

are based upon the west line of the Southwest Quarter of Section 6 having a bearing of South 0 degrees 02 minutes 03 seconds East.

The undersigned, _____, as fee simple owner of record of all of the included real estate, do hereby certify that they have laid off, platted and subdivided, and do hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

In order to afford adequate protection to all present and future owners of lots in this subdivision, the undersigned owners hereby adopt and establish the following Declaration of Covenants, Conditions, and Restrictions for Royal Run, as the same are recorded in Book number _____, Page numbers _____, and for Wimbledon Station at Royal Run, as the same are recorded in Book number _____, Page numbers _____ in the Office of the Recorder of Boone County, Indiana, (both hereinafter referred to as "Declaration"). The Declaration shall run with the land and insure to the benefit of and be binding upon the persons, firms, corporations and other legal entities from time to time in ownership of the lots in the subdivision and all persons claiming under or through them.

1. **NAME.** This Subdivision shall be known and designated as WIMBLEDON STATION AT ROYAL RUN, a subdivision of Boone County, Indiana.
2. **STREET DEDICATION.** The rights of way shown hereon as WIMBLEDON DRIVE, PICKWICK COURT, and BRADSHIRE COURT not heretofore dedicated are hereby dedicated to the public for use as public streets.
3. **SUBDIVISION OF LOTS.** No lots in this subdivision shall be further subdivided to create additional lots, nor shall more than one single-family dwelling be erected, altered, placed or permitted to remain on any Lot within this Subdivision. To the extent otherwise permissible without replatting under the Subdivision Control Ordinance of Boone County, Indiana, parts of a lot may be conveyed by metes and bounds description to the owner of an adjoining lot within this Subdivision for inclusion as a part of such adjoining lot, but only if such conveyance does not result in or create a violation of Paragraph 5 of the Subdivision Restriction or reduce the size of any lot below the minimum required under required R-2 Residential Dwelling Classification of the Boone County Zoning Ordinance No. 79-1 as from time to time amended or changed. In no event shall more than 95 homes be erected in this Subdivision.
4. **TYPE, SIZE AND NATURE OF CONSTRUCTION PERMITTED AND APPROVALS REQUIRED.** No single family dwelling house, garage, accessory building or recreational facility shall be erected, altered, placed, or permitted to remain on any Lot within this Subdivision without the prior written approval of the Developer obtained in strict accordance with the terms and conditions of the Declaration.
5. **BUILDING SETBACK REQUIREMENTS.** No single-family dwelling, garage, accessory or recreational facility shall be erected, placed or permitted to remain on any Lot between the lot lines and the building setback lines shown on the plat of this Subdivision.
6. **EASEMENTS.** The strips of ground shown on the plat of this Subdivision and marked "D." meaning Drainage Easements, "L." meaning Landscape Easement, and "U." meaning Utility Easements, either separately or together, are created for the use of public utility companies, governmental agencies, and the owners of the several Lots within this Subdivision acting collectively as the Owners' Association (as defined in the Declaration) of the legal entity, if any, formed as a successor thereof, as follows: "Drainage Easements": (D.) are created to provide paths and courses for area and local storm drainage, either overland or in adequate underground conduit, to serve the needs of this and adjoining ground and/or the public drainage system. No structures including fences, shall be built on a Drainage Easement which will obstruct flow from the area being served, nor shall any changes be made in the finished grade elevations of any Lot within the Subdivision, whether in connection with the construction of improvements thereon or otherwise, so as to modify, alter or change the location or depth of any drainage swales, ditches or creeks located within any such Drainage Easement without the approval of all Federal, State, County or Municipal authorities from whom such approvals are required, or which modifications, alterations, or changes impede, restrict or alter the natural flow of surface water drainage. "Utility Easements": (U.) are created for the use of public utility companies, not including transportation companies, for the installation, operation, and maintenance of mains, ducts, poles, lines and wires necessary to provide utility service to a Lot or Lots within the Subdivision, subject to the condition that following any installation or maintenance, the affected area within such Utility Easement shall be returned to the condition existing prior thereto at the cost and expense of the party responsible for having any such work performed. "Common Areas" are created for the common use and enjoyment of the owners of lots within this subdivision and shall have all the rights and limitations of Drainage Easements and Utility Easements as stated above. The owner of any Lot in this Subdivision shall take title to such Lot subject to the rights of easement created hereby for the purposes herein above stated, which easement rights shall include the right of reasonable ingress and egress over, under, along and through such easement areas to effectuate such purposes.
7. **DECLARATION INCORPORATED BY REFERENCE.** The Declaration of Covenants, Conditions, and Restrictions of Royal Run and Wimbledon Station at Royal Run (herein above defined as the "Declaration"), as from time to time amended or changed in accordance with the terms and provisions thereof, is hereby incorporated by reference and made a part hereof as if fully set forth herein.
8. **RIGHTS OF ENFORCEMENT.** In the event of the violation, or threatened violation, of any of the Subdivision Restrictions herein enumerated, Developer (as defined in the Declaration) or his nominee, the Property Owners Association, the persons in ownership from time to time of lots in this Subdivision and all parties claiming under them and the Boone County Area Plan Commission shall have the right, individually, jointly, or severally, to enforce these Subdivision Restrictions and pursue any and all remedies, in law or equity, available under applicable Indiana law, with or without proving any actual structure, improvement or facility not in compliance with the Subdivision Restrictions, and shall be entitled to recover reasonable attorney's fees and any other legal costs and expenses incurred as a result thereof.
9. **GENERAL.** These Subdivision Restrictions shall run with the land and shall be binding on all parties claiming under them for a period of twenty-five (25) years from the date of recordation, and shall automatically be extended for successive periods of ten (10) years each unless prior to the expiration of any ten (10) year period they are amended or changed as provided for in the Declaration.

