DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
COPPERMILL AT THE PARK

THIS DECLARATION ("Declaration") is made this 23rd day of October, 1996 by Davis Homes, LLC, an Indiana limited liability company ("Developer").

Recitals

1. Developer is the owner of the real estate which is described in Exhibit "A" attached hereto and made a part hereof (the "Initial Real Estate").

2. Developer intends to subdivide the Initial Real Estate into residential lots.

3. Before subdividing the Initial Real Estate, Developer desires to subject the Initial Real Estate to certain covenants, conditions and restrictions for the purpose of preserving and protecting the value and desirability of the Initial Real Estate for the benefit of each owner of any part thereof.

4. Developer further desires to create an organization to which shall be assigned the responsibility for maintaining and administering the common areas and certain other areas of the Real Estate and of administering and enforcing the covenants and restrictions contained in this Declaration and the subdivision plats of the Initial Real Estate as hereafter recorded in the office of the Recorder of Marion County, Indiana and of collecting and disbursing assessments and charges as herein provided.

5. Developer may from time to time subject additional real estate located within the tracts adjacent to the Initial Real Estate to the provisions of this Declaration (the Initial Real Estate, together with any such addition, as and when the same becomes subject to the provisions of this Declaration as herein provided, is hereinafter referred to as the "Real Estate" or the "Subdivision").

NOW, THEREFORE, Developer hereby declares that the Real Estate is and shall be acquired, held, transferred, sold, hypothecated, leased, rented, improved, used and occupied subject
to the following covenants, conditions and restrictions, each of which shall run with the land and be binding upon, and inure to the benefit of, Developer and any other person or entity hereafter acquiring or having any right, title or interest in or to the Real Estate or any part thereof.

ARTICLE I

DEFINITIONS

The following terms, when used in this Declaration with initial capital letters, shall have the following respective meanings:

1.1 "Association" means Coppermill at the Park Community Association, Inc., an Indiana not-for-profit corporation, which Developer has caused or will hereafter cause to be incorporated, and its successors and assigns.

1.2 "Architectural Review Committee" means the architectural review committee established pursuant to Paragraph 6.1 of this Declaration.

1.3 "Common Areas" means (i) all portions of the Real Estate shown on any Plat of a part of the Real Estate as a "Common Area" or which are otherwise not located in Lots and are not dedicated to the public and (ii) all facilities, structures, buildings, improvements and personal property owned or leased by the Association from time to time. Common Areas may be located within a public right-of-way.

1.4 "Common Expenses" means (i) expenses associated with the maintenance, repair or replacement of the Common Areas and the performance of the responsibilities and duties of the Association, including without limitation expenses for the improvement, maintenance or repair of the improvements, lawn, foliage and landscaping located on a Drainage, Utility or Sewer Easement or on a Landscape Easement to the extent the Association deems it necessary to maintain such easement, (ii) expenses associated with the maintenance, repair or continuation of the drainage facilities located within and upon the Drainage, Utility or Sewer Easements, (iii) all judgments, liens and valid claims against the Association, (iv) all expenses incurred to procure liability, hazard and any other insurance provided for herein and (v) all expenses incurred in the administration of the Association or the performance of the terms and provisions of this Declaration.
1.5 "Developer" means Davis Homes, LLC, an Indiana limited liability company, and any successors or assigns whom it designates in one or more written recorded instruments to have the rights of Developer hereunder.

1.6 "Development Period" means the period of time commencing with the date of recordation of this Declaration and ending on the date Developer or its affiliates no longer own any Lot within the Real Estate, but in no event shall the Development Period extend beyond the date seven (7) years after the date this Declaration is recorded.

1.7 "Landscape Easements" means those areas of ground so designated on a Plat of any part of the Real Estate.

1.8 "Lot" means any parcel of land shown and identified as a lot on a Plat of any part of the Real Estate.

1.9 "Mortgagee" means the holder of a duly recorded first mortgage lien on any Lot or Residence Unit.

1.10 "Owner" means the record owner, whether one or more persons or entities, of fee-simple title to any Lot, including contract sellers, but excluding for all purposes those persons or entities having an interest merely as security for the performance of an obligation unless specifically indicated to the contrary. The term Owner as used herein shall include Developer so long as Developer shall own any Lot in the Real Estate.

1.11 "Plat" means a duly approved final plat of any part of the Real Estate as hereafter recorded in the office of the Recorder of Marion County, Indiana.

1.12 "Residence Unit" means any single family home constructed on any part of the Real Estate.

1.13 "Utility, Drainage or Sewer Easements" means those areas of ground so designated on a Plat of any part of the Real Estate.

ARTICLE II

APPLICABILITY

All Owners, their tenants, guests, invitees and mortgagees, and any other person using or occupying a Lot or any other part of the Real Estate shall be subject to and shall observe and
comply with the applicable covenants, conditions and restrictions set forth in this Declaration and any rules and regulations adopted by the Association as herein provided, as the same may be amended from time to time.

The Owner of any Residence Unit (i) by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof, whether from the Developer or its affiliates or any other builder or any other Owner of the Residence Unit, or (ii) by the act of occupancy of the Residence Unit, shall conclusively be deemed to have accepted such deed, executed such contract or undertaken such occupancy subject to the covenants, conditions and restrictions of this Declaration. By acceptance of a deed, execution of a contract or undertaking of such occupancy, each Owner covenants, for such Owner, such Owner’s heirs, personal representatives, successors and assigns, with Developer and the other Owners from time to time, to keep, observe, comply with and perform the covenants, conditions and restrictions of this Declaration.

ARTICLE III

PROPERTY RIGHTS

3.1 Owners’ Easement of Enjoyment of Common Areas. Developer hereby declares, creates and grants a non-exclusive easement in favor of each Owner for the use and enjoyment of the Common Areas. Such easement shall run with and be appurtenant to each Lot and related Residence Unit, subject to the following provisions:

(i) the right of the Association to charge reasonable admission and other fees for the use of any recreational facilities situated upon the Common Areas which are in addition to the regular and special assessments described herein;

(ii) the right of the Association to fine any Owner or make a special assessment against any Lot in the event a person permitted to use the Common Areas by the Owner of such Lot violates any rules or regulations of the Association;

(iii) the right of the Association to dedicate or transfer all or any part of the Common Areas or grant easements therein to any public agency, authority or utility for such purposes and subject to such conditions as may be set forth in the instrument of dedication or transfer;
(iv) the easements reserved elsewhere in this Declaration and in any Plat of any part of the Real Estate; and

3.2 Permissive Use. Any Owner may permit his or her family members, guests, tenants or contract purchasers who reside in the Residence Unit to use his or her right of use and enjoyment of the Common Areas subject to the terms of this Declaration and any rules and regulations promulgated by the Association from time to time.

3.3 Conveyance of Common Areas. Developer may at any time and from time to time convey all of its right, title and interest in and to any of the Common Areas to the Association by warranty deed, and such Common Areas so conveyed shall then be the property of the Association; provided, however, that the Common Areas for the Initial Real Estate and any additional lands added to the scheme of this Declaration, respectively, shall be conveyed to the Association on or before the time that the first Lot within the Initial Real Estate or such additional land, respectively and as the case may be, is conveyed for residential use.

ARTICLE IV

USE RESTRICTIONS

4.1 Lakes. There shall be no swimming, skating, boating, fishing in or on or other recreational use of any lake, pond, creek, ditch or stream on the Real Estate. The Association may promulgate rules and regulations with respect to the permitted uses, if any, of the lakes or other bodies of water on the Real Estate.

4.2 Use of Common Areas. Subject to section 4.1 above, the Common Areas shall be used only for recreational purposes and other purposes permitted or sanctioned by the Association.

4.3 Lot Access. All Lots shall be accessed from the interior streets of the Subdivision. No direct access is permitted to any Lot via Reed Road.

4.4 Other Use Restrictions Contained in Plat Covenants and Restrictions. The Plat Covenants and Restrictions relating to the Real Estate contain additional restrictions on the use of the Lots in the Subdivision, including, without limitation, prohibitions against commercial use, detached accessory buildings and nuisances; restrictions relating to the use of Landscape Easements, and Utility, Drainage and Sewer Easements; and
restrictions relating to temporary structures, vehicle parking, signs, mailboxes, garbage and refuse disposal, storage tanks, water supply and sewage systems, ditches and swales, driveways, antenna and satellite dishes, awnings, fencing, swimming pools, solar panels and outside lighting. Such prohibitions and restrictions contained in the Plat Covenants and Restrictions are hereby incorporated by reference as though fully set forth herein.

ARTICLE V

ASSOCIATION

5.1 Membership. Each Owner shall automatically become a member of the Association and shall remain a member of the Association so long as he or she owns a Lot.

5.2 Classes of Membership and Vote. The Association shall have two (2) classes of membership, as follows:

(i) Class A Members. Class A members shall be all Owners other than Developer (unless Class B membership has been converted to Class A membership as provided in the immediately following subparagraph). Each Class A member shall be entitled to one (1) vote per Lot owned.

(ii) Class B Member. The Class B member shall be the Developer. The Class B member shall be entitled to three (3) votes for each Lot owned by Developer. The Class B membership shall cease and be converted to Class A membership upon the Applicable Date (as defined in Section 5.3 below).

5.3 Applicable Date. The term “Applicable Date” shall mean when the total votes outstanding in the Class A membership is equal to the total votes outstanding in the Class B membership or the expiration of the Development Period, whichever shall first occur.

5.4 Multiple or Entity Owners. Where more than one person or entity constitutes the Owner of a Lot, all such persons or entities shall be members of the Association, but the single vote in respect of such Lot shall be exercised as the persons or entities holding an interest in such Lot determine among themselves. In no event shall more than one person exercise a Lot's vote and no Lot's vote shall be split.

5.5 Board of Directors. The members of the Association shall elect a Board of Directors of the Association as prescribed
by the Association's Articles of Incorporation and By-Laws. The Board of Directors of the Association shall manage the affairs of the Association.

5.6 Professional Management. No contract or agreement for professional management of the Association, nor any contract between Developer 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, without any termination penalty, on written notice as provided therein, but in any event, with at least ninety (90) days prior written notice.

5.7 Responsibilities of the Association. The responsibilities of the Association shall include, but shall not be limited to:

(i) Maintenance of the Common Areas including any and all improvements thereon as the Association deems necessary or appropriate.

(ii) Installation and replacement of any and all improvements, signs, lawn, foliage and landscaping in and upon the Common Areas or Landscape Easements as the Association deems necessary or appropriate.

(iii) Maintenance, repair and replacement of any entrance street light, any private street signs and any private streets which may be shown on any Plat of a part of the Real Estate as Common Area.

