# REVISED COVENANTS, CONDITIONS AND RESTRICTIONS
## FOR
### HOLLAWAY RIDGE, SECTIONS I, II AND III

## INDEX

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.01</td>
<td>Declaration</td>
<td>4</td>
</tr>
<tr>
<td>1.02</td>
<td>Developer</td>
<td>4</td>
</tr>
<tr>
<td>1.03</td>
<td>Lot</td>
<td>4</td>
</tr>
<tr>
<td>1.04</td>
<td>Owner</td>
<td>4</td>
</tr>
<tr>
<td>1.05</td>
<td>Driveway</td>
<td>4</td>
</tr>
<tr>
<td>1.06</td>
<td>Lot Development Plans</td>
<td>4</td>
</tr>
<tr>
<td>1.07</td>
<td>Home Owners' Association</td>
<td>4</td>
</tr>
<tr>
<td>1.08</td>
<td>Architectural Review Board</td>
<td>4</td>
</tr>
<tr>
<td>1.09</td>
<td>Articles</td>
<td>4</td>
</tr>
<tr>
<td>1.10</td>
<td>By-Laws</td>
<td>4</td>
</tr>
<tr>
<td>1.11</td>
<td>Board</td>
<td>4</td>
</tr>
<tr>
<td>1.12</td>
<td>Subdivision</td>
<td>4</td>
</tr>
<tr>
<td>1.13</td>
<td>Maintenance Costs</td>
<td>5</td>
</tr>
<tr>
<td>1.14</td>
<td>Common Areas</td>
<td>5</td>
</tr>
<tr>
<td>1.15</td>
<td>Entrance Areas</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Character of Lots</td>
<td></td>
</tr>
<tr>
<td>2.01</td>
<td>General</td>
<td>5</td>
</tr>
<tr>
<td>2.02</td>
<td>Improvement and Development of Lots</td>
<td>5</td>
</tr>
<tr>
<td>2.03</td>
<td>Occupancy</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Developer</td>
<td></td>
</tr>
<tr>
<td>3.01</td>
<td>Developer</td>
<td>5</td>
</tr>
<tr>
<td>3.02</td>
<td>Powers of Developer</td>
<td>6</td>
</tr>
<tr>
<td>3.03</td>
<td>Inspection</td>
<td>6</td>
</tr>
<tr>
<td>3.04</td>
<td>Assignment of Duties</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Association of Home Owners and Assessments</td>
<td></td>
</tr>
<tr>
<td>4.01</td>
<td>Association of Home Owners</td>
<td>6</td>
</tr>
<tr>
<td>4.02</td>
<td>Rights and Duties</td>
<td>7</td>
</tr>
<tr>
<td>4.03</td>
<td>Meetings and Voting</td>
<td>7</td>
</tr>
<tr>
<td>4.04</td>
<td>Assessments</td>
<td>7</td>
</tr>
<tr>
<td>4.05</td>
<td>Creation of a Lien and Personal Obligation</td>
<td>8</td>
</tr>
<tr>
<td>4.06</td>
<td>Purpose of Assessment</td>
<td>8</td>
</tr>
<tr>
<td>4.07</td>
<td>Basis for Assessment</td>
<td>8</td>
</tr>
<tr>
<td>4.08</td>
<td>Annual Meeting and Budgets</td>
<td>8</td>
</tr>
<tr>
<td>4.09</td>
<td>Special Assessments</td>
<td>8</td>
</tr>
<tr>
<td>4.10</td>
<td>Subordination of the Lien to Mortgages</td>
<td>8</td>
</tr>
<tr>
<td>4.11</td>
<td>Duties of the Board of Directors</td>
<td>8</td>
</tr>
<tr>
<td>4.12</td>
<td>Receipt of Payment</td>
<td>8</td>
</tr>
<tr>
<td>4.13</td>
<td>Entrance Areas</td>
<td>9</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lot Development</td>
<td></td>
</tr>
<tr>
<td>5.01</td>
<td>Lot Development</td>
<td>9</td>
</tr>
<tr>
<td>5.02</td>
<td>Type, Size and Nature of Construction Permitted</td>
<td>9</td>
</tr>
<tr>
<td>5.03</td>
<td>Tree Preservation</td>
<td>10</td>
</tr>
<tr>
<td>5.04</td>
<td>Completion of Construction</td>
<td>10</td>
</tr>
<tr>
<td>5.05</td>
<td>Storage Tanks</td>
<td>10</td>
</tr>
<tr>
<td>5.06</td>
<td>Mailboxes</td>
<td>10</td>
</tr>
<tr>
<td>5.07</td>
<td>Driveways and Sidewalks</td>
<td>10</td>
</tr>
</tbody>
</table>
5.08 Fences, Walls, Hedges or Shrub Plantings
5.09 Water Supply and Sewage Disposal Systems
5.10 Ditches and Swales
5.11 Ponding and Runoff
5.12 Antenna Discs and Other Similar Structures
5.13 Playground Equipment
5.14 Clotheslines
5.15 Construction Equipment