OWNER/DEVELOPER:

9814372 12/08/1998 0
Maryln J. Smith, Boone Co

BOOK 10

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Legal Description
WIMBLEDON STATION
AT ROYAL RUN
Boone County, Indiana
March 16, 1998

A part of the Southwest Quarter of Section 6, a part of the Southeast Quarter of Section 6 and a part of the Northeast Quarter of Section 7, both in Township 17 North, Range 2 East, Boone County, Indiana, described as follows: Commencing at the northeast corner of the Southwest Quarter of said section; thence South 0 degrees 02 minutes 03 seconds East 451.00 feet along the east line of said quarter section, said line being the centerline of the proposed Royal Run Boulevard; thence South 89 degrees 57 minutes 57 seconds West 50.00 feet to the western right-of-way line of said proposed Royal Run Boulevard; thence South 0 degrees 02 minutes 03 seconds East 847.22 feet along said proposed right-of-way line to the POINT OF BEGINNING of this description: thence South 0 degrees 02 minutes 03 seconds East 99.25 feet continuing along said proposed right-of-way to the beginning of a curve concave to the northeast having a radius of 550.00 feet; thence southerly, southeasterly, and easterly 764.16 feet along said curve and along said proposed right-of-way line through a central angle of 79 degrees 36 minutes 21 seconds to the point of intersection with a non-tangent line; thence South 0 degrees 00 minutes 00 seconds West 509.95 feet; thence South 30 degrees 44 minutes 48 seconds East 483.77 feet; thence South 49 degrees 14 minutes 27 seconds East 107.68 feet; thence South 46 degrees 56 minutes 29 seconds West 510.37 feet; thence North 90 degrees 00 minutes 00 seconds West 0.51 feet to the northeastern right-of-way line of Interstate 65; thence the following six courses along said right-of-way line (1) North 35 degrees 34 minutes 35 seconds West 195.08 feet; (2) North 32 degrees 00 minutes 00 seconds West 458.44 feet to the west line of the Northeast Quarter of said Section 7; (3) North 0 degrees 36 minutes 35 seconds East 59.35 feet along the west line of said quarter section to the southwest corner of the Southeast Quarter of Section 6; (4) North 87 degrees 45 minutes 03 seconds West 37.34 feet along the south line of the Southwest Quarter of said Section 6; (5) North 32 degrees 04 minutes 20 seconds West 614.49 feet to the beginning of a curve concave to the southwest having a radius of 23,019.00 feet; (6) northwesterly 824.77 feet along said curve through a central angle of 2 degrees 03 minutes 10 seconds to the point of intersection with a non-tangent line; thence North 55 degrees 52 minutes 30 seconds East 100.00 feet; thence South 89 degrees 00 minutes 24 seconds East 558.14 feet; thence North 45 degrees 59 minutes 36 seconds East 170.05 feet to the POINT OF BEGINNING and containing 26.506 acres, more or less. The bearings in this description are based upon the west line of the Southwest Quarter of Section 6 having a bearing of South 0 degrees 02 minutes 03 seconds East.