(iv) Replacement of the drainage system in and upon the Common Areas as the Association deems necessary or appropriate and the maintenance of any drainage system installed in or upon the Common Areas by Developer or the Association. Nothing herein shall relieve or replace the obligation of each Owner of a Lot subject to a Drainage Easement to keep the portion of the drainage system and Drainage Easement on such Lot free from obstructions so that the storm water drainage will be unimpeded.

(v) Maintenance of lake water so as not to create stagnant or polluted waters affecting the health and welfare of the community.

(vi) Procuring and maintaining for the benefit of the Association, its officers and Board of Directors and the Owners, the insurance coverage required under this Declaration.
(vii) Assessment and collection from the Owners and payment of all Common Expenses.

(viii) Performing or contracting for property or Association management, snow removal, Common Area maintenance, trash removal or other services as the Association deems necessary or advisable.

(ix) Enforcing the rules and regulations of the Association and the requirements of this Declaration and any applicable zoning or other recorded covenants, in each case, as the Association deems necessary or advisable.

5.8 Powers of the Association. The Association may adopt, amend or rescind reasonable rules and regulations (not inconsistent with the provisions of this Declaration) governing the use and enjoyment of the Common Areas and the management and administration of the Association, in each case as the Association deems necessary or advisable. The rules and regulations promulgated by the Association may provide for reasonable interest and late charges on past due installments of any regular or special assessments or other charges or fines against any Owner or Lot. The Association shall furnish or make copies available of its rules and regulations to the Owners prior to the time when the rules and regulations become effective.

5.9 Compensation. No director or officer of the Association shall receive compensation for his or her services as such director or officer, except to the extent expressly authorized by a majority vote of the Owners present at a duly constituted meeting of the Association members.

5.10 Non-Liability of Directors and Officers. The directors and officers of the Association shall not be liable to the Owners or any other persons for any error or mistake of judgment in carrying out their duties and responsibilities as directors or officers of the Association, except for their own individual willful misconduct or gross negligence. It is intended that the directors and officers of the Association shall have no personal liability with respect to any contract made by them on behalf of the Association except in their capacity as Owners.

5.11 Indemnity of Directors and Officers. The Association shall indemnify, hold harmless and defend any person, his or her heirs, assigns and legal representatives (collectively, the "Indemnitee") made or threatened to be made a party to any action, suit or proceeding by reason of the fact that he or she is or was a director or officer of the Association, against all
costs and expenses, including attorneys fees, actually and reasonably incurred by the Indemnitee in connection with the defense of such action, suit or proceeding, or in connection with any appeal thereof or to enforce the indemnity rights contemplated hereby except in relation to matters as to which it shall be adjudged in such action, suit or proceeding that such Indemnitee is guilty of gross negligence or willful misconduct in the performance of his or her duties. The Association shall also reimburse any such Indemnitee for the reasonable costs of settlement of or for any judgment rendered in any such action, suit or proceeding, unless it shall be adjudged in such action, suit or proceeding that such Indemnitee was guilty of gross negligence or willful misconduct. In making such findings and notwithstanding the adjudication in any action, suit or proceeding against an Indemnitee, no director or officer shall be considered or deemed to be guilty of or liable for gross negligence or willful misconduct in the performance of his or her duties where, acting in good faith, such director of officer relied on the books and records of the Association or statements or advice made by or prepared by any managing agent of the Association or any accountant, attorney or other person or firm employed or retained by the Association to render advice or service, unless such director or officer had actual knowledge of the falsity or incorrectness thereof; nor shall a director be deemed guilty of gross negligence or willful misconduct by virtue of the fact that he or she failed or neglected to attend any meetings of the Board of Directors of the Association. The costs and expenses incurred by any Indemnitee in defending any action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding upon receipt of an undertaking by or on behalf of the Indemnitee to repay the amount paid by the Association if it shall ultimately be determined that the Indemnitee is not entitled to indemnification or reimbursement as provided in this section 5.11.

ARTICLE VI

ARCHITECTURAL REVIEW COMMITTEE

6.1 Creation. There shall be, and hereby is, created and established an Architectural Review Committee to perform the functions provided for herein. At all times during the Development Period, the Architectural Review Committee shall consist of three (3) members appointed, from time to time, by Developer and who shall be subject to removal by Developer at any time with or without cause. After the end of the Development Period, the Architectural Review Committee shall be a standing committee of
the Association, consisting of three (3) persons appointed, from
time to time, by the Board of Directors of the Association. The
three persons appointed by the Board of Directors to the Archi-
tectural Review Committee shall consist of Owners of Lots but
need not be members of the Board of Directors. The Board of
Directors may at any time after the end of the Development Period
remove any member of the Architectural Review Committee upon a
majority vote of the members of the Board of Directors.

The Architectural Review Committee shall review and approve the
design, appearance and location of all residences,
structures or any other improvements placed or modified by any
person on any Lot and the installation and removal of any trees,
bushes, shrubbery and other landscaping on any Lot, in such a
manner as to preserve the value and desirability of the Real
Estate and the harmonious relationship among Residence Units and
the natural vegetation and topography.

(i) In General. No residence, building, structure,
antenna, walkway, fence, deck, pool, tennis court, basketball
goal, wall, patio or other improvement of any type or kind shall
be erected, constructed, placed or modified, changed or altered
on any Lot without the prior written approval of the
Architectural Review Committee. Such approval shall be obtained
only after written application has been made to the Architectural
Review Committee by the Owner of the Lot requesting authorization
from the Architectural Review Committee. Such written
application shall be in the manner and form prescribed from time
to time by the Architectural Review Committee and, in the case
of construction or placement of any improvement, shall be
accompanied by two (2) complete sets of plans and specifications
for the proposed improvement. Such plans shall include plot plans
showing the location of all improvements existing upon the Lot
and the location of the improvement proposed to be constructed or
placed upon the Lot, each properly and clearly designated. Such
plans and specifications shall set forth the color and
composition of all exterior materials proposed to be used and any
proposed landscaping, together with any other material or
information which the Architectural Review Committee may
reasonably require. Unless otherwise permitted by the
Architectural Review Committee, plot plans shall be prepared by
either a registered land surveyor, engineer or architect.

(ii) Power of Disapproval. The Architectural Review
Committee may refuse to approve any application (a "Requested
Change") made to it when:
(a) The plans, specifications, drawings or other materials submitted are inadequate or incomplete, or show the Requested Change to be in violation of any of the terms of this Declaration or the Plat Covenants and Restrictions applicable to any part of the Real Estate;

(b) The design or color scheme of a Requested Change is not in harmony with the general surroundings of the Lot or with the adjacent Residence Units or related improvements; or

(c) The Requested Change in the opinion of the Architectural Review Committee would not preserve or enhance the value and desirability of the Real Estate or would otherwise be contrary to the interests, welfare or rights of the Developer or any other Owner.

(iii) Rules and Regulations. The Architectural Review Committee, from time to time, may promulgate, amend or modify additional rules and regulations or building policies or procedures as it may deem necessary or desirable to guide Owners as to the requirements of the Architectural Review Committee for the submission and approval of Requested Changes.

6.3 Duties of Architectural Review Committee. If the Architectural Review Committee does not approve a Requested Change within forty-five (45) days after all required information on the Requested Change shall have been submitted to it, then such Requested Change shall be deemed denied. One copy of submitted material shall be retained by the Architectural Review Committee for its permanent files.

6.4 Liability of the Architectural Review Committee. Neither the Architectural Review Committee, the Association, the Developer nor any agent or member of any of the foregoing, shall be responsible in any way for any defects in any plans, specifications or other materials submitted to it, nor for any defects in any work done in connection with a Requested Change or for any decision made by it unless made in bad faith or by willful misconduct.

6.5 Inspection. The Architectural Review Committee or its designee may, but shall not be required to, inspect work being performed to assure compliance with this Declaration and the materials submitted to it pursuant to this Article VI and may require any work not consistent with an approved Requested
Change, or not approved, to be stopped and removed at the offending Owner’s expense.

ARTICLE VII

ASSESSMENTS

7.1 Purpose of Assessments. Each Owner of a Lot by acceptance for itself and related entities 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 for his obligation for (i) regular assessments for Common Expenses ("Regular Assessments") and (ii) special assessments for capital improvements and operating deficits and for special maintenance and repairs ("Special Assessments"). Such assessments shall be established, shall commence upon such dates and shall be collected as herein provided. The general purpose of Regular and Special Assessments is to provide funds to maintain and improve the Common Areas and related facilities for the benefit of the Owners, and the same shall be levied for the following specific purposes: (i) to promote the health, safety and welfare of the residents occupying the Real Estate, (ii) for the improvement, maintenance and repair of the Common Areas, the improvements, lawn foliage and landscaping within and upon the Common Areas, Landscape Easements, Drainage, Utility or Sewer Easements and the drainage system, (iii) for the performance of the responsibilities and duties and satisfaction of the obligations of the Association and (iv) for such other purposes as are reasonably necessary or specifically provided herein. A portion of the Regular Assessment may be set aside or otherwise allocated in a reserve fund for repair and replacement of any capital improvements which the Association is required to maintain. The Regular and Special Assessments levied by the Association shall be uniform for all Lots within the Subdivision.

7.2 Regular Assessments. The Board of Directors of the Association shall have the right, power and authority, without any vote of the members of the Association, to fix from time to time the Regular Assessment against each Residence Unit at any amount not in excess of the “Maximum Regular Assessment” as follows:

(i) Until December 31 of the year immediately following the conveyance of the first Lot to an Owner for residential use, the Maximum Regular Assessment on any Residence Unit for any calendar year shall not exceed Three Hundred Sixty Dollars ($360.00).
(ii) From and after December 31 of the year immediately following the conveyance of the first Lot to an Owner for residential use, the Maximum Regular Assessment on any Residence Unit for any calendar year may be increased by not more than five percent (5%) per year above the Regular Assessment for the previous calendar year without a vote of the members of the Association.

(iii) From and after December 31 of the year immediately following the conveyance of the first Lot to an Owner for residential use, the Board of Directors of the Association may fix the Regular Assessment at an amount in excess of the maximum amount specified in subparagraph (ii) above only with the approval of a majority of those members of each class of members of the Association who cast votes in person or by proxy at a meeting of the members of the Association duly called and held for such purpose.

(iv) Each Residence Unit shall be assessed an equal amount for any Regular Assessment, excepting any proration for ownership during only a portion of the assessment period.

