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Filed for Record in  
HAMILTON COUNTY, INDIANA  
MARY L. CLARK  
On 02-29-2000 At 09:53 am.  
DEC CDV RES 30.00

**Cross Reference:**

Instrument No. 9809803531; Instrument No. 98099807599; Instrument No. 9809818475;  
Instrument No. 9809822380; Instrument No. 9809833851; Instrument No. 9809846675;  
Instrument No. 9809865217; Instrument No. 9809871789; Instrument No. 9909906388;  
Instrument No. 9909928932; Instrument No. 9909933789; Instrument No. 9909957257;  
Instrument No. 9909966304; Instrument No. 20000002763;

**FOURTEENTH SUPPLEMENTAL  
DECLARATION OF CONDOMINIUM OWNERSHIP  
OF  
COURTYARD LAKES**

THIS FOURTEENTH SUPPLEMENTAL DECLARATION, made this 20th day of MARCH, 2000, by CJB FISHERS, L.L.C., an Indiana limited liability company (the "Declarant"),

**RECITALS**

- A. As of January 5, 1998, Declarant executed a certain Declaration of Condominium Ownership of Courtyard Lakes, filed of record in the Office of the Recorder of Hamilton County, Indiana on January 23, 1998 as Instrument No. 9809803531; as amended by that certain First Supplemental Declaration of Condominium Ownership of Courtyard Lakes dated February 9, 1998 and recorded of record in the Office of the Recorder of Hamilton County, Indiana on February 18, 1998 as Instrument No. 9809807599; as further amended by that certain Second Supplemental Declaration of Condominium Ownership of Courtyard Lakes dated March 30, 1998 and recorded of record in the Office of the Recorder of Hamilton County, Indiana on April 13, 1998 as Instrument No. 9809818475; as further amended by that Third Supplemental Declaration of Condominium Ownership of Courtyard Lakes dated April 28, 1998 and recorded of record in the Office of the Recorder of Hamilton County, Indiana on April 30, 1998 as Instrument No. 98-09822380; as further amended by that certain Fourth Supplemental Declaration of Condominium Ownership of Courtyard Lakes dated June 12, 1998 and recorded of record in the Office of the Recorder of Hamilton County on June 24, 1998 as Instrument No. 9809833851; as further amended by that certain Fifth Supplemental Declaration of Condominium Ownership of Courtyard Lakes dated August 17, 1998 and recorded of record in the Office of the Recorder of Hamilton County on August 20, 1998 as Instrument No. 9809846675; as further amended by that certain Sixth Supplemental Declaration of Condominium Ownership of Courtyard Lakes dated November 13, 1998 and recorded of record in the Office of the Recorder of Hamilton County, Indiana on November 18, 1998 as Instrument No. 9809866217; as further supplemented by that certain Seventh Supplemental Declaration of Condominium Ownership of Courtyard Lakes dated December 7, 1998 and recorded of record in the Office of the Recorder of Hamilton County, Indiana on December 14, 1998 as Instrument No. 9809871789; as further supplemented by that certain Eighth Supplemental Declaration of Condominium Ownership of Courtyard Lakes dated January 26, 1999 and recorded of record in the Office of the Recorder of Hamilton

County, Indiana on February 1, 1999 as Instrument No. 9909906385; as further supplemented by that certain Ninth Supplemental Declaration of Condominium Ownership of Courtyard Lakes dated May 6, 1999 and recorded of record in the Office of the Recorder of Hamilton County, Indiana on May 12, 1999 as Instrument No. 9909928932; further supplemented by that certain Tenth Supplemental Declaration of Condominium Ownership of Courtyard Lakes dated May 26, 1999 and recorded of record in the Office of the Recorder of Hamilton County, Indiana on June 7, 1999 as Instrument No. 9909933789; further amended by that certain Eleventh Supplemental Declaration of Condominium Ownership of Courtyard Lakes dated September 22, 1999 and recorded of record in the Office of the Recorder of Hamilton County, Indiana on September 30, 1999 as Instrument No. 9909957257; further amended by that certain Twelfth Supplemental Declaration of Condominium Ownership of Courtyard Lakes dated November 8, 1999 and recorded of record in the Office of the Recorder of Hamilton County, Indiana on November 12, 1999 as Instrument No. 9909966304; further amended by that certain Thirteenth Supplemental Declaration of Condominium Ownership of Courtyard Lakes dated January 7, 2000 and recorded of record in the Office of the Recorder of Hamilton County, Indiana on January 18, 2000 as Instrument No. 200000002763, (as amended, the "Declaration"), which Declaration incorporates by reference the Articles of Incorporation of Courtyard Lakes Owners Association, Inc. (the "Articles") and the Code of By-Laws of Courtyard Lakes and Courtyard Lakes Owners Association, Inc. (the "By-Laws");