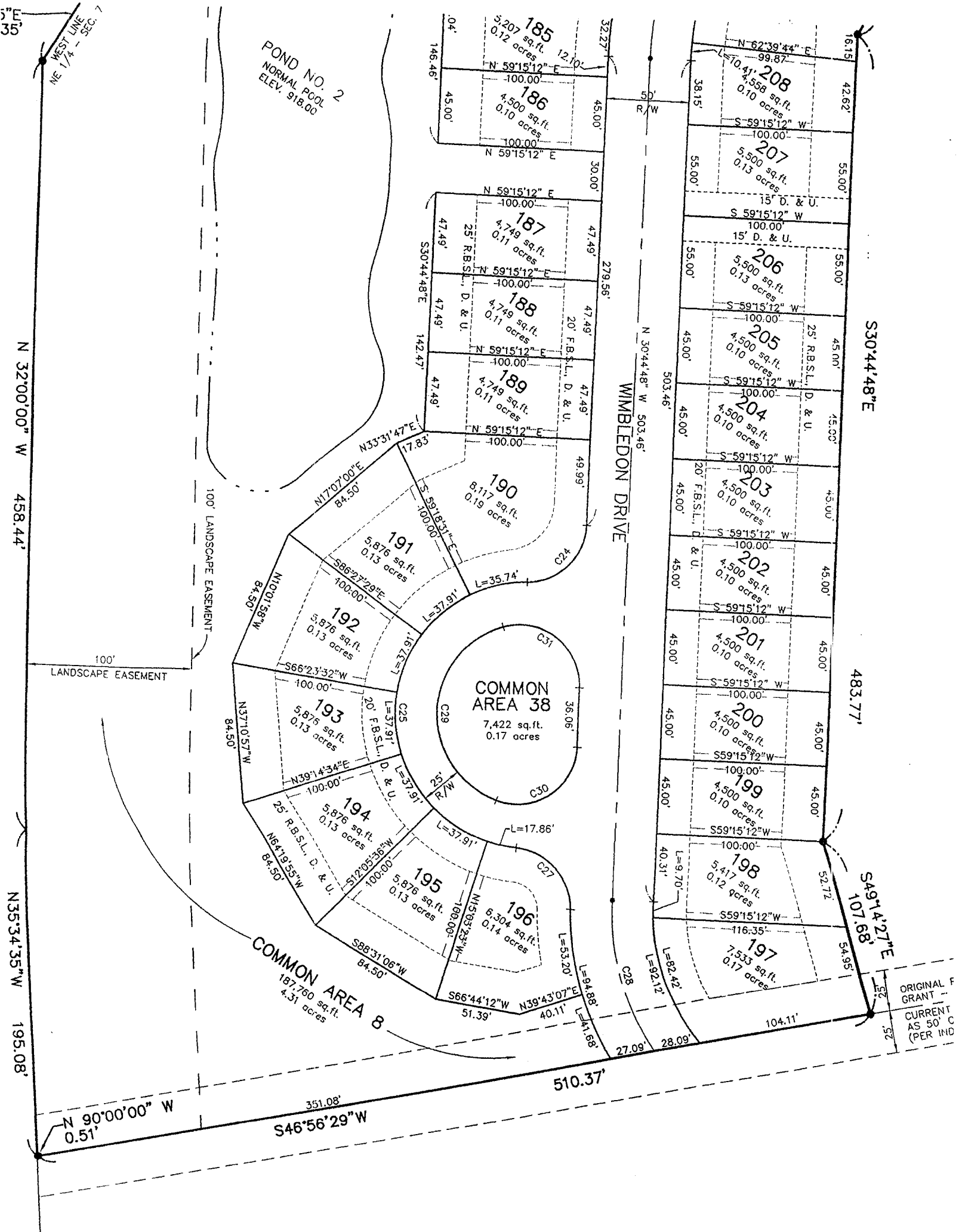
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8. **RIGHTS OF ENFORCEMENT.** In the event of the violation, or threatened violation, of any of the Subdivision Restrictions herein enumerated, Developer (as defined in the Declaration) or his nominee,