7.3 Special Assessments. In addition to Regular Assessments, the Board of Directors of the Association may make Special Assessments against each Residence Unit, for the purpose of defraying, in whole or in part, the cost of constructing, reconstructing, repairing or replacing any capital improvement which the Association is required to maintain or the cost of special maintenance and repairs or to recover any deficits (whether from operations or any other loss) which the Association may from time incur, but only with the assent of a majority of the members of each class of members of the Association who cast votes in person or by proxy at a duly constituted meeting of the members of the Association called and held for such purpose.

7.4 No Assessment against Developer During the Development Period. Neither the Developer nor any affiliated entity shall be assessed any portion of any Regular or Special Assessment during the Development Period.

7.5 Date of Commencement of Regular or Special Assessments; Due Dates. The Regular Assessment or Special Assessment, if any, shall commence as to each Residence Unit on the first day of the next following the first conveyance of the related Lot to an Owner, provided that, in the case of the conveyance by Developer of a Lot to any builder in the Subdivision, such commencement shall
occur on the first day of the sixth calendar month following the first conveyance of the Lot to such builder.

The Board of Directors of the Association shall fix the amount of the Regular Assessment at least thirty (30) days in advance of each annual assessment period. Written notice of the Regular Assessment, any Special Assessments and such other assessment notices as the Board of Directors shall deem appropriate shall be sent to each Owner subject thereto. The installment periods and due dates for all assessments shall be established by the Board of Directors. The Board of Directors may provide for reasonable interest and late charges on past due installments of assessments.

7.6 Failure of Owner to Pay Assessments.

(i) No Owner may exempt himself from paying Regular Assessments and Special Assessments due to such Owner's nonuse of the Common Areas or abandonment of the Residence Unit or Lot belonging to such Owner. If any Owner shall fail, refuse or neglect to make any payment of any assessment when due, the lien for such assessment (as described in section 7.7 below) may be foreclosed by the Board of Directors of the Association for and on behalf of the Association as a mortgage on real property or as otherwise provided by law. In any action to foreclose the lien for any assessment, the Owner and any occupant of the Residence Unit shall be jointly and severally liable for the payment to the Association on the first day of each month of reasonable rental for such Residence Unit, and the Board of Directors shall be entitled to the appointment of a receiver for the purpose of preserving the Residence Unit or Lot, and to collect the rentals and other profits therefrom for the benefit of the Association to be applied to the unpaid assessments. The Board of Directors of the Association, at its option, may in the alternative bring suit to recover a money judgment for any unpaid assessment without foreclosing or waiving the lien securing the same. In any action to recover an assessment, whether by foreclosure or otherwise, the Board of Directors of the Association, for and on behalf of the Association, shall be entitled to recover from the Owner of the respective Lot costs and expenses of such action incurred (including but not limited to attorneys fees) and interest from the date such assessments were due until paid.

(ii) Notwithstanding anything contained in this section 7.6 or elsewhere in this Declaration, any sale or transfer of a Residence Unit or Lot to a Mortgagor pursuant to a foreclosure of its mortgage or conveyance in lieu thereof, or a
conveyance to any person at a public sale in the manner provided by law with respect to mortgage foreclosures, shall extinguish the lien of any unpaid assessments which became due prior to such sale, transfer or conveyance; provided, however, that the extinguishment of such lien shall not relieve the prior Owner from personal liability therefor. No such sale, transfer or conveyance shall relieve the Residence Unit, or the purchaser thereof, at such foreclosure sale, or the grantee in the event of conveyance in lieu thereof, from liability for any assessments thereafter becoming due or from the lien therefor.

7.7 Creation of Lien and Personal Obligation. All Regular Assessments and Special Assessments, together with interest, costs of collection and attorneys' fees, shall be a continuing lien upon the Lot against which such assessment is made prior to all other liens except only (i) tax liens on any Lot in favor of any unit of government or special taxing district and (ii) the lien of any first mortgage of record. Each such assessment, together with interest, costs of collection and attorneys' fees, shall also be the personal obligation of the Owner of the Lot at the time such assessment became due and payable. Where the Owner constitutes more than one person, the liability of such persons shall be joint and several. The personal obligation for delinquent assessments (as distinguished from the lien upon the Lot) shall not pass to such Owner's successors in title unless expressly assumed by them. The Association, upon request of a proposed Mortgagee or proposed purchaser having a contractual right to purchase a Lot, shall furnish to such Mortgagee or purchaser a statement setting forth the amount of any unpaid Regular or Special Assessments or other charges against the Lot. Such statement shall be binding upon the Association as of the date of such statement.

7.8 Expense Incurred to Clear Drainage, Utility or Sewer Easement Deemed a Special Assessment. As provided in the Plat Covenants relating to the Real Estate, the Owner of any Lot subject to a Drainage, Utility or Sewer Easement including any builder, shall be required to keep the portion of said Drainage, Utility or Sewer Easement on his Lot free from obstructions so that the storm water drainage will not be impeded and will not be changed or altered without a permit from the applicable local governmental authority and prior written approval of the Developer and the Association. Also, no structures or improvements, including without limitation decks, patios, pools, fences, walkways or landscaping of any kind, shall be erected or maintained upon said easements, and any such structure or improvement so erected shall, at Developer's or the Association's written request, be promptly removed by the Owner at the Owner's
sole cost and expense. If, within thirty (30) days after the
date of such written request, such Owner shall not have commenced
and diligently and continuously effected the removal of any
obstruction of storm water drainage or any prohibited structure
or improvement, Developer or the Association may enter upon the
Lot and cause such obstruction, structure or improvement to be
removed so that the Drainage, Utility or Sewer Easement is
returned to itsoriginal designated condition. In such event,
Developer or the Association shall be entitled to recover the
full cost of such work from the offending Owner and such amount
shall be deemed a special assessment against the Lot owned by
such Owner which, if unpaid, shall constitute a lien against such
Lot and may be collected by the Association pursuant to this
Article 7 in the same manner as any Regular Assessment or Special
Assessment may be collected.

ARTICLE VIII

INSURANCE

8.1 Casualty Insurance. The Association shall purchase and
maintain fire and extended coverage insurance in an amount equal
to the full insurable replacement cost of any improvements owned
by the Association. The Association shall 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. Such insurance policy shall name
the Association as the insured. The insurance policy or policies
shall, if practicable, contain provisions that the insurer (i)
waives its rights to subrogation as to any claim against the
Association, its Board of Directors, officers, agents and
employees, any committee of the Association or of the Board of
Directors and all Owners and their respective agents and guests
and (ii) waives any defense to payment based on invalidity
arising from the acts of the insured. Insurance proceeds shall
be used by the Association for the repair or replacement of the
property for which the insurance was carried.

8.2 Liability Insurance. The Association shall also
purchase and maintain a master comprehensive public liability
insurance policy in such amount or amounts as the Board of
Directors shall deem appropriate from time to time. Such
comprehensive public liability insurance shall cover all of the
Common Areas and shall inure to the benefit of the Association,
its Board of Directors, officers, agents and employees, any
committee of the Association or of the Board of Directors, all
persons acting or who may come to act as agents or employees of
any of the foregoing with respect to the Real Estate and the Developer.

8.3 Other Insurance. The Association shall also purchase and maintain any other insurance required by law to be maintained, including but not limited to workers compensation insurance, and such other insurance as the Board of Directors shall from time to time deem necessary, advisable or appropriate, including but not limited to officers' and directors' liability insurance.

8.4 Miscellaneous. The premiums for the insurance described above shall be paid by the Association as Common Expenses.

ARTICLE IX
MAINTENANCE

9.1 Maintenance of Lots and Improvements. Except to the extent such maintenance shall be the responsibility of the Association under any of the foregoing provisions of this Declaration, it shall be the duty of the Owner of each Lot, including any builder during the building process, to keep the grass on the Lot properly cut and keep the Lot, including any Drainage, Utility or Sewer Easements located on the Lot, free of weeds, trash or construction debris and otherwise neat and attractive in appearance including without limitation, the proper maintenance of the exterior of any structures on such Lot. If the Owner of any Lot fails to do so in a manner reasonably satisfactory to the Association, the Association shall have the right (but not the obligation), through its agents, employees and contractors, to enter upon said Lot and clean, repair, maintain or restore the Lot, as the case may be, and the exterior of the improvements erected thereon. The cost of any such work shall be and constitute a special assessment against such Lot and the owner thereof, whether or not a builder, and may be collected and enforced in the manner provided in this Declaration for the collection and enforcement of assessments in general. Neither the Association nor any of its agents, employees or contractors shall be liable to the offending Owner for any damage which may result from any maintenance work performed hereunder.

9.2 Damage to Common Areas. In the event of damage to or destruction of any part of the Common Areas or any improvements
which the Association owns or is required to maintain hereunder, including without limitation any Subdivision improvement, such as fences or columns erected by the Developer in right-of-way areas, the Association shall repair or replace the same from the insurance to the extent of the availability of such insurance proceeds. If such insurance proceeds are insufficient to cover the costs of repair or replacement of the property damaged or destroyed, the Association may make a Special Assessment against all Owners to cover the additional cost of repair or replacement not covered by the insurance proceeds. Notwithstanding any obligation or duty of the Association hereunder to repair or maintain the Common Areas and other improvements if, due to the willful, intentional or negligent acts or omissions of any Owner (including any builder) or of a member of his family or of a guest, subcontractor, employee, tenant, invitee or other occupant or visitor of such Owner, damage shall be caused to the Common Areas or any other improvements maintained by the Association pursuant to this Paragraph 9.2, or if maintenance, repairs or replacements shall be required thereby which would otherwise be a Common Expense, then the Association shall cause such repairs to be made and such Owner shall pay for such damage and such maintenance, repairs and replacements, 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 constitute a special assessment against such Owner, whether or not a builder, and its Lot, to be collected and enforced in the manner provided in this Declaration for the collection and enforcement of assessments in general.

ARTICLE X

MORTGAGES

10.1 Notice to Mortgagees. The Association, upon request, shall provide to any Mortgagee a written certificate or notice specifying unpaid assessments and other defaults, if any, of the Owner of any Lot in the performance of the Owner's obligations under this Declaration or any other applicable documents.

10.2 Notice to Association. Any Mortgagee who holds a first mortgage lien on a Lot may notify the Secretary of the Association by certified mail (return receipt requested) of the existence of such mortgage and provide the name and address of the Mortgagee. A record of the Mortgagee and name and address shall be maintained by the Secretary of the Association and any notice required to be given to the Mortgagee pursuant to the terms of this Declaration, the By-Laws of the Association or
otherwise shall be deemed effectively given if mailed to the
Mortgagee at the address shown in such record in the time
provided. Unless notification of a Mortgagee and the name and
address of the Mortgagee are furnished to the Secretary as herein
provided, no notice to any Mortgagee shall be required, and no
Mortgagee shall be entitled to vote on any matter to which it
otherwise may be entitled by virtue of this Declaration, the
By-Laws of the Association, a proxy granted to such Mortgagee in
connection with the mortgage, or otherwise.