- B. Pursuant to Paragraph 16 of the Declaration and I.C. 32-1-6-12.1 of the Indiana Horizontal Property Law, the Courtyard Lakes Condominium is an expandable horizontal property regime;
- C. Declarant is the sole owner of the fee simple title to that portion of Real Estate more particularly described as Tract 15 ("Tract 15") in Exhibit "A", attached hereto and incorporated herein and Tract 15 is included in the area into which expansion of Courtyard Lakes may be made by Declarant under Paragraph 16 of the Declaration;
- D. All conditions relating to the expansion of Courtyard Lakes into Tract 15 have been met and Declarant, by execution of this Fourteenth Supplemental Declaration, desires to subject Tract 15 to the Declaration in order to include certain completed buildings, condominium units and other improvements and land in the Courtyard Lakes Condominiums, an Indiana horizontal property regime created by the Declaration pursuant to the Act (the "Regime").

#### **DECLARATION**

1. **Certain Definitions.** The following terms, as used in this Fourteenth Supplemental Declaration shall mean the following:

"**Tract 15 Plans**" means the site plan (depicting the general plan of development, the

property being subjected to the Act, and the areas into which expansion of the condominium development may be made), and the floor plans (showing the layout, elevation, location, unit numbers and dimensions of the Buildings and Condominium Units located on Tract 15), as prepared and certified by Robert W. Tyler, Sr., a licensed professional engineer, under date of March 15, 2000, copies of which are attached as **Exhibit "B"**; which Exhibit "B" supplements and amends Exhibit "D" to the Declaration (which Exhibit "D" to the Declaration may be further supplemented and amended to reflect the further addition of Buildings and Condominium Units as contemplated by Paragraph 16 of the Declaration).

The Declaration, the Articles and the By-Laws are incorporated herein by this reference and all capitalized terms used herein and not otherwise herein defined shall have the meaning ascribed to such terms in the Declaration, as amended.

2. **Expansion of Courtyard Lakes Condominium.** Declarant hereby expressly declares that Tract 15 and any and all Condominium Units, Buildings, Common Areas and Limited Areas located thereon are hereby made a part of and subject to the Declaration as if such originally had been included in the Declaration and shall hereafter be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions and provisions of the Declaration, the Articles, the By-Laws and the rules and regulations as adopted by the Board of Directors, as each may be amended from time to time, and the Courtyard Lakes Condominium is thereby expanded to include Tract 15 and all such Condominium Units, Buildings, Common Areas and Limited Areas located thereon as part of the Tract as defined in the Declaration.

3. **Description of Buildings.** There are two (2) Buildings containing four (4) Condominium Units each on Tract 15 as of the date hereof, as shown on the Tract 15 Plans (the "Tract 15 Plans"). Such Buildings are identified on the Tract 15 Plans as Building 21 and Building 22. A description of the Buildings and the Condominium Units contained therein is set forth in **Exhibit "B"**, attached hereto and hereby made a part hereof by this reference and the Tract 15 Plans shall be deemed part of the Plans as defined in the Declaration.

4. **Percentage Interest.** The Percentage Interest in the Common Areas and Limited Areas appertaining to each Condominium Unit as set forth in Exhibit "F" to the Declaration is hereby modified as set forth in **Exhibit "C"** attached hereto and made a part hereof.

5. **Acceptance and Ratification.** The acceptance of a deed of conveyance or the act of occupancy of a Condominium Unit shall constitute an agreement that the provisions of this Supplemental Declaration, the Declaration, the Articles, the By-Laws and any rules and regulations adopted pursuant thereto, as each may be amended from time to time, are accepted and ratified by each Owner, tenant or occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Condominium Unit as if those provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or

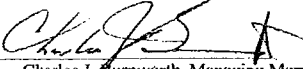
lease thereof.

6. **Tract 15 Floor Plans.** Pursuant to Indiana Code 32-1-6-12, the floor plans of the buildings affected by this Fourteenth Supplemental Declaration were recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2000, in the Office of the Recorder of Hamilton County, Indiana as Document No. \_\_\_\_\_.

