as required by the Declaration; and,

G. Cause the property to be maintained to the extent of the Association's responsibility therefor as provided in the Declaration.

#### ARTICLE VIII

##### Duties of Officers

Section 1. Enumeration of Officers. The officers of this Association shall be a President who shall at all times be a member of the Board of Directors, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time-to-time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year and until his successor is elected and qualified, unless he shall sooner resign, or shall be removed or otherwise become disqualified to serve.

Section 4. Other Offices. The Board may elect one or more additional vice presidents, assistant secretaries or other officers as the Board may deem necessary or appropriate, each of whom shall hold office for one (1) year (and until his successor is elected and qualified) or such shorter period, and shall have such authority and perform such duties, as the Board may from time-to-time determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later date specified therein, and unless otherwise specified therein, the acceptance of such resignation

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tion shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer, or those of Vice President and Treasurer, may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The general duties of the officers, subject at all times to further delineation and delegation of duties by the Board, are as follows:

A. President. The President shall preside at all meetings of the Board and of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

B. Vice President. The Vice President shall act in the place and stead of the President in the event of the President's absence, inability or refusal to act, and shall exercise such other duties as may be required by the Board.

C. Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association (if one is adopted) and affix it on all appropriate documents; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association, together with their addresses, and shall perform such other duties as required by the Board.

D. Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular meeting, and deliver a copy of each to the Members.



ARTICLE IX

Committees

The Association may appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purposes.

ARTICLE X

Books and Records

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member and institutional mortgagee (as hereinafter defined) by Declaration, the Articles and the By-Laws of the Association shall be available for inspection by any Member at the registered office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI

Assessments

As more fully provided in the Declaration, each Member is obligated to pay to the Association assessment; which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. As more particularly set forth in the Declaration, if an assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eight percent (8%) per annum; the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of such assessment; and no Owner may waive or otherwise escape liability for the assessments provided for in the Declaration by nonuse of the Common Area owned by the Association or abandonment of his lot.

ARTICLE XII

Notice on Mortgages

Section 1. Notice to Board of Directors. Any Member who mortgages the lot to which his membership is appurtenant shall promptly notify the Board of Directors of the name and address of his mortgagee and, if requested to do so, shall file a conformed copy of such

mortgage with the Board of Directors. The Board of Directors shall maintain a suitable roster pertaining to such mortgages. Any mortgagee of any lot that desires that a record of its name and address be maintained by the Association may forward such information to the Secretary for the purpose of assisting in compliance with the notice provisions of these By-Laws.

Section 2. Definition. As used in this Article, the term "mortgage" shall mean any mortgage and shall not be limited to institutional mortgages, and the term "mortgage" shall include a deed of trust. As used generally by these By-Laws, the term "institutional holder" or "institutional mortgagee" shall include the insurer of any mortgage and the following mortgages: banks, trust companies, insurance companies, savings and loan associations, trust companies, insurance companies, savings and loan associations, pension funds, real estate investment trusts, FNMA, FHLMC, and any corporation, real estate investment trust, or affiliate with, the United States Government, or any agency thereof.

### ARTICLE XIII

#### Contracts, Loans and Checks

Section 1. Authorization. The Board of Directors may authorize any officer or officers or agent or agents of the Association to enter into any contract or execute any instrument on its behalf. Such authorization may be general or confined to specific instances. Except as provided in these By-Laws, no officer, agent, or employee shall have any power to bind the Association or to render it liable for any purpose or amount unless so authorized by the Board of Directors.

Section 2. Signatures. All checks, drafts, or other instruments for payment of money by the Association shall be signed by the President, Secretary, Treasurer, or such other person as the Board of Directors may from time to time designate by resolution.

### ARTICLE XIV

#### Corporate Seal

The Association need not have a seal, except as may otherwise be specifically required by applicable law, and no seal is required to make any action of or document executed by the Association effective. If a seal is adopted, it shall be in circular form having within its circumference the words "VILLAGE PARK ESTATES HOMEOWNERS ASSOCIATION, INC."

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ARTICLE XV

Amendments and Construction

Section 1. Procedure. These By-Laws may be amended, at a regular or special meeting of the Members, by a vote of a majority of a quorum of members present in person or by proxy.

Section 2. Conflict with Declaration or Articles. In the case of any conflict between the Articles and these By-Laws, the Articles shall control, and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

This instrument was prepared by: John W. Tousley, Attorney at Law,  
600 Union Federal Building, 45 North Pennsylvania Street,  
Indianapolis, Indiana 46204, Tel: 317/636-4500.

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VILLAGE PARK ESTATES  
LAND DESCRIPTION

Part of the Southeast Quarter of Section 18, Township 18 North, Range 4 East  
in Washington Township, Hamilton County, Indiana, described as follows:

Beginning on the South line of the Southeast Quarter of Section 18, Township  
18 North, Range 4 East 882.20 feet South 89 degrees 45 minutes 48 seconds West  
(assumed bearing) from the Southeast corner of said Southeast Quarter; thence  
South 89 degrees 45 minutes 45 seconds East on said South line 657.60 feet;  
thence North 20 degrees 14 minutes 15 seconds West 460.00 feet; thence South  
89 degrees 45 minutes 45 seconds West parallel with said South line 230.00  
feet; thence North 80 degrees 14 minutes 15 seconds West 430.75 feet; thence  
North 89 degrees 45 minutes 43 seconds East parallel with said South line  
1,12.24 feet; thence East line of said Southeast Quarter; thence South 00  
degrees 05 minutes 36 seconds East on said East line, 338.56 feet to a point  
corner of said Southeast Quarter; thence South 89 degrees 45 minutes 45  
seconds West parallel with said South line 552.20 feet; thence South 00  
degrees 05 minutes 36 seconds East parallel with the East line of said Quarter  
Section 552.20 feet to the place of beginning, containing 20.040 acres, more  
or less.

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

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VILLAGE  
PARK ESTATES  
BY-LAWS OF VILLAGE PARK ESTATES HOMEOWNERS ASSOCIATION, INC.

This instrument Recorded 4-6 1989  
Sharon K. Cherry, Recorder, Hamilton County, IN

EXHIBIT "A"

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