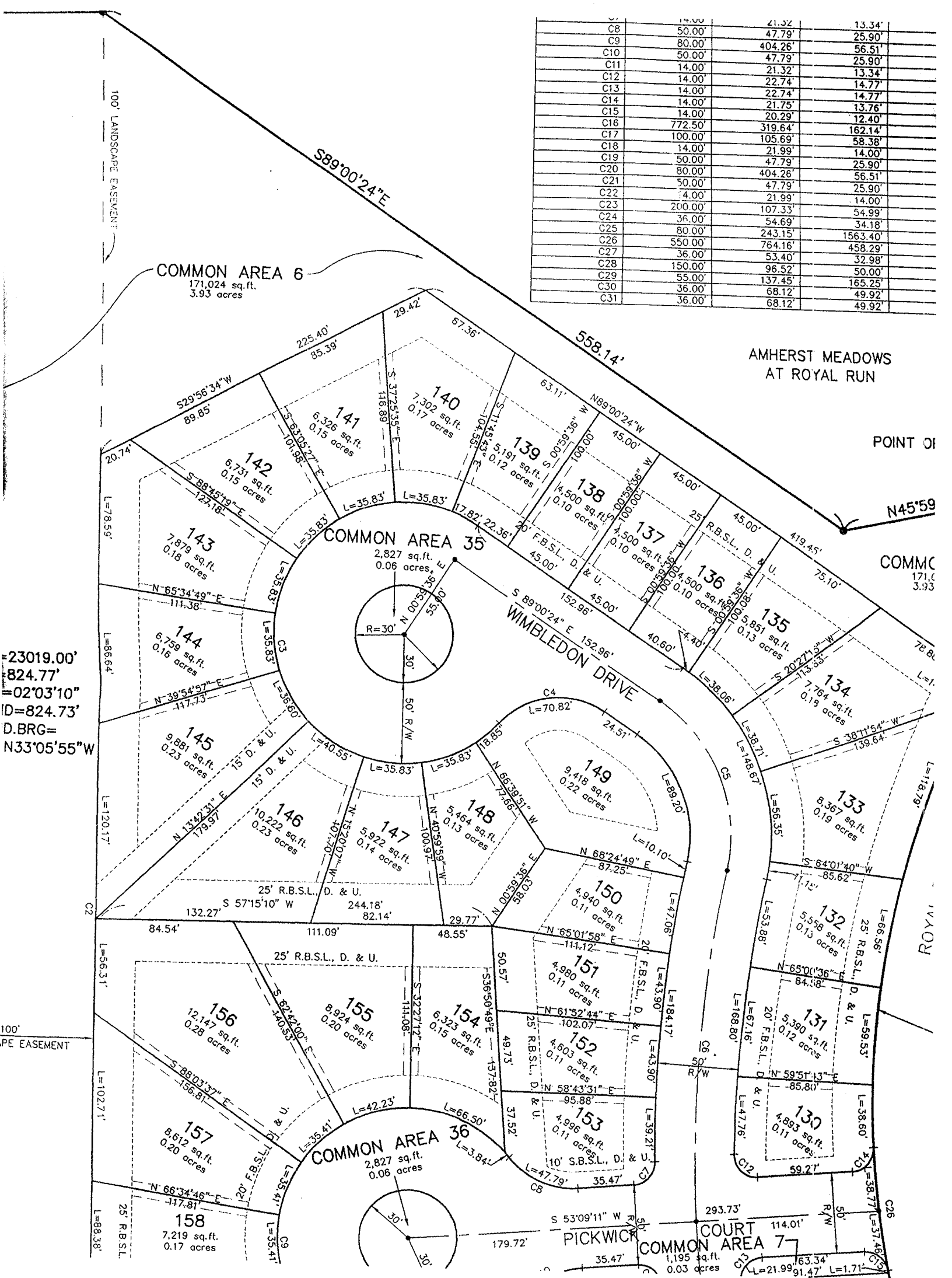
WIMBLEDON STATION AT ROYA RECORD PLAT

SEE SHEET 2



ORIGINAL F
GRANT -
CURRENT
AS 50' C
(PER IND)