VI. Use and Maintenance of Lots
6.01 Vehicle Parking
6.02 Home Occupations
6.03 Signs
6.04 Maintenance of Tracts and Improvements
6.05 Animals
6.06 Garbage, Trash and Other Refuse
6.07 Nuisances
6.08 Maintenance of Undeveloped and Unoccupied Lots
6.09 Yard Lighting

VII. Easements & Street Signs
7.01 Easements
7.02 Street Signs

VIII. General
8.01 Enforcement
8.02 Severability
8.03 Binding Effect
8.04 Duration
8.05 Counterparts
8.06 Amendments to Declaration
8.07 Consent and Acceptance
REVISED COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
HOLLAWAY RIDGE, SECTIONS I, II AND III

These Revised Covenants, Conditions and Restrictions for Hollaway Ridge, Sections I, II and III, (hereafter referred to as the "Declaration") are made and effective this 30 day of September, 1994 by Hollaway Hills Associates, Inc., an Indiana Corporation and the Lot Owners of Hollaway Ridge Subdivision Sections I, II and III (hereinafter referred to together as "Declarants");

CROSS-REFERENCE

These Revised Covenants, Conditions and Restrictions affect certain real estate platted as and known as Hollaway Ridge, Section I as per the plat recorded September 14, 1994 in the office of the Hendricks County Recorder in Plat Cabinet 2, Slide 188, page 2; and Hollaway Ridge, Section 2 as per the plat recorded September 14, 1994 in the office of the Hendricks County Recorder in Plat Cabinet 2, Slide 189, page 2; and Hollaway Ridge, Section 3 as per the plat recorded December 12, 1996 in the office of the Hendricks County Recorder in Plat Cabinet 4, Slide 44, page 1.

RECITALS

A. Whereas, the undersigned Declarants are all of the Owners of platted lots within said Hollaway Ridge, Sections I, II and III; and

B. Whereas, there currently exists the Hollaway Ridge Community Covenants, Conditions, and Restrictions recorded September 14, 1994 in Miscellaneous Book 143, pages 563 through 571, in the office of the Recorder of Hendricks County, Indiana (hereinafter called the "Prior Declaration"); and

C. Whereas, Declarants desire to release and declare null and void the Prior Declaration and enforce this Declaration; and

D. Whereas, Declarants desire to provide for the preservation and enhancement of Hollaway Ridge and the common facilities therein contained, and, to this end, Declarants desire to subject each Lot within the development to certain rights, privileges, covenants, conditions, restrictions, easements, assessments, charges and liens, each and all to the extent herein provided, for the benefit of the each Lot and each Owner of all or part thereof;

DECLARATION

Now, therefore, Declarants hereby declare each of the following:

1. That the Prior Declaration is null and void and that all Lots within Hollaway Ridge, Sections I, II and III, are no longer subject to the same; and

2. That each Lot and all Lots shall be held, conveyed, encumbered, leased, rendered, used, occupied and improved subject to the following covenants, conditions and restrictions, which shall run with each Lot and be binding on each party having any right, title or interest in any Lot or Lots, and his, her or its heirs, beneficiaries, successors, assigns and personal and legal representatives, and which covenants, conditions and restrictions shall inure to the benefit of the Owners and each and every one of the Owner's successors in title to any Lot or Lots.
ARTICLE I

Definitions

Section 1.01 Declaration: "Declaration" shall mean this instrument, together with any amendments or changes hereto which are hereafter made and evidenced as herein required.

Section 1.02 Developer: "Developer" shall mean Hollaway Hills Associates, Inc.

Section 1.03 Lot: "Lot" referred to in the plural thereof as "Lots", shall mean any of the seventy-eight (78) lots defined as such pursuant to the recorded plats of Hollaway Ridge, Sections I, II and III.