10.3 Mortgagees' Rights Upon Default by Association. If
the Association fails (i) to pay taxes or the charges that are in
default and that have or may become liens against any Common
Areas, or (ii) to pay on a timely basis any premium on hazard
insurance policies on Common Areas or to secure hazard insurance
coverage for the Common Areas upon lapse of a policy, then the
Mortgagee with respect to any Lot may make the payment on behalf
of the Association.

ARTICLE XI

AMENDMENTS

11.1 By the Association. Except as otherwise provided in
this Declaration, amendments to this Declaration shall be
proposed and adopted in the following manner:

(i) Notice. Notice of the subject matter of any
proposed amendment shall be included in the notice of the meeting
of the members of the Association at which the proposed amendment
is to be considered.

(ii) Resolution. A resolution to adopt a proposed
amendment may be proposed by the Board of Directors or Owners
having in the aggregate at least a majority of votes of all
Owners.

(iii) Meeting. The resolution concerning a proposed
amendment must be adopted by the vote required by subparagraph
(iv) below at a meeting of the members of the Association duly
called and held in accordance with the provisions of the
Association's By-Laws.

(iv) Adoption. Any proposed amendment to this
Declaration must be approved by a vote of not less than ninety
percent (90%) in the aggregate of all votes entitled to be cast
by all Owners if the proposed amendment is considered and voted
upon on or before twenty (20) years after the date hereof, and
not less than seventy-five percent (75%) of such votes if the
proposed amendment is considered and voted on after twenty (20)
years from the date hereof. In any case, provided, however, that
any such amendment shall require the prior written approval of
Developer so long as Developer or any entity related to Developer
owns any Lot or Residence Unit within the Real Estate. In the
event any Residence Unit is subject to a first mortgage, the
Mortgagee shall be notified of the meeting and the proposed
amendment in the same manner as an Owner provided the Mortgagee
has given prior notice of its mortgage interest to the Board of
Directors of the Association in accordance with the provisions of
the foregoing sub-section 10.2. As long as there is a Class B
membership, the following actions will require the prior approval
of the Federal Housing Administration or the Veterans
Administration: annexation of additional properties, dedication
or mortgaging of Common Area, and amendment of this Declaration
of Covenants, Conditions and Restrictions.

(v) Mortgagees' Vote on Special Amendments. No amendments
to this Declaration shall be adopted which changes any provision of
this Declaration which would be deemed to be of a material nature by
the Federal National Mortgage Association under Section 601.02 of
Part V, Chapter 4, of the Fannie Mae Selling Guide, or any similar
provision of any subsequent guidelines published in lieu of or in
substitution for the Selling Guide, or which would be deemed to
require the first mortgagee's consent under the Freddie Mac Sellers'
and Servicers' Guide, Vol. 1, Section 2103(d), without the written
approval of at least sixty-seven percent (67%) of the Mortgagees who
have given prior notice of their mortgage interest to the Board of
Directors of the Association in accordance with the provisions of
the foregoing section 10.2.

Any Mortgagee which has been duly notified of the nature of any
proposed amendment shall be deemed to have approved the same if the
Mortgagee or a representative thereof fails to appear at the meeting
in which such amendment is to be considered (if proper notice of such
meeting was timely given to such Mortgagee) or if the Mortgagee does
not send its written objection to the proposed amendment prior to
such meeting. In the event that a proposed amendment is deemed by
the Board of Directors of the Association to be one which is not of a
material nature, the Board of Directors shall notify all Mortgagees
whose interests have been made known to the Board of Directors of the
nature of such proposed amendment, and such amendment shall be
conclusively deemed not material if no Mortgagee so notified objects
to such proposed amendment within thirty (30) days after the date
such notices are mailed and if such notice advises the Mortgagee of
the time limitation contained in this sentence.
11.2 **By the Developer.** Developer hereby reserves the right, so long as Developer or any entity related to Developer owns any Lot or Residence Unit within and upon the Real Estate, to make any technical amendments to this Declaration, without the approval of any other person or entity, for any purpose reasonably deemed necessary or appropriate by the Developer, including without limitation: to bring Developer or this Declaration into compliance with the requirement of any statute, ordinance, regulation or order of any public agency having jurisdiction thereof; to conform with zoning covenants and conditions; to comply with the requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Veterans Administration or any other governmental agency or to induce any of such agencies to make, purchase, sell, insure or guarantee first mortgages; or to correct clerical or typographical errors in this Declaration or any amendment or supplement hereto; provided, however, that in no event shall Developer be entitled to make any amendment which has a material adverse effect on the rights of any Mortgagor, or which substantially impairs the rights granted by this Declaration to any Owner or substantially increases the obligations imposed by this Declaration on any Owner.

11.3 **Recording.** Each amendment to this Declaration need be executed only by Developer in any case where Developer has the right to amend this Declaration pursuant to Paragraph 11.2 and, otherwise, by the President or Vice President and Secretary of the Association; provided, however, that any amendment requiring the consent of Developer pursuant to Paragraph 11.1 shall contain Developer's signed consent. All amendments shall be recorded in the Office of the Recorder of Marion County, Indiana, and no amendment shall become effective until so recorded.

**ARTICLE XII**  
**MISCELLANEOUS**

12.1 **Right of Enforcement.** Violation or threatened violation of any of the covenants, conditions or restrictions enumerated in this Declaration or in a Plat of any part of the Real Estate now or hereafter recorded in the office of the Recorder of Marion County, Indiana, shall be grounds for an action by Developer, the Association, any Owner and all persons or entities claiming under them, against the person or entity violating or threatening to violate any such covenants, conditions or restrictions. Available relief in any such action
shall include recovery of damages or other sums due for such violation, injunctive relief against any such violation or threatened violation, declaratory relief and the recovery of costs and attorneys fees reasonably incurred by any party successfully enforcing such covenants, conditions and restrictions; provided, however, that neither Developer, any Owner nor the Association shall be liable for damages of any kind to any person for failing or neglecting for any reason to enforce any such covenants, conditions or restrictions.

12.2 Delay or Failure to Enforce. No delay or failure on the part of any aggrieved party, including without limitation the Association and the Developer, to invoke any available remedy with respect to any violation or threatened violation of any covenants, conditions or restrictions enumerated in this Declaration or in a Plat of any part of the Real Estate shall constitute a waiver by that party of, or an estoppel of that party to assert, any right available to it upon the occurrence, recurrence or continuance of such violation.

12.3 Duration. These covenants, conditions and restrictions and all other provisions of this Declaration (as the same may be amended from time to time as herein provided) shall run with the land comprising the Real Estate and shall be binding on all persons and entities from time to time having any right, title or interest in the Real Estate or any part thereof, and on all persons claiming under them, until December 31, 2016, and thereafter shall continue automatically until terminated or modified by vote in the majority of all Owners at any time thereafter; provided, however, that no termination of this Declaration shall terminate or otherwise affect any easement hereby created and reserved unless all persons entitled to the beneficial use of such easement shall consent thereto.

12.4 Severability. Invalidation of any of the covenants, conditions or restrictions 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.

12.5 Applicable Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Indiana.

12.6 Annexation. Additional land adjacent to the Real Estate may be annexed by Developer to the Real Estate (and from and after such annexation shall be deemed part of the Real Estate for all purposes of this Declaration) by execution and
recording by Developer in the Office of the Recorder of Marion County, Indiana, of a supplemental declaration, and such action shall require no approvals or other action of the Owners.

XIII

DEVELOPER’S RIGHTS

13.1 Access Rights. Developer hereby declares, creates and reserves an access license over and across all of the Real Estate for the use of Developer and its representatives, agents, designees, contractors and affiliates during the Development Period. Notwithstanding the foregoing, the area of the access license created by this section 13.1 shall be limited to that part of the Real Estate which is not in, on, under, over, across or through a building or the foundation of a building properly located on the Real Estate. The parties for whose benefit this access license is herein created and reserved shall exercise such access rights only to the extent reasonably necessary and appropriate and such parties shall, to the extent reasonably practicable, repair any damage or destruction caused by reason of such parties’ exercise of this access license.

13.2 Signs. Developer and its designees shall have the right to use signs of any size during the Development Period and shall not be subject to the Plat Covenants with respect to signs during the Development Period. The Developer and its designees shall also have the right to construct or change any building, improvement or landscaping on the Real Estate without obtaining the approval of the Architectural Review Committee at any time during the Development Period.

13.3 Sales Offices and Models. Notwithstanding anything to the contrary contained in this Declaration or a Plat of any part of the Real Estate now or hereafter recorded in the office of the Recorder of Marion County, Indiana, Developer, any entity related to Developer and any other person or entity with the prior written consent of Developer, during the Development Period, shall be entitled to construct, install, erect and maintain such facilities upon any portion of the Real Estate owned by Developer, the Association or such person or entity as, in the sole opinion of Developer, may be reasonably required or convenient or incidental to the development of the Real Estate or the sale of Lots and the construction or sale of Residence Units thereon. Such facilities may include, without limitation, storage areas or tanks, parking areas, signs, model residences, construction offices or trailers and sales offices or trailers.
IN WITNESS WHEREOF, this Declaration has been executed by
Developer as of the date first above written.

Davis Homes, LLC, an Indiana
limited liability company, by its
manager-member

Davis Holding Corporation, an
Indiana corporation

By: Ronald F. Shady, Jr.
Vice President

STATE OF INDIANA 
COUNTY OF MARION 

Before me, a Notary Public, in and for the State of Indiana,
personally appeared Ronald F. Shady, Jr., Vice President of Davis
Holding Corporation, an Indiana corporation, who acknowledged the
execution of the foregoing Declaration.

WITNESS my hand and Notarial Seal this 3rd day of

OCTOBER, 1996.