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be executed the date and year first above written.

DECLARANT:

CJB FISHERS, L.L.C., an Indiana Limited  
Liability Company

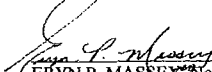
BY:   
Charles J. Burnworth, Managing Member

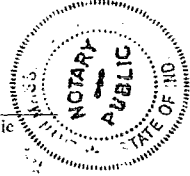
STATE OF INDIANA            )  
                                  *Madison Co* )SS:  
COUNTY OF ~~DELAWARE~~ )

Before me, a Notary Public in and for said county and state, personally appeared **Charles J. Burnworth**, who being first duly sworn by me upon his oath, stated that he is the **Managing Member of CJB FISHERS, L.L.C.**, an Indiana limited liability company, that he is duly authorized to execute the foregoing on its behalf, that any statements or representations of fact contained therein are true, and he acknowledged execution of the foregoing.

Witness my hand and Notarial Seal this 21st day of MARCH, 2000.

My Commission Expires:  
3/25/2008

  
ERYN P. MASSEY, Notary Public  
My County of Residence:  
Fountain



This Instrument prepared by Ms. Eryn P. Massey, Director of Condominium Operations, CJB Enterprises, Inc., Agent for CJB Fishers, LLC, 3417 West Bethel Avenue, Suite "E", Muncie, Indiana 47304, (765) 286-4444.

**EXHIBIT "A"**

(Perimeter Legal Description of "Tract 15" to  
consisting of Building "21" and Building "22")

A part of Section 2, Township 17 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said section, marked with a Harrison monument; thence along the north line of said section, South 89 degrees 43 minutes 44 seconds West (assumed bearing) 805.86 feet to the northwest corner of Timber Lane Estates, as per plat thereof recorded in Plat Book 2, page 149 in the office of the Recorder of Hamilton County, Indiana; thence along the west line of said Timber Lane Estates and the west line of Whitmire Glen, as per plat thereof recorded in Plat Cabinet 1, slide 42 in the office of the Recorder of said county, South 00 degrees 00 minutes 00 seconds East 1527.17 feet to a point on the west line of Hickory Woods Phase 1, as per plat thereof recorded in Plat Book 13, pages 149-150 in the office of the Recorder of said county, said point being on the north line of the south half of the northeast quarter of said section; thence along said north line, South 89 degrees 31 minutes 32 seconds West 547.11 feet to the POINT OF BEGINNING; thence South 00 degrees 11 minutes 58 seconds East 198.61 feet; thence South 89 degrees 48 minutes 02 seconds West 318.13 feet; thence North 00 degrees 11 minutes 58 seconds West 197.09 feet to the said north line of the south half of the northeast quarter of said section; thence along said line, North 89 degrees 31 minutes 32 seconds East 318.13 feet to the POINT OF BEGINNING; containing 1.445 acres, more or less; subject to rights-of-way, easements, and restrictions.

