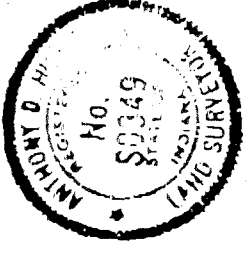


COVENANTS
FOR
AUSTIN WINDS SEC. 1

HENDRICKS COUNTY

NO COVENANTS FOR SEC. ONE RECORDED

feet to the point of beginning. Containing 30.57 acres, more or less and subject to all legal highways, rights-of-way and easements of record. Certified this 13th day of June, 1988.



Anthony D. Higbie
Anthony D. Higbie
Registered Land Surveyor No. S0349
State of Indiana

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PLAT BOOK 53-54
PAGE 15

DEDICATION OF AUSTIN WINDS

The undersigned, Max E. Sanders, owner of the real estate shown and described hereon, do hereby certify that he has laid off, platted and subdivided and does hereby layoff, plat and subdivide said real estate in accordance with the hereon plat. He certifies that all streets depicted on said plat exclusive of those already dedicated are hereby dedicated to the public for its use as such. There are strips of ground of the width called for on the plat which are reserved for public utility companies, not including transportation companies, for the installation of poles, lines ducts, gas and water lines, laterals and sewers, subject at all times to the Public Authorities and to the easement herein reserved. There are strips of ground of the widths called for on the plat which are hereby reserved for surface water drainage purposes and for storm sewer systems. No permanent or other structures are to be erected and maintained upon said strips, but such owners shall take their title subject to the rights of public utilities. All such utility installation shall be made that no property corner or property line be obstructed. This subdivision shall be known and designated as Austin Winds, located in Brown Township, Hendricks County, Indiana. Said Addition consists of 21 lots, Numbered 1 thru 21, both inclusive. The location and dimensions of the lots, streets and easements are shown of the plat. All dimensions are shown in feet and decimal parts thereof. Owners of unoccupied lots shall at all times keep and maintain such lots in the subdivision in an orderly manner. Weeds and other growth shall be seasonally cut. There shall be no accumulation of rubbish and debris on these lots. All structures shall be completed on the exterior within Six (6) months from the start of construction, including two (2) coats of paint or varnish on any exterior wood surface. All structures must be completed and site graded, sodded or seeded to provide a good turf cover and reasonable landscaped within one year from the date of commencement thereof. It shall be the duty and responsibility of each land owner in this addition to maintain any drainage swale which is shown on the Development plan contiguous to or on his property, said development plan being approved by the Hendricks County Plan Commission and as filed with said body. Maintenance shall include both maintenance of the elevations shown on the Development plan (as originally constructed) and also preservation of the hydraulic characteristics of the ditch, by removal of all trash and debris and/or anything that would in any way restrict the flow of water in said swale. The word "SWALE" shall apply to any ditch or channel constructed to provide a drainage waterway. See Miscellaneous Record Book _____ page _____ for restrictive covenants.

Max E. Sanders
Max E. Sanders

STATE OF INDIANA
COUNTY OF HENDRICKS

Before me, a Notary Public in and for the said County and State personally appeared Max E. Sanders, owner of the above described subdivision and acknowledged the execution of the foregoing instrument as their voluntary act and deed the use and purpose therein expressed. Witness my signature this 12th day of October 19 88. My commission expires July 17, 1989

John Stephen S. Shepherd
Notary Public

CERTIFICATE

Under the authority provided by Section IC 36-7-4-700 et seq., and all amendments thereto, the undersigned hereby certifies that public notice of the hearing by the Hendricks County Plan Commission of the aforesaid owner's application for approval of this plat was duly given as required by Section IC 36-7-4-706, and all amendments thereto, and that said plat has been duly approved by said Commission, with a majority of the members of said Commission concurring in such approval.
Approved by the Hendricks County Plan Commission at a meeting held

JULY 11, 1988

Max M. Clark
President



Robert S. Engeman
Secretary