Notary Public

Printed Name

My Commission Expires: 4.21.00

County of Residence: Hamilton

This instrument was prepared by and return recorded instrument
to: Ronald F. Shady, Jr., Vice President of Davis Holding
Corporation, 3755 East 82nd Street, Suite 120, Indianapolis,
Indiana 46240, (317) 595-2900.
Exhibit “A”

A part of the North Half of the Northwest quarter of the Southwest quarter of Section 11, Township 16 North, Range 2 East, of the Second Principal Meridian in Pike Township, Marion County, Indiana, being the same as the tract of land conveyed to William F. Van Hoy, III et. al. by Trustee's Deed recorded as Instrument Number 1994-0063716 in the Office of the Recorder of Marion County, Indiana, and more particularly described as follows:

BEGINNING at a cast iron monument found marking the Northwest corner of said Southwest quarter; thence, along the West line thereof, South 00 degrees 35 minutes 11 seconds East (Basis of bearings - Indiana State Plane Coordinate System - East Zone) 366.82 feet to a point 300 feet North of the South line of said half quarter quarter section; thence, parallel with the South line of said half quarter quarter section, North 89 degrees 02 minutes 41 seconds East 300.01 feet to a point 300 feet East of the said West line; thence, parallel with said West line, South 00 degrees 35 minutes 11 seconds East 300.01 feet to the South line of said half quarter quarter section; thence, along said South line, North 89 degrees 02 minutes 41 seconds East 1037.17 feet to the East line of said half quarter quarter section; thence, along said East line, North 00 degrees 36 minutes 36 seconds West 666.62 feet to the North line of said half quarter quarter section; thence, along said North line, South 89 degrees 03 minutes 12 seconds West 1336.90 feet to the POINT OF BEGINNING. Containing 18.398 acres, more or less, and being subject to all rights of way, easements and restrictions of record.
The undersigned, DAVIS HOMES, LLC, an Indiana limited liability company (the "Developer"), is the Owner of the real estate more specifically described in Exhibit "A" attached hereto (the "Real Estate"). The Developer is concurrently platting and subdividing the Real Estate as shown on the plat for Coppermill at the Park, which is filed of record Oct. 8, 1996 in the office of the Recorder of Marion County, Indiana (the "Plat") and desires in the Plat to subject the Real Estate to the provisions of these Plat Covenants and Restrictions. The subdivision created by the Plat (the "Subdivision") is to be known and designated as "Coppermill at the Park".

In addition to the covenants and restrictions hereinafter set forth, the Real Estate is also subject to those covenants and restrictions contained in the Declaration of Covenants, Conditions and Restrictions of Coppermill at the Park, dated Oct. 8, 1996 and recorded on Oct. 8, 1996 as Instrument No. 96-141375, in the office of the Recorder of Marion County, Indiana, as the same may be amended or supplemented from time to time as therein provided (the "Declaration"); and to the rights, powers, duties and obligations of the Coppermill at the Park Community Association, Inc. (the "Association"), set forth in the Declaration. If there is any irreconcilable conflict between any of the covenants and restrictions contained herein and any of the covenants and restrictions contained in the Declaration, the covenants and restrictions contained in the Declaration shall govern and control, but only to the extent of the irreconcilable conflict, it being the intent hereof that all covenants and restrictions contained herein shall be applicable to the Real Estate to the fullest extent possible. Capitalized terms used herein shall have the same meaning as given in the Declaration.

In order to provide adequate protection to all present and future Owners of Lots or Residence Units in the Subdivision, the following covenants and restrictions, in addition to those set forth in the Declaration, are hereby imposed upon the Real Estate:

1. **PUBLIC RIGHT OF WAY.** The rights-of-way of the streets as shown on the Plat, if not heretofore dedicated to the public, are hereby dedicated to the public for use as a public right-of-way.

2. **COMMON AREAS.** There are areas of ground on the Plat marked "Common Area". Developer hereby declares, creates and grants a non-exclusive easement in favor of each Owner for the use and enjoyment of the Common Areas, subject to the conditions and restrictions contained in the Declaration. The Common Areas located within Block "C" identified as such on the Plat are subject to the terms of that certain Covenants Regarding Residential and Noise Sensitive Development Rights recorded in the office of the Recorder of Marion County as Instrument No. 96-0091097 which, among other things prohibits the placement of structures of any kind whatsoever thereon.

3. **TREE PRESERVATION EASEMENTS.** There are areas of ground on the Plat marked "Tree Preservation Easements". Developer hereby creates and reserves the areas comprising the Tree Preservation Easements for the preservation of trees in such areas.
structures or improvements shall be erected or maintained within or upon such Tree Preservation Easements without the prior written consent of the Architectural Review Committee. No living trees, 2 inch caliper or larger, shall be removed from any Tree Preservation Easement except (a) by public utility companies, governmental agencies, Developer, the Department of Capital Asset Management of the City of Indianapolis or the Association in connection with such entity’s use of the Utility, Drainage or Sewer Easement as herein permitted, or (b) those approved by the Architectural Review Committee.

4. **LANDSCAPE EASEMENTS.** There are areas of ground on the Plat marked "Landscape Easements". Such Landscape Easements are hereby created and reserved: (a) for the use of the Developer during the Development Period for access to and the installation, maintenance and replacement of foliage, landscaping, screening materials, entrance walls, lighting, irrigation and other improvements and (ii) for the use of the Association for access to and the installation, maintenance and replacement of foliage, landscaping, screening materials, entrance walls, lighting, irrigation and other improvements. Except as installed by Developer or installed and maintained by the Association or with the prior written consent of the Architectural Review Committee, no structures or improvements, including without limitation piers, decks, walkways, patios and fences shall be erected or maintained upon said Landscape Easements.

5. **AIR SPACE EASEMENT:** An air space easement presently exists for the area which lies more than fifty (50) feet above the Real Estate as set forth in that certain Grant of Easement recorded in the office of the Recorder of Marion County as Instrument No. 96-0091096. Pursuant to such easement among other things, no structures of any type, including trees and landscaping, shall be permitted to extend more than fifty (50) feet above the Real Estate.

6. **UTILITY, DRAINAGE, AND SEWER EASEMENTS.** There are areas of ground on the Plat marked "Utility Easements, Drainage Easements and Sewer Easements", either separately or in combination. The Utility Easements are hereby created and reserved for the use of all public utility companies (not including transportation companies), governmental agencies and the Association for access to and installation, maintenance, repair or removal of poles, mains, ducts, drains, lines, wires, cables and other equipment and facilities for the furnishing of utility services, including cable television services. The Drainage Easements are hereby created and reserved for (i) the use of Developer during the "Development Period" (as such term is defined in the Declaration) for access to and installation, repair or removal of a drainage system, either by surface drainage or appropriate underground installations, for the Real Estate and adjoining property and (ii) the use of the Association and the Department of Capital Asset Management of the City of Indianapolis for access to and maintenance, repair and replacement of such drainage system. The owner of any Lot in the Subdivision subject to a Drainage Easement, including any builder, shall be required to keep the portion of said Drainage Easement on his Lot free from obstructions so that the storm water drainage will be unimpeded and will not be changed or altered without a permit from the Department of Capital Asset Management and prior written approval of the Developer. The Sewer Easements are hereby created and reserved for the use of the Department of Capital Asset Management and, during the Development Period, for the use of Developer for access to and installation, repair, removal replacement or maintenance of an
underground storm or sanitary sewer system. The delineation of the Utility, Drainage and Sewer Easement areas on the Plat shall not be deemed a limitation on the rights of any entity for whose use any such easement is created and reserved to go on any Lot subject to such easement temporarily to the extent reasonably necessary for the exercise of the rights granted to it by this Paragraph 6. Except as installed by Developer or installed as provided above, no structures or improvements, including without limitation decks, patios, fences, walkways or landscaping, shall be erected or maintained upon said easements.

7. BUILDING LOCATION - FRONT, BACK AND SIDE YARD REQUIREMENTS. The building setback lines are established on the Plat. No building shall be erected or maintained between said setback lines and the front, rear or side lot line (as the case may be) of a Lot. The setback lines may vary in depth in excess of the minimum as designated on the Plat. The minimum front yard setback shall be twenty-five (25) feet. The minimum rear yard setback shall be twenty (20) feet. The minimum side yard setback shall be five (5) feet with an aggregate of ten (10) feet.

8. RESIDENTIAL UNIT SIZE AND OTHER REQUIREMENTS. No residence constructed on a Lot shall have less than one thousand five hundred (1500) square feet of total living area, exclusive of garages, carports and open porches. The minimum average living area of all residences in the Subdivision shall be one thousand eight hundred (1800) square feet. Each residence shall include an attached two-car (or larger) enclosed garage. The maximum height of any residential dwelling constructed on a lot shall be thirty-five (35) feet. Subject to paragraph 9, the maximum height of any residential accessory building shall be twenty-five (25) feet.

9. RESIDENTIAL UNIT USE. All Lots in the Subdivision shall be used solely for residential purposes. No business building shall be erected on any lot, and no business may be conducted on any part thereof. No building shall be erected, placed or permitted to remain on any Lot other than one detached single-family residence not to exceed two stories in height and permanently attached residential accessory buildings. Any garage, tool shed, storage building or any other attached building erected or used as an accessory building to a residence shall be of a permanent type of construction and shall conform to the general architecture and appearance of such residence.

10. ACCESSORY AND TEMPORARY BUILDINGS. No trailers, shacks, outhouses or detached or unenclosed storage sheds, tool sheds or detached accessory buildings of any kind shall be erected or situated on any Lot in the Subdivision, except that used by the Developer or by a builder during the construction of a residential building on the Real Estate, which temporary construction structures shall be removed upon completion of construction of the Subdivision or building, as the case may be.

11. TEMPORARY RESIDENCE. No trailer, camper, motor home, truck, shack, tent, boat, recreational vehicle, basement, garage or outbuilding may be used at any time as a residence, temporary or permanent, nor may any structure of a temporary character be used as a residence.
12. **BUILDING MATERIALS.** Exterior building materials for Residential Units shall include stone, brick, stucco, wood and vinyl siding. Aluminum siding is prohibited. The exterior of window frames shall be vinyl or metal clad wood. Foundations shall be slab, crawl space or basement.

13. **NUISANCES.** No domestic animals raised for commercial purposes and no farm animals or fowl shall be kept or permitted on any Lot. No noxious, unlawful or otherwise offensive activity shall be carried out on any Lot, nor shall anything be done thereon which may be or may become a serious annoyance or nuisance to the neighborhood.

14. **VEHICLE PARKING.** No camper, motor home, truck, trailer, boat, snowmobile or other recreational vehicle of any kind may be stored on any Lot in open public view. No vehicles of any kind may be put up on blocks or jacks to accommodate car repair on a Lot unless such repairs are done in the garage. Disabled vehicles shall not be allowed to remain in open public view.

15. **SIGNS.** No sign of any kind shall be displayed to the public view on any Lot, except that one sign of not more than six (6) square feet may be displayed at any time for the purpose of advertising a property for sale, and except that Developer and its affiliates and designees, including the builders, may use larger signs during the sale and development of the Subdivision.