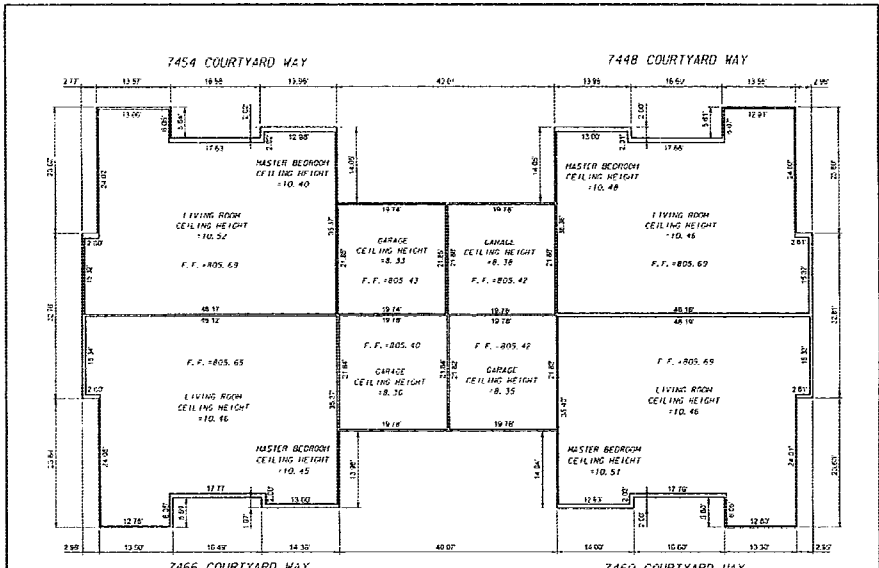
**EXHIBIT "B"**

**(Site Plan and Floor Plans of Building on "Tract 15" as certified by project Engineer)**



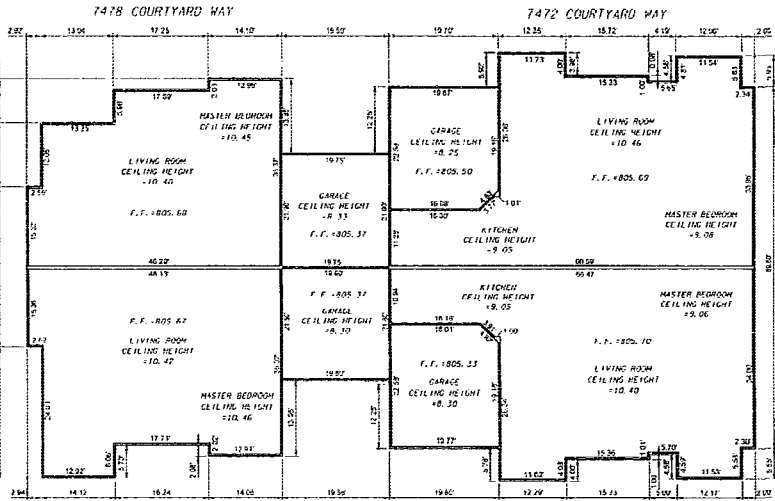






BLDG NO	UNIT NO	ADDRESS	STREET ADDRESS	FLOOR SQ FT	GARAGE SQ FT	BOVRS	BATHS	TOT CEASING HEIGHT
21	7543	7543	COURTYARD WAY	15311	439.8	2	2	8.00
	7544	7544	COURTYARD WAY	15025	411.3	2	2	8.06
	7463	7463	COURTYARD WAY	15415	421.6	3	2	8.08
	7466	7466	COURTYARD WAY	15448	422.0	3	2	8.07

<b>Mid-States</b> <small>1000 E. Main, Suite 20, Denver, CO 80202          (303) 444-4444 Fax          (303) 444-4444</small>	<b>HORIZONTAL PROPERTY REGIME</b> COURTYARD LAKES TRACT 15, BUILDINGS 21 & 22		SECTION 2.2 (2)(b)		UNIT NO. 21	UNIT TOTAL 3
	PROPERTY ID# CJB ENTERPRISES	<b>BUILDING No. 21</b>		SHEET NO. 3		OF 4



BUILDING NO.	UNIT NO.	ADDRESS	STREET ADDRESS	FLOOR SQ. FT.	GARAGE SQ. FT.	BUILDINGS	BATHS	TYP. CEILING HEIGHT
<b>22</b>	7472	7472	COURTYARD WAY	1050.1	430.0	23	2	8.08
	7473	7473	COURTYARD WAY	1822.5	432.8	23	2	8.10
	7433	7433	COURTYARD WAY	1077.7	441.0	3	2	8.06
	7430	7430	COURTYARD WAY	1061.1	431.6	3	2	8.07

<b>Mid-States</b> <small>INC. 2000</small> <small>1700 Park Drive, Phoenix, AZ 85016</small> <small>TEL: 602-998-8800</small> <small>1-800-441-8800</small>	<b>HORIZONTAL PROPERTY REGIME</b> <b>COURTYARD LAKES TRACT 15, BUILDINGS 21 &amp; 22</b>	RECORDING DISTRICT DISTRICT NO. 15	PLANNING DISTRICT DISTRICT NO. 15
		PLANNING DISTRICT DISTRICT NO. 15	PLANNING DISTRICT DISTRICT NO. 15
PROPERTY OWNER <b>CJB ENTERPRISES</b>	BUILDING NO. <b>BUILDING No. 22</b>	SHEET NO. <b>4</b>	TOTAL SHEETS <b>4</b>

**EXHIBIT "C"**

The Percentage Interest appertaining to each of the respective Condominium Units is 1.3888% as of the date of this Fourteenth Supplemental Declaration. Such Percentage Interest shall be subject to adjustment and alteration upon further expansion of Courtyard Lakes as provided in the Declaration.