Section 1.04 Owner: "Owner", referred to in plural as "Owners", shall mean and refer to the record owner, whether one or more persons or entities, their respective heirs, beneficiaries, successors, assigns and personal legal representatives, of the legal title to any Lot, including contract sellers, but excluding those having such interests merely as security for the performance of an obligation. Developer shall also be considered an Owner for purposes of this Declaration for so long as, and to the extent that, Developer owns a Lot or Lots.

Section 1.05 Driveway: "Driveway", referred to in the plural as "Driveways", shall mean that portion of any Lot developed and hard surfaced for the purpose of permitting ingress and egress to and from such Lot from any public road, easement or private roadway.

Section 1.06 Lot Development Plans: "Lot Development Plans" shall mean and consist of the following plans: (i) a site plan, prepared by a licensed civil engineer or registered surveyor approved by Developer, showing existing improvements on a Lot, any proposed alteration of the topography, elevation or natural state of the Lot in connection with the improvement thereof or any construction thereon, and locating thereon all proposed improvements and structures showing finished floor elevations and details relating to drainage; (ii) complete house building and/or accessory structure plans, including structural details, all exterior elevations and floor plans; (iii) material plans and specifications including but not limited to all exterior colors and finishes; (iv) all other data or information which Developer may reasonably request.

Section 1.07 Home Owners' Association: "Home Owners' Association" or "Association" shall mean the Hollaway Ridge Homeowners Association, Inc., a nonprofit corporation, the membership and powers of which are more fully described in Article IV of this Declaration, or such other legal entity as may be formed as a successor thereto.

Section 1.08 Architectural Review Board: "Architectural Review Board" shall mean and refer to that committee or entity established pursuant to Article III, Section 3.04 of this Declaration for the purposes herein stated.

Section 1.09 Articles: "Articles" shall mean and refer to the Articles of incorporation of the Association, as the same may be amended from time to time.

Section 1.10 By-Laws: "By-Laws" shall mean and refer to the Code of By-Laws of the Association, as the same may be amended from time to time.

Section 1.11 Board: "Board" or "Board of Directors" shall mean and refer to the governing body of the Association elected, selected or appointed as provided for in the Articles, By-Laws and this Declaration.

Section 1.12 Subdivision: "Subdivision" shall mean the recorded plats of Hollaway Ridge, Sections I and II, and any subsequent plat amendment recorded thereto.
Section 1.13 Maintenance Costs: "Maintenance Costs" shall mean all of the costs necessary to keep the facility or improvements which the Home Owners' Association has determined is for the common good, operational and in good condition, including but not limited to (i) the costs for all upkeep, maintenance, repair or replacement of all or any part thereof, (ii) payment of all insurance premiums and taxes imposed thereon and on the underlying easement of right-of-way, and any other expense related to the continuous operation thereof and (iii) costs associated with the operation of the Home Owners' Association or incurred in connection with the enforcement of the terms and provisions of this Declaration.

Section 1.14 Common Areas: "Common Areas" shall mean those areas described as Common Areas on a Plat and set aside for conveyance to the Home Owners Association.

Section 1.15 Entrance Areas: "Entrance Areas" shall mean those areas owned and maintained by West- Chase Golf Club that are located at County Road 550 East and Hollaway Boulevard. The area includes an island median on Hollaway Boulevard, three entrance walls identifying Hollaway Ridge and West-Chase Golf Club and the surrounding landscaping, lighting, and irrigation.

ARTICLE II

Character of Lots

Section 2.01 In General: Every Lot or group of Lots referred to in these covenants shall be used exclusively for single family residential and accessory purposes or as designated common areas. Two family dwelling or doubles are specifically prohibited in this subdivision.

Section 2.02 Improvement and Development of Lots: No Lot shall be further divided to create any additional tract upon which a single family residence and improvements otherwise permitted hereunder may be constructed, nor shall any improvements be made thereto or construction commence, proceed or continue thereon, except in strict accordance with the terms and provisions of this Declaration. Not more than one (1) single family dwelling house, together with attached garage and such related accessory structures and recreational facilities as may be permitted by this Declaration shall be constructed, altered, placed or permitted to remain on any Lot. In the event of multiple Lot ownership, no single family dwelling house shall be constructed on or across a portion of more than (1) Lot without the express written consent of Developer or his assigns, per section 3.04.

Section 2.03 Occupancy: No dwelling house constructed on a Lot shall be occupied or used for residential purposes or human habitation until a Certificate of Occupancy is issued by the proper governing authority.