16. **MAILBOXES.** All mailboxes and replacement mailboxes shall be uniform and shall conform to the standards set forth by the Architectural Review Committee.

17. **GARBAGE AND REFUSE DISPOSAL.** Trash and refuse disposal will be on an individual basis, Lot by Lot. The community shall not contain dumpsters or other forms of general or common trash accumulation except to facilitate development and house construction. No Lot shall be used or maintained as a dumping ground for trash. Rubbish, garbage and other waste shall be kept in sanitary containers. All equipment for storage or disposal of such materials shall be kept clean and shall not be stored on any Lot in open public view. No rubbish, garbage or other waste shall be allowed to accumulate on any Lot. No homeowner or occupant of a Lot shall burn or bury any garbage or refuse.

18. **STORAGE TANKS.** No gas, oil or other storage tanks shall be installed on any Lot.

19. **WATER SUPPLY AND SEWAGE SYSTEMS.** No private or semi-private water supply or sewage disposal system may be located upon any Lot. No septic tank, absorption field or similar method of sewage disposal shall be located or constructed on any Lot.

20. **DITCHES AND SWALES.** All owners, including builders, shall keep unobstructed and in good maintenance and repair all open storm water drainage ditches and swales which may be located on their respective Lots. No filling, regrading, piping, rerouting or other alteration of any open ditch or swale may be made without the express written consent of
21. **DRIVEWAYS.** Each driveway in the Subdivision shall be of concrete or asphalt material.

22. **ANTENNA AND SATELLITE DISHES.** Outdoor satellite dishes shall be permitted in the Subdivision; provided, however, that (i) the diameter of the satellite dish shall be no more than twenty-four (24) inches; (ii) only one (1) satellite dish shall be permitted on each Lot; (iii) the Architectural Review Committee shall have first determined that the satellite dish is appropriately placed and properly screened in order to preserve property values and maintain a harmonious and compatible relationship among Residence Units in the Subdivision.

23. **AWNINGS.** No metal, fiberglass, canvas or similar type material awnings or patio covers shall be permitted in the Subdivision, except that a builder may utilize a canvas or similar type material awning on its model home sales center in the Subdivision.

24. **FENCING.** No fence shall be erected on or along any Lot line, nor on any Lot, the purposes or result of which will be to obstruct reasonable vision, light or air. All fences shall be kept in good repair and erected so as to enclose the property and decorate the same without unreasonable hindrance or obstruction to any other property. Any fencing permitted to be used in the Subdivision must be ornamental iron, wooden or black or green vinyl coated chain link and shall not be higher than six (6) feet. Uncoated chain link fencing is prohibited. No fencing shall extend into a yard, fronting onto a street closer, to the street than the front corner of the residence. All fencing style, color, location and height shall be generally consistent within the Subdivision and shall be subject to prior written approval of the Architectural Review Committee. Fences are allowed in easements but are erected at owner's risk as such fences may be partially or completely torn down by the others if they interfere with the installation, operation, and/or maintenance of the facilities for which the easement has been reserved.

25. **SWIMMING POOLS AND SPORTS COURTS.** No above-ground swimming pools shall be permitted in the Subdivision. No hard surfaced sports courts of any kind shall be permitted on any Lot except as approved by the Architectural Review Committee.

26. **SOLAR PANELS.** No solar heat panels shall be permitted on roofs of any structures in the Subdivision. All such panels shall be enclosed within fenced areas and shall be concealed from the view of neighboring Lots, common areas and the streets.

27. **OUTSIDE LIGHTING.** Except as otherwise approved by the Developer in connection with a builder's model home sales center, all outside lighting contained in or with respect to the Subdivision shall be of an ornamental nature compatible with the architecture of the project and shall provide for projection of light so as not to create a glare, distraction or nuisance to other property owners in the vicinity of or adjacent to the project.
28. **SITE OBSTRUCTIONS.** No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) 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 sight-line 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 a sufficient height to prevent obstruction of such sight lines.

29. **VIOLATION.** Violation or threatened violation of these covenants and restrictions shall be grounds for an action by the Developer, the Association or any person or entity having any right, title or interest in the Real Estate, and all persons or entities claiming under them, against the person or entity violating or threatening to violate any such covenants or restrictions. Available relief in any such action shall include recovery of damages for such violation, injunctive relief against any such violation or threatened violation, declaratory relief and the recovery of costs and attorneys reasonable fees incurred by any party successfully enforcing these covenants and restrictions; provided, however, that neither the Developer nor the Association shall be liable for damages of any kind to any person for failing to enforce such covenants or restrictions.

30. **METROPOLITAN DEVELOPMENT COMMISSION.** The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the Subdivision Control Ordinance, 58-AO-3, as amended, or any conditions attached to approval of the Plat by the Plat Committee.

31. **AMENDMENT.** These covenants and restrictions may be amended at any time by the then owners of at least sixty-seven percent (67%) of the Lots in all Subdivisions which are now or hereafter made subject to and annexed to the Declaration, provided, however, that until all of the Lots in such Subdivisions have been sold by Developer, any such amendment shall require the prior written approval of Developer. Each such amendment shall be evidenced by a written instrument, signed by the Owner or Owners concurring therein, which instrument shall set forth facts sufficient to indicate compliance with this paragraph and shall be recorded in the office of the Recorder of Marion County, Indiana. No amendment which adversely affects the rights of a public utility shall be effective with respect to such public utility without its written consent thereto. No amendment which is contrary to a zoning commitment shall be effective without the written approval of the affected adjacent homeowners associations designated by the Department of Metropolitan Development.

32. **TERM.** The foregoing plat covenants and restrictions, as the same may be amended from time to time, shall run with the land and shall be binding upon all persons or entities from time to time having any right, title or interest in the Real Estate and on all persons or
entities claiming under them, until December 31, 2016, and thereafter they shall continue automatically in effect unless terminated by a vote of a majority of the then Owners of the Lots in the Subdivision; provided, however, that no termination of said these covenants and restrictions shall affect any easement hereby created and reserved unless all persons entitled to the beneficial use of such easement shall have consented thereto in writing.

33. **SEVERABILITY.** Invalidation of any of the foregoing covenants or restrictions by judgment or court order shall in no way affect any of the other covenants and restrictions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Developer, as the owner of the Real Estate, has hereunto caused its name to be subscribed this 3rd day of October, 1996.

Davis Homes, LLC, an Indiana limited liability company, by its manager-member

Davis Holding Corporation, an Indiana corporation

By: 

Christopher R. White
Vice President
STATE OF INDIANA

COUNTY OF MARION

Before me, a Notary Public in and for the State of Indiana, personally appeared Christopher R. White, the Vice President of Davis Holding Corporation, an Indiana corporation, and acknowledged the execution of this instrument as his voluntary act and deed as such officer on behalf of such corporation for the uses and purposes hereinabove set forth.

Witness my signature and Notarial Seal this 3rd day of October, 1996.

[Signature]
Notary Public

[Signature]
Printed

My Commission expires: 04/21/00

County of Residence: Hamilton

This instrument was prepared by Ronald F. Shady, Jr., Vice President of Davis Homes, LLC, 3755 East 82nd Street, Suite 120, Indianapolis, Indiana, 46240, (317)595-2900.
Exhibit “A”

A part of the North Half of the Northwest quarter of the Southwest quarter of Section 11, Township 16 North, Range 2 East, of the Second Principal Meridian in Pike Township, Marion County, Indiana, being the same as the tract of land conveyed to William F. Van Hoy, III et. al. by Trussell's Deed recorded as Instrument Number 1994-0063716 in the Office of the Recorder of Marion County, Indiana, and more particularly described as follows:

BEGINNING at a cast iron monument found marking the Northwest corner of said Southwest quarter; thence, along the West line thereof, South 00 degrees 35 minutes 11 seconds East (Basis of bearings - Indiana State Plane Coordinate System - East Zone) 366.62 feet to a point 300 feet North of the South line of said half quarter quarter section; thence, parallel with the South line of said half quarter quarter section, North 89 degrees 02 minutes 41 seconds East 300.01 feet to a point 300 feet East of the said West line; thence, parallel with said West line, South 00 degrees 35 minutes 11 seconds East 300.01 feet to the South line of said half quarter quarter section; thence, along said South line, North 89 degrees 02 minutes 41 seconds East 1037.17 feet to the East line of said half quarter quarter section; thence, along said East line, North 00 degrees 35 minutes 16 seconds West 666.62 feet to the North line of said half quarter quarter section; thence, along said North line, South 89 degrees 02 minutes 12 seconds West 1338.90 feet to the POINT OF BEGINNING. Containing 18.398 acres, more or less, and being subject to all rights of way, easements and restrictions of record.
GRANT OF EASEMENT

The undersigned grantor is the owner of real estate described as follows:

A part of the North Half of the Northwest quarter of the Southwest quarter of Section 11, Township 16 North, Range 2 East, of the Second Principal Meridian in Pike Township, Marion County, Indiana, being the same as the tract of land conveyed to William F. Van Hoy, III et al. by Trustee’s Deed recorded as Instrument Number 1994-0063716 in the Office of the Recorder of Marion County, Indiana, and more particularly described as follows:

BEGINNING at a cast iron monument found marking the Northwest corner of said Southwest quarter; thence, along the West line thereof, South 00 degrees 35 minutes 11 seconds East (Basis of bearings - Indiana State Plane Coordinate System - East Zone) 366.82 feet to a point 300 feet North of the South line of said half quarter quarter section; thence, parallel with the South line of said half quarter quarter section, North 89 degrees 02 minutes 41 seconds East 300.01 feet to a point 300 feet East of the said West line; thence, parallel with said West line, South 00 degrees 35 minutes 11 seconds East 300.01 feet to the South line of said half quarter quarter section; thence, along said South line, North 89 degrees 02 minutes 41 seconds East 1037.17 feet to the East line of said half quarter quarter section; thence, along said East line, North 00 degrees 36 minutes 37 seconds West 666.62 feet to the North line of said half quarter quarter section; thence, along said North line, South 89 degrees 03 minutes 12 seconds West 1336.90 feet to the POINT OF BEGINNING. Containing 18.398 acres, more or less, and being subject to all rights of way, easements and restrictions of record.

(hereinafter, “Real Estate”)

This indenture witnesseth that Davis Homes, LLC by its Manager, Davis Holding Corporation, for itself, successors, and assigns, for the sum of Ten Dollars ($10.00) and other consideration, does GRANT, BARGAIN, SELL AND CONVEY to the Indianapolis Airport Authority, for use by its grantees, permittees, licensees, successors and assigns, a perpetual easement and right-of-way for the free and unobstructed passage of aircraft in, through and across the air space which lies more than FIFTY (50) feet above the Real Estate described above.