| | | | |
|-----|---------|---------|---------|
| C8 | 14.00' | 41.32' | 13.34' |
| C9 | 50.00' | 47.79' | 25.90' |
| C10 | 50.00' | 404.26' | 56.51' |
| C11 | 14.00' | 47.79' | 25.90' |
| C12 | 14.00' | 21.32' | 13.34' |
| C13 | 14.00' | 22.74' | 14.77' |
| C14 | 14.00' | 22.74' | 14.77' |
| C15 | 14.00' | 21.75' | 13.76' |
| C16 | 14.00' | 20.29' | 12.40' |
| C17 | 772.50' | 319.64' | 162.14' |
| C18 | 100.00' | 105.69' | 58.38' |
| C19 | 50.00' | 21.99' | 14.00' |
| C20 | 80.00' | 404.26' | 25.90' |
| C21 | 50.00' | 47.79' | 25.90' |
| C22 | 14.00' | 21.99' | 14.00' |
| C23 | 200.00' | 107.33' | 54.99' |
| C24 | 36.00' | 54.69' | 34.18' |
| C25 | 80.00' | 243.15' | 156.34' |
| C26 | 550.00' | 764.16' | 458.29' |
| C27 | 36.00' | 53.40' | 32.98' |
| C28 | 150.00' | 96.52' | 50.00' |
| C29 | 55.00' | 137.45' | 165.25' |
| C30 | 36.00' | 68.12' | 49.92' |
| C31 | 36.00' | 68.12' | 49.92' |



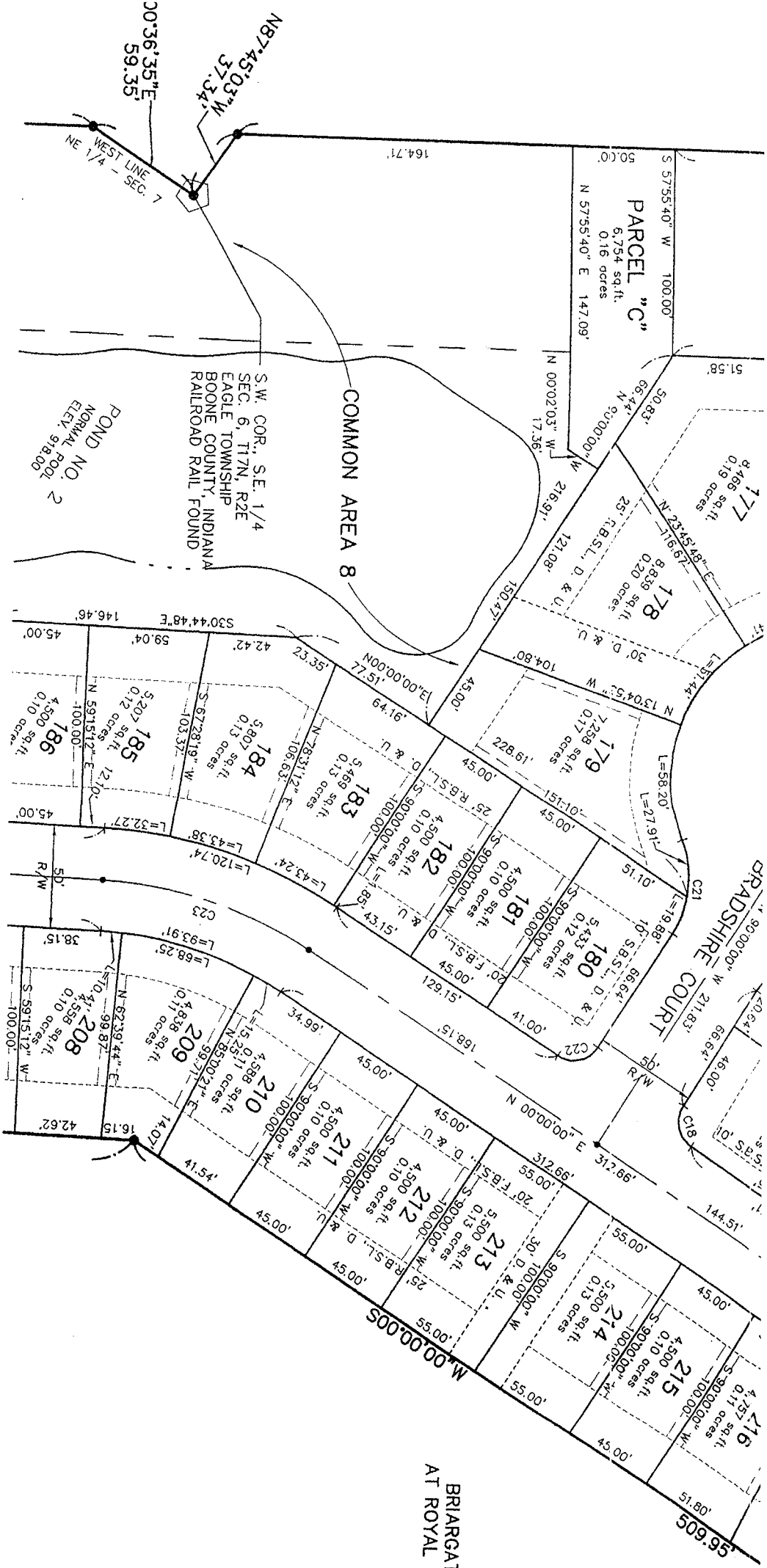
=23019.00'
 =824.77'
 =02°03'10"
 ID=824.73'
 D.BRG=
 N33°05'55"W