ARTICLE III

Developer

Section 3.01 Developer: The powers and authorities contained in this Article shall be vested in Developer and the covenants, conditions and restrictions in Article V of this Declaration shall be administered and enforced by Developer or their assigns as per section 3.04. Developer's administration and enforcement of such covenants, conditions and restrictions shall include, but not be limited to, approval of Lot Development Plans prior to the improvement of any Lot. Neither the exercise of such administration and enforcement duties by Developer, nor the approval of any Lot Development Plans by Developer, shall relieve any Owner of any duty and obligation imposed by this Declaration or compliance with the covenants, conditions or restrictions as the same are recorded in the Office of the Hendricks County Recorder. Written approval or disapproval of Development Plans is to be issued by the Developer within thirty (30) days from the date submittals are made, together with a short statement of the reason or reasons for such disapproval, if such is the case. The Developer shall not unreasonably withhold approval and shall
act in a manner which is neither arbitrary or capricious. However, Developer reserves the right to unilaterally deny approval of Lot Development Plans if the single family dwelling is inconsistent as to design, color, building materials, size or costs within the Subdivision.

Section 3.02 Powers of Developer: No Lot shall be developed and no single family dwelling house, accessory building, driveway or other structure or improvement of any type, kind or character shall be constructed, placed, altered or permitted to remain on any Lot in the Subdivision without the prior written approval of Developer. Any required approval shall be requested by an Owner by written application to Developer. Such written application shall be made in the manner and form prescribed by two (2) complete set of Lot Development Plans as defined in Section 1.06 of these Declarations, and such other information as may be reasonably required by Developer. The authority given to Developer is for the purpose of determining whether the proposed improvement and development of a Lot is consistent with the terms and provisions of this Declaration, is consistent with and meets Developer's overall plans for improvement and development of the Subdivision and is compatible and consistent with the development of other Lots. In furtherance of the foregoing purposes, Developer is hereby given discretion as to matters related to location, building orientation (site plan), design, architecture, color schemes and appearance in approving Lot Development Plans. Any house, building or other accessory structure plans included as a part of any application to Developer for required approvals shall set forth the color and composition of all exterior materials proposed to be used and any site plan submitted shall describe proposed general landscaping and include any other material or information which Developer may reasonably require to be submitted to Developer and shall be drawn to scale.

Section 3.03 Inspection: Developer, the Home Owners' Association or their assigns and the Hendricks County Plan Commission or the Town of Brownsburg shall have the right to go upon any Lot, without being a trespasser, to inspect any work being performed thereon, in order to assure compliance with this Declaration and conformity with Lot Development Plans and with any other plans or submittals made, upon which any approvals required by this Declaration are based.

Section 3.04 Assignment of Duties: All of the duties, responsibilities and rights held by Developer under Article III of this Declaration shall be exercised and administered by Developer in good faith until such time as they may be assigned by Developer to the Architectural Review Board of the Home Owners' Association referenced by this Declaration or any other legal entity formed as a successor thereto. Developer will transfer all powers and authorities to the Home Owners’ Association within thirty (30) days after seventy-five percent (75%) of the Lots (59 lots) are sold.

ARTICLE IV

Association of Home Owners and Assessments

Section 4.01 Association of Home Owners: In order to provide for the continuing maintenance and administration of the Subdivision, there has been established an incorporated association of Owners of Lots in Holloway Ridge known as Holloway Ridge Homeowners Association, Inc. ("Home Owners' Association"). The Home Owners' Association will be governed according to the Articles of Incorporation filed with the Secretary of States office on September 20, 1996, and the By-laws of record executed on the same date. The Articles and By-laws may be amended from time to time. The Association shall be comprised of and limited in members to the Owners from time to time of the Lots within the Subdivision. Membership in the Home Owners' Association shall commence immediately upon becoming an Owner and continue for so long as ownership of a Lot or Lots continues. At such time as an Owner conveys title and ceases to be an Owner, membership in the Association shall terminate. A new Owner of a Lot shall automatically become a member. Although an Owner need not participate in the administration of the Subdivision, all Owners and the ownership of any Lot or Lots shall be subject to any and all rules and regulations duly established by the Home Owners' Association (as well as being subject to
the rights of Developer and the terms and provisions of this Declaration) and shall be liable for the payment of all assessments levied by the Home Owners' Association. The Home Owners' Association may assign or otherwise transfer its rights, responsibilities and duties under this Declaration to any legal entity which may be formed as a successor thereof. Any such assignment or transfer shall be in writing and shall be effective when written evidence thereof is duly recorded with reference to this Declaration in the office of the Recorder of Hendricks County, Indiana.