The easement and rights hereby granted include the continuing right to keep clear the air space within such air space easement of any and all obstructions infringing upon or extending into or above said air space easement, and for the purpose to cut and remove trees and to demolish and remove buildings or other structures or obstructions within said air space easement, together with the right of ingress and egress to and from said property; and including the right of flight within such
air space and to all such noise, vibrations, fumes, dust, fuel particles, and all other effects as may be inherent and reasonably necessary to the safe operation of aircraft now known or hereafter used for navigation of or flight in the air; and Grantor does hereby waive and release any right or cause of action which it may now have or which it may have in the future against the Indianapolis Airport Authority, its grantees, permittees, licensees, successors and assigns, due to such noise, vibrations, fumes, dust, fuel particles, and all other effects as may be inherent and reasonably necessary to the safe operation of aircraft now known or hereinafter used for navigation of or flight in the sky; reserving to the Grantor such use, rights and privileges in said land as may be exercised and enjoyed without interference with or abridgement of the rights hereby granted.

Grantors covenant that no structure or improvement on the Real Estate shall violate any airport imaginary surface established by the State of Indiana (I.C. 8-21-10-8) or Federal Aviation Administration (Part 77) or as such statute or regulation is hereafter amended, and in the event of such violation Grantor or its successor-in-interest shall immediately cure such violation.

Grantors covenant that they are the owners of the above described Real Estate free and clear of all liens and encumbrances except current taxes, and mortgage or other liens and restrictions of record. This easement shall continue in existence so long as the Indianapolis Airport Authority, its grantees, permittees, licensees, successors or assigns continue to use the real estate and premises commonly known as Eagle Creek Airpark, Indianapolis, Indiana.

The undersigned persons executing this Grant of Easement on behalf of Grantor represents and certifies that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor to execute and deliver this deed, that the grantor has full corporate capacity to convey the real estate interest described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

All of the rights, obligations or duties of Grantor hereunder may be assigned by Grantor to, and assumed by, a homeowners association or a corporation created by Grantor for the purpose of operating, maintaining, repairing or replacing the Real Estate. Upon acceptance and assumption thereof by such association or corporation, Grantor shall be released from all liability hereunder from and after the date thereof (except liability which has then accrued), and the association or the corporation shall thereafter be liable for Grantor’s performance hereunder.

This easement shall run with the land. If Grantor shall transfer by sale, assignment or otherwise any interest in the Real Estate the transferee shall assume any obligation of Grantor hereunder and Grantor shall be released from all liability assumed by such transferee from and after the date of such transfer (excluding any liability which has then accrued).

This easement shall terminate at such time as the Eagle Creek Airpark, Indianapolis, Indiana is no longer used as an airport by the Indianapolis Airport Authority, its successors, assigns, grantees, permittees and licensees.
IN WITNESS WHEREOF, the said Davis Homes LLC, by its Manager, Davis Holding Corporation has caused this deed to be executed this ___________ day of __________, 1996.

(SEAL) Davis Homes LLC, by its Manager, Davis Holding Corporation

By: ________________________________
Ronald F. Shady, Jr.

Office: Vice President

STATE OF INDIANA __________________
COUNTY OF MARION __________________

Before me, a Notary Public in and for said County and State, personally appeared Ronald F. Shady, Jr., the Vice President of Davis Holding Corporation, the Manager of Davis Homes LLC, an Indiana Limited Liability Company organized and existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing Grant of Easement for and on behalf of said company, and who, have been duly sworn, stated that the representatives therein contained are true.

______________________________
(Notary Public) June 20, 1996

______________________________
(Printed) Resident of ______________ County

My Commission expires __________

This instrument prepared by Robert A. Duncan, Attorney at Law.
STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE
MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL

In accordance with I.C. 36-7-4-613 or I.C. 36-7-4-614, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description: (insert here or attach)

SEE ATTACHED LEGAL DESCRIPTION.

Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".

2. See attached additional commitments.

3. 

4. 

5. 

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.
COMMITMENTS contained in this instrument shall be effective upon:

(a) the adoption of rezoning petition # _________ by the City-County Council changing the zoning classification of the real estate from _________ zoning classification to _________ zoning classification; or

(b) the adoption of approval petition # 96-AP-37 by the Metropolitan Development Commission,

and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the _________ zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;

2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);

3. Any person who is aggrieved by a violation of either of the Commitments contained in Commitment #1 (Open Occupancy and Equal Employment Opportunity Commitments); and

4. _______________________________________________________

The undersigned hereby authorizes the Neighborhood and Development Services Division of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition # 96-AP-37.

IN WITNESS WHEREOF, owner has executed this instrument this __________ day of May 1996.

Signature ______________________________ (Seal)  Signature ______________________________ (Seal)

Printed _______________________________ Printed _______________________________

Chairman of the Board
Davis Homes, LLC
STATE OF INDIANA }  
COUNTY OF MARION }

Before me, a Notary Public in and for said County and State, personally appeared

Charles R., Davis , owner(s) of the real estate who acknowledged the execution of
the foregoing instrument and who, having been duly sworn, stated that any representations therein
contained are true.

Witness my hand and Notarial Seal this 17th day of May , 1996.

Signature  Delores Marie Harding 
Printed  Delores Marie Harding
County of Residence  Hendricks


This instrument was prepared by Stephen D. Nears, Esq., 8395 Keystone Crossing, #100,
Indianapolis, IN 46240 (317)253-5115.
ATTACHMENT "A"

OPEN OCCUPANCY AND EQUAL EMPLOYMENT OPPORTUNITY COMMITMENT

(a) The owner commits that he shall not discriminate against any person on the basis of race, color, religion, ancestry, national origin, handicap or sex in the sale, rental, lease or sublease, including negotiations for the sale, rental, lease or sublease, of the real estate or any portion thereof, including, but not limited to:

(1) any building, structure, apartment, single room or suite of rooms or other portion of a building, occupied as or designated or intended for occupancy as living quarters by one or more families or a single individual;

(2) any building, structure or portion thereof, or any improved or unimproved land utilized or designed or intended for utilization, for business, commercial, industrial or agricultural purposes;

(3) any vacant or unimproved land offered for sale or lease for any purpose whatsoever.

(b) The owner commits that in the development, sale, rental or other disposition of the real estate or any portion thereof, neither he nor any person engaged by him to develop, sell, rent or otherwise dispose of the real estate, or portion thereof shall discriminate against any employee or applicant for employment, employed or to be employed in the development, sale, rental or other disposition of the real estate, or portion thereof with respect to hire, tenure, conditions or privileges of employment because of race, color, religion, ancestry, national origin, handicap or sex.

EXEMPT PERSONS AND EXEMPT ACTIVITIES

An exempt person shall mean the following:

1. With respect to commitments (a) and (b) above:

(a) any non-for-profit corporation or association organized exclusively for fraternal or religious purposes;

(b) any school, educational, charitable or religious institution owned or conducted by, or affiliated with, a church or religious institution;

(c) any exclusively social club, corporation or association that is not organized for profit and is not in fact open to the general public;

(d) provided that no such entity shall be exempt with respect to a housing facility owned and operated by it if such a housing facility is open to the general public;

2. With respect to commitment (b), a person who employs fewer than six (6) employees within Marion County.

An exempt activity with respect only to commitment (a) shall mean the renting of rooms in a boarding house or rooming house or single-family residential unit; provided, however, the owner of the building unit actually maintains and occupies a unit or room in the building as his residence, and, at the time of the rental the owner intends to continue to so occupy the unit or room therein for an indefinite period subsequent to the rental.
PROPOSED COMMITMENTS
96-AP-37
5109 Reed Road
May 15, 1996

1. The site shall be developed in substantial compliance with the conceptual layout file-dated April 17, 1996.

2. Petitioner shall dedicate a half right-of-way of seventy (70) feet along Reed Road at such time as requested by the Department of Capital Asset Management (DCAM). Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DCAM.

3. An air rights easement or agreement made with the Indianapolis Airport Authority or its agent shall be submitted to the file prior to recording of the final plat.

4. All interior streets shall be dedicated public streets with a minimum 20 foot pavement width and 50 foot right-of-way width.

5. The site shall be developed with public or semi-public water and sewer facilities.

6. The wooded areas indicated on the conceptual layout shall be preserved to the greatest extent possible with consideration given to the requirements of drainage, utility and street easements from DCAM, DPW, INDOT and other agencies. A tree preservation plan shall be developed using the findings of a typical 20' by 20' area survey, indicating all trees larger than 6" in caliper, with one survey being required for every 10 acres of wooded area. The final tree preservation plan shall indicate the wooded areas to be saved by shading or some other means and shall indicate a proposed method of tree protection during construction. This plan shall be submitted for Administrator's approval prior to conditional plat approval by the Metropolitan Development Commission.

7. Marketing and entrance signs shall be subject to Administrator's approval prior to the issuance of an Improvement Location Permit (ILP). A copy of the plans for these signs shall be submitted to the president of Eagle Creek Woods II HOA for its information concurrent with submittal to DMD.
8. Landscape plans for all common areas and cleared utility and drainage easements shall be subject to Administrator's approval. The plans shall include a 5' high stone wall located in the common area that is adjacent to the proposed Reed Road right-of-way. A copy of these plans shall be submitted to the president of Eagle Creek Woods II HOA for its information concurrent with submittal to DMD.

9. A copy of the drainage plans shall be submitted to the president of Eagle Creek Woods II HOA for its information concurrent with submittal to DCAM.

10. All lots shall be limited to single-family residences.

11. Minimum finished floor area, exclusive of open porches, basements and garages, shall be 1,500 square feet. However, the minimum average finished floor area of all homes shall be 1,800 square feet.

12. Density shall not exceed 3.0 units per acre.

13. Standard foundation construction shall be a slab; however, a crawl space or a basement shall be offered as an option.

14. Exterior materials shall include stone, brick, stucco, wood and vinyl siding, with a reasonable proportion of the front facade of each residence faced with stone or brick. Aluminum siding shall be prohibited.

15. All residences shall have at least a two-car attached garage.

16. All windows shall be vinyl or metal clad wood.

17. A mandatory homeowners association shall be established. Its covenants shall include fencing restrictions; prohibition of detached storage sheds and outbuildings, above-ground pools, and outdoor storage of commercial and/or recreational vehicles; and limitations on satellite dishes.

18. A 6' wide sidewalk shall be constructed within the proposed right-of-way of Reed Road along the frontage of the site.

19. The common area on the east end of the site shall remain as open space without any permanent above-ground structures, and shall be used as a dry detention area. An emergency access easement shall be provided to this area for emergency equipment.