AMHERST MEADOWS
 AT ROYAL RUN
 POINT OF
 N45°59'
 COMM
 171.0
 3.93

LEGEND
 NAIL MONUMENT
 BAR WITH CAP MONUMENT
 TION CORNER
 NOTES DRAINAGE & UTILITY EASEMENT

SEE SHEET 2

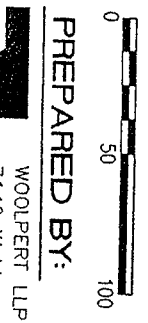
GENERAL NOTES:
 1. SIDEYARD BUILDING SETBACKS ARE 4.5 FEET PERPENDICULAR TO AND PARALLEL WITH THE PROPERTY LINE. (UNLESS OTHERWISE NOTED)
 2. COMMON AREAS ARE ALSO DESIGNATED DRAINAGE AND UTILITY



SEE SHEET 3

- LEGEND**
- PK NAIL MONUMENT
 - REBAR WITH CAP MONUMENT
 - △ SECTION CORNER
 - 3 & U DENOTES DRAINAGE & UTILITY EASEMENT
 - J DENOTES UTILITY EASEMENT
 - 3 B.S.L. REAR YARD BUILDING SETBACK LINE (---)
 - 1 B.S.L. FRONT BUILDING SETBACK LINE (---)
 - 3 S.L. SIDE YARD BUILDING SETBACK LINE (---)
 - 3 B.S.L. SIDE YARD BUILDING SETBACK ALONG ROAD R/W (---)

- GENERAL NOTES:**
1. SIDEYARD BUILDING SETBACKS ARE 4.5 FEET PERPENDICULAR TO AND PARALLEL WITH THE PROPERTY LINE. (UNLESS OTHERWISE NOTED)
 2. COMMON AREAS ARE ALSO DESIGNATED DRAINAGE AND UTILITY EASEMENT AREAS.
 3. FOR CURVE DATA REFER TO SHEET ONE (1).
 4. ALL RESIDENTIAL UNITS SHALL ONLY HAVE ACCESS TO PUBLIC RIGHTS OF WAY ON THOSE SIDES OF LOTS WHICH HAVE FRONT BUILDING SETBACK LINES AS DESIGNATED ON THE SUBDIVISION PLAT.
 5. ALL RESIDENTIAL UNITS SHALL BE ORIENTED TO FACE FRONT BUILDING SETBACK LINES AS DESIGNATED ON THE SUBDIVISION PLAT.



SCALE: 1"=50'

PREPARED BY:

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46268-4192
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FAX: 317.291.5805



WOOLPERT

9814372 12/08/1998 01:27P 2 of 4
Marylin J. Smith, Boone County Recorder

WIMBLEDON STATION AT ROYAL RUN RECORD PLAT

