Architectural Control: No building or alteration shall be erected, painted or altered on any lot until the construction plans and specifications and the completion plans have been approved by the Architectural Committee, to the quality and type of materials and workmanship. In harmony with external design and with existing structure of finished grade elevations. The ground floor of the main structure, exclusive of rear porches and garages, shall not be less than 1200 square feet for houses of one story and at least 1400 square feet for the first floor of homes of more than one story. (Determination of sufficiency and adequacy of the term "ground floor of main structure" with respect to elevations of 2nd level and one and one-half story design shall be made exclusively by the Architectural Committee.)

Fence Location: The building shall be located on any lot in such a way that the front lot line, not erected in the front street line from the minimum set-back line shown on the record plat for the purpose of conformity to street, council, state, and upon purchase shall not be considered a part of the building, provided, however that this shall not be considered pursuant to permit any portion of a building on a lot to extend upon another lot.

The Swimming Pool or Accessory Structure shall be created or placed on any lot until the construction plans, including a pool plan, have been reviewed by the Architectural Committee.

Pedestrian: No noise or offensive activity shall be carried on upon any lot, nor shall anything be done which may or may not become an annoyance or nuisance in the neighborhood.

Landscaping: The structures of a temporary character, trailer, basement, tent, shack, garage, barn or other buildings shall be used on any lot as a residence, as for any other purpose, temporarily or permanently. For the purpose of this covenant, structures need not used by the builder shall be allowed to remain during the building period and shall be permitted to be removed.

Lien: The owner of any lot shall have the right to assign for commercial purposes, and not be made on complete a lien, of any lien or other such liens as may be necessary for the construction, landscaping or otherwise. These shall be no use of materials or materials obtained for the building process.

Water Supply: No individual water supply system shall be permitted on any lot, unless such system is designed, located and constructed in accordance with the standards and recommendations of all necessary governmental agencies having jurisdiction, and approved by the Architectural Committee. The raw water lines shall be constructed in accordance with such recommendations, standards and recommendations of all necessary governmental agencies.

Electricity: All lots in this subdivision shall have access to electric service only. No individual lot shall have access to electric service only.

Shall: Distance of Separation: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two feet and the face above the roadways shall be planted, or prevented to remain on any corner lot within the inground are formed by the street property lines and a line connecting them at points twenty-five feet from the intersection of the street property line with edge of a driveway. No trees shall be permitted to remain within such distance of street intersection unless the driving lane is maintained at such height to prevent obstruction of such sight lines.

Fences: Fences, walls or constructed items shall be designed, located and constructed in accordance with the standards and recommendations of all necessary governmental agencies. The nature and condition of all fences, walls or other such structures shall be such as to be inconspicuous from exterior view.

Signs: No sign of any kind shall be displayed in the public view on any lot, except one sign of any lot to be displayed on the property for sale or for rent, or signs used by a builder to advertise its property during construction and sales period.

Duly entered for Tax:

[Signature]

Hendricks Co. Engineer

This Plat Has Been Reviewed and Is Hereby Relea:

Date: 6/7/22

Walter F. Remley

Hendricks County Engineer
Notice of Lot #: The lot shall be sold to the highest bidder on the date specified in the Notice of Sale, and all payments shall be made at the place specified in the Notice of Sale. The buyer shall take possession of the lot immediately after the sale is completed.

Details of Property: The property may be viewed and inspected by qualified persons before the sale. The buyer shall be responsible for the cost of the inspection. The property is being sold "as is, where is," and the seller disclaims all warranties and representations.

Lien: The buyer shall be responsible for all liens and encumbrances on the property. The seller shall not be responsible for any liens or encumbrances that may be recorded after the date of the sale. The buyer shall be responsible for the cost of removing any liens or encumbrances.

Access: The buyer shall have access to the property for the purpose of viewing and inspecting the property. The seller shall not be responsible for any damages to the property resulting from the buyer's access.

Ownership: The buyer shall be the legal owner of the property after the sale is completed. The seller shall deliver a quit claim deed to the buyer.

Summary: The purchase agreement shall be signed by the buyer and the seller. The buyer shall pay a deposit at the time of the sale, and the balance shall be due at the closing of the sale.

Warranty: The seller warrants that the property is free and clear of all liens and encumbrances. The buyer shall be responsible for any liens or encumbrances that may be recorded after the date of the sale.

State: INDIANA
COUNTY: MARION

This is a public notice and does not constitute an offer to sell or a solicitation for bids. It is provided for informational purposes only.
EXHIBIT A

DECLARATION OF COVENANTS AND RESTRICTIONS
OF FAWN LAKE ESTATES LAKE

Pursuant to the developer’s reserved rights under the Covenants and Restrictions for Fawn Lake Estates, Sections One and Two, the following covenants and restrictions shall apply to the real estate described on the attached deed, commonly known as the Fawn Lake Estates Lake (hereinafter referred to as “the Lake”), and to the lots in Fawn Lake Estates, Sections One and Two. Said covenants and restrictions shall supplement and amend those covenants and restrictions set forth in the original plats, and shall run with the land and be binding upon Fawn Lake Neighborhood Association, Inc., the owners of all lots in Fawn Lake Estates, their successors, personal representatives, heirs and assigns.

1. The use and enjoyment of the Lake is for the sole benefit of the owners of lots in Fawn Lake Estates, Sections One and Two, their families and guests.

2. There shall not be any gasoline power engines of any type used on or in the Lake. Electric motors are permitted, but not to exceed a maximum of 20 horsepower.

3. Owners of lots that abut the Lake will have access to the Lake directly. Owners of lots that do not abut the Lake shall have access through an easement across lot 4 that has been or shall be recorded in the Office of the Marion County Recorder.

4. The island located just off the waters edge of lot 30 shall be maintained in its present, natural state.

5. The Fawn Lake Neighborhood Association, Inc. shall have the power and authority to levy general and special assessments against each owner of a lot in Fawn Lake Estates for the expenses of maintaining the lake and entry sign easements. Assessments for lake maintenance may be greater in amount for lots with lake frontage than those without frontage. The assessments shall be the personal liability of each owner of a lot in Fawn Lake Estates, and assessments not paid within thirty (30) days of when due, together with interest at the then current Indiana judgment rate and costs of collection including reasonable attorneys fees and court costs, shall be a continuing lien upon the lot against which such assessment is made. If any owner fails, refuses or neglects to make payment of an assessment when due, the lien for such assessment may, after ten (10) days notice by first class U.S. mail addressed to the owner of such lot as shown in the county records for tax purposes, be foreclosed by the Fawn Lake Neighborhood Association, Inc., in the same manner in which a Mechanic’s Lien is foreclosed under Indiana law. The lien for assessments shall be subordinate to the lien of a recorded bona fide first mortgage covering such lot and subordinate to any tax or assessment lien on such lot in favor of any governmental taxing or assessing authority.

These covenants shall be in effect until January 1, 2008, at which time said covenants shall be automatically extended for successive ten year periods unless changed by a vote of the majority of the then owners of all lots in Fawn Lakes Estates, Sections One and Two; except for item 4 above which shall not be changed without the affirmative vote of the owner of lot 30 in Fawn Lake Estates, Section Two.