20. The cul-de-sac bulb for Coppermill Court shall provide a 45 foot pavement radius and a minimum 55 foot right-of-way radius.

21. The boulevard entrance drive shall be designed with an 18 foot wide ingress lane and a 24 foot wide egress lane.
LEGAL DESCRIPTION

The North Half of the Northwest Quarter of the Southwest Quarter of Section 11, Township 16 North, Range 2 East, in Marion County, Indiana, containing 20.5 acres, more or less.

EXCEPT, a 2.0 acre parcel in the Southwest corner of said North Half, said parcel being bounded on the West by the West line of said North Half, bounded on the South by the South line of said North Half, the North line is 300 feet North of and parallel with the South line and the East line is 300 feet East of and parallel to the West line of said North Half.
SEWER SERVICE AGREEMENT - 554 # 7512
(FC # 2475)

This Agreement, made and entered into this 20th day of September
1996., by and between Davis Homes, LLC. by its manager Davis Holding Corporation,
("OWNER'S" NAME)

3755 East 82nd Street, Suite 120, Indianapolis, IN. 46240
("OWNER'S" MAILING ADDRESS)

and the City of Indianapolis, Department of Public Works, ("CITY"),

WITNESSETH THAT:

WHEREAS, the OWNERS have filed a written petition requesting permission
to connect to the CITY'S public sanitary sewer in:

46th & Eagle Creek Parkway from 5109 Reed Road (Coppertown at the Park)
(LOCATION OF DISCHARGE) (PROPERTY ADDRESS)
for the purpose of discharging sanitary sewage; and

WHEREAS, after due consideration of this petition the CITY is willing to
permit a connection to the public sewer system to serve the OWNERS, provided
that the OWNERS agree to pay a charge for the privilege of connecting and
provided further that the OWNERS agree to certain terms and conditions
pertaining to such sewer service.

NOW, THEREFORE, in consideration of the promises and covenants herein
set forth, it is mutually agreed as follows:

1. The OWNERS may construct, maintain, operate and use a sanitary sewer
connecting the real estate, described in Exhibit "A" attached hereto and
hereby incorporated into this document by reference, to and with the CITY'S
public sanitary sewer system, as shown in Exhibit "B", attached hereto and
hereby incorporated into this document by reference.

2. The OWNERS agree to construct and maintain the sewer subject to the
following conditions:

a. The Engineer of the CITY shall have the right to supervise and
direct the construction in accordance with the standard specifications of the
CITY. Any public street or highway shall be opened by a plumber or sewer
excavator licensed by the CITY, and all work shall be performed subject to
all the rules and regulations of the CITY governing this type of work and all
other applicable laws, rules and regulations.

b. Any sewer laterals shall become the responsibility of the
landowner whose property they benefit, with all rights and responsibilities
associated therewith.

c. The OWNERS shall thoroughly refill, compact and maintain all
trenches in a condition satisfactory to the CITY'S Engineer and to any other
affected agency of the CITY and shall immediately repair and maintain any
sidewalk, curb, or pavement damaged by the excavation, installation,
construction, maintainence and use of said sewer.

3. It is expressly understood by the parties that this sewer, and any
connection thereto, shall be used for and as a sanitary sewer. No storm
water, run-off water, downsputs, footing drains (perimeter drains) or
sub-soil drains shall be connected thereto.

4. The OWNER(S) shall not extend the use of this sewer service beyond
the area specified in Exhibit "A" without first obtaining an additional Sewer
Service Agreement covering said extension.

5. It shall be understood by the parties that such permission is
granted as a special privilege. If at any time the CITY shall construct any
sewer(s), local or district, which are designed to serve an area in which the
above described real estate is included, the OWNERS of said real estate or
their successor(s) in interest shall pay all assessments which may be
lawfully levied and assessed against said real estate for the construction of
any such sewer(s) and the OWNERS shall not attempt to avoid payment of such
assessments on the ground that such sewer(s) will not benefit said real

That # 1996-0153253

1
6. The OWNERS agree to indemnify and hold the CITY harmless from any and all loss, damage, expense, (including attorney's fees) claims, demands, actions or causes of action arising from the construction, maintenance or operation of said connection or sewer line or occasioned by or in any way growing out of the OWNERS availing themselves of the permit herein granted, whether such loss shall be suffered directly by the CITY or through its liability to third persons, by reason of injuries to persons or damage to property.

7. In the event such sewer line is lawfully disconnected by the CITY, the OWNERS hereby release and forever discharge the CITY from any loss they may sustain, or claim to sustain by reason of sewer service being discontinued.

8. This Agreement shall run with the real estate described above and shall be binding upon the OWNERS, their personal representatives, heirs, devisees, grantees, successors, and assigns so long as the sewer or any part of it shall be used by them. At such time as it shall cease to be so used, this Agreement shall immediately cease and terminate and this instrument shall be of no further force and effect.

9. The OWNERS agree to pay the sum of $6,010.63, the receipt of which is hereby acknowledged, being a fee fixed by the CITY and paid by the OWNERS for the privilege of connecting the above described property to the CITY'S sewer system.

IN WITNESS WHEREOF, the parties acting by and through their duly authorized representatives, have executed this instrument on the day and year above written.

Owners

Davis Homes, LLC, by its manager
Davis Holding Corporation,

(COMPANY NAME IF APPLICABLE)

Christopher R. White
SIGNATURE (OF OFFICER)
Christopher R. White, Vice President
PRINTED NAME AND TITLE

STATE OF INDIANA ) SS:
COUNTY OF MARION )

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, personally appeared Christopher R. White, Vice President

OWNERS who acknowledged the execution of the foregoing Sewer Service Agreement to be their free and voluntary act and deed.

WITNESS my hand and Notarial Seal this 10th day of September, 1996

4:21:00
COMMISSION EXPIRATION DATE

Hamilton
COUNTY OF RESIDENCE

Li Cheng Wei
SIGNATURE

Li Cheng Wei
PRINTED NAME
RECOMMENDED FOR APPROVAL:

Jennifer L. Zeh
ENGINEER, DEPT. PUBLIC WORKS
9/11/96

APPROVED AS TO FORM:

Jane A. Morrison
ASSISTANT CORPORATION COUNSEL
CITY OF INDIANAPOLIS, INDIANA

Gregory L. Heuer
DIRECTOR, DEPT. PUBLIC WORKS

STATE OF INDIANA )
COUNTY OF MARION )

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, personally appeared Gregory L. Hough, CITY who acknowledged the execution of the foregoing Sewer Service Agreement to be his free and voluntary act and deed.

WITNESS my hand and Notarial Seal this 15th day of September, 1996.

2-22-2000
COMMISSION EXPIRATION DATE

DARLENE M. SULLIVAN
NOTARY PUBLIC SIGNATURE

Marion
COUNTY OF RESIDENCE

DARLENE M. SULLIVAN
PRINTED NAME

This instrument prepared by: Davis Homes LLC

January 1, 1995
COMPOSITE METES AND BOUNDS DESCRIPTION:

A part of the North Half of the Northwest quarter of the Southwest quarter of Section 11, Township 16 North, Range 2 East, of the Second Principal Meridian in Pike Township, Marion County, Indiana, being the same as the tract of land conveyed to William F. Van Hoy, III et al. by Trustee's Deed recorded as Instrument Number 1994-0063716 in the Office of the Recorder of Marion County, Indiana, and more particularly described as follows:

BEGINNING at a cast iron monument found marking the Northwest corner of said Southwest quarter; thence, along the West line thereof, South 00 degrees 35 minutes 11 seconds East (Basis of bearings - Indiana State Plane Coordinate System - East Zone) 366.82 feet to a point 300 feet North of the South line of said half quarter quarter section; thence, parallel with the South line of said half quarter quarter section, North 89 degrees 02 minutes 41 seconds East 300.01 feet to a point 300 feet East of the said West line; thence, parallel with said West line, South 00 degrees 35 minutes 11 seconds East 300.01 feet to the South line of said half quarter quarter section; thence, along said South line, North 89 degrees 02 minutes 41 seconds East 300.01 feet to the South line of said half quarter quarter section; thence, along said East line, North 00 degrees 36 minutes 37 seconds West 666.62 feet to the North line of said half quarter quarter section; thence, along said North line, South 89 degrees 02 minutes 12 seconds West 1336.90 feet to the POINT OF BEGINNING. Containing 18.39 acres, more or less, and being subject to all rights of way, easements and restrictions of record.

Subject to an easement for "Residential and Noise Sensitive Development Rights" described as follows: Commencing at the Northwest corner of the North Half of the Northwest quarter of the Southwest quarter of Section 11, Township 16 North, Range 2 East, of the Second Principal Meridian in Pike Township, Marion County, Indiana; thence, along the line thereof, North 89 degrees 02 minutes 12 seconds North (Basis of bearings - Indiana State Plane Coordinate System - East Zone) 1025.00 feet to the POINT OF BEGINNING; thence, South 00 degrees 36 minutes 48 seconds North 312.00 feet; thence, South 44 degrees 03 minutes 12 seconds North 22.75 feet to a non-tangent curve concave westerly having a radius of 55 feet; thence, along an arc of said curve, Southerly 91.65 feet (said arc being subtended by a chord having a bearing of South 01 degrees 47 minutes 34 seconds West and a length of 81.41 feet) to a non-tangent line; thence, along said line South 00 degrees 56 minutes 48 seconds East 137.57 feet; thence South 89 degrees 03 minutes 12 seconds West 115.00 feet; thence South 00 degrees 56 minutes 48 seconds East 55.00 feet; thence South 11 degrees 16 minutes 49 seconds East 55.91 feet; thence South 00 degrees 56 minutes 48 seconds East 77.50 feet; thence South 15 degrees 39 minutes 27 seconds West 129.58 feet to the East line of said half quarter quarter section; thence, along said East line, North 00 degrees 36 minutes 37 seconds West 666.62 feet to the North line of said half quarter quarter section; thence, along said North line, South 89 degrees 03 minutes 12 seconds West 301.90 feet to the POINT OF BEGINNING. Containing 5.63 acres, more or less, and being subject to all rights of way, easements and restrictions of record.

EXHIBIT "A" - J594 # 7512 (P.C. #14975)

LEGAL DESCRIPTION OF PROPOSED SEWER SERVICE AREA
EXHIBIT "B"
SHOWING THE PROPOSED SEWER SERVICE
AS DESCRIBED IN AGREEMENT
DEPARTMENT OF PUBLIC WORKS

P.C. No. 2475  S.S.A. 7512
TOWNSHIP PIKE  PROJECT NO. SWC-96-10079