Section 4.02 Rights and Duties of the Home Owners' Association: The Home Owners' Association shall be responsible for the following:
   a) Protection, surveillance and replacement of the Common Areas and signs within the Landscape Easements including, but not limited to, landscaping, maintenance and upkeep.
   b) Provide for the operation, management and maintenance of any facilities, located or to be located within the Common Areas and Landscape Easements.
   c) Association shall be responsible for the payment of certain expenses related to the Entrance Areas, exclusive of additional capital improvements. This obligation is further defined in section 4.13.
   d) Association shall also obtain any insurance required by law to be maintained and such other insurance as Board shall from time to time deem necessary, advisable or appropriate, including but not limited to liability, and officers' and directors' liability policies.
   e) Determination of general and special assessments levied against the Owners.
   f) Promulgation and enforcement of the rules and regulations in this Declaration or as otherwise duly promulgated by the Owners.
   g) Exercise of the powers vested in the Home Owners' Association by this Declaration or by Articles of Incorporation and By-Laws of any successor corporation thereto.

Section 4.03 Meetings of the Home Owners' Association and Voting Rights: Meetings of the Home Owners' Association shall be conducted at meetings of this Association. Meetings of the Association will be held in accordance with Article III of the By-Laws of the Association. As per the By-Laws, the Association shall have the following classes of membership with the following voting rights:

   a) Class A: Class A members shall be all Owners of Lots in the Subdivision with the exception of the Developer. Each Class A member shall be entitled to one (1) vote for each Lot of which such member is the Owner. When more than one (1) person constitutes the Owner of a particular Lot, all such persons shall be members of the Association, but all of such Persons shall have only one (1) vote for such Lot, which vote shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

   b) Class B: The Class B member(s) shall be Developer. Developer shall be entitled to three (3) votes for each Lot of which it is the Owner. The Class B membership shall cease and terminate on the date upon which the Developer no longer owns any Lots in the Subdivision. The Developer shall not assign his rights under this section.

Section 4.04 Assessments: The Home Owners' Association shall have the power to levy uniform, general and special assessments against each Lot Owner equally, without regard to the size of a Lot relative to any other Lot in the Subdivision.
Section 4.05 Creation of a Lien and Personal Obligation of Assessments: Developer hereby covenants and each Owner of each Lot by acceptance of a deed thereto, whether or not it shall be so expressed in such deed, is deemed to covenant and agrees, to pay to the Home Owners’ Association general and special assessments. Until paid in full, an assessment not paid when due, together with interest thereon (at a percentage rate per annum equal to the then current Indiana statutory maximum annual interest rate) and costs of collection (including reasonable attorneys’ fees filing fees and court costs) shall be continuing lien upon the Lot against which such assessment is made. Each assessment, together with interest and costs of collection shall also become and remain, until paid in full, the personal obligation of the Owner at the time when the assessment first became due and payable. The Home Owners’ Association may, at its option, bring a suit against the Owner (and if more than one, either jointly or severally) to recover a monetary judgment for any unpaid assessment without foreclosing the lien for such assessment or waiving the lien securing the same. In any action to recover an assessment the Home Owners’ Association shall be entitled to recover interest and the costs and expenses of such action, including, but not limited to, reasonable attorneys’ fees and court costs.

Every Owner of a Lot and any person who may acquire any interest in such Lot, whether as an Owner or otherwise, is hereby notified that such liens may exist upon the Lot and agree that such liens are valid and shall be paid.

Section 4.06 Purpose of Assessment: General or special assessments levied by the Home Owners’ Association shall be used exclusively to exercise those powers and advance those purposes for which the Home Owners’ Association has been formed by this Declaration.

Section 4.07 Basis for Assessment: General or special assessments levied by the Home Owners’ Association shall be assessed uniformly against each Lot (and the Owner(s) thereof), regardless of whether any such lot is improved or unimproved and without regard to the type of improvements constructed on any Lot, or the extent of use of the facilities and improvements for which any assessment, general or specified, is made.

Section 4.08 Annual Meeting, Adoption of Budget and General Assessment: The Association shall hold an annual meeting with 10 days notice to all Owners in the manner required by the By-Laws.

Section 4.09 Special Assessments: Special Fees or Assessments can be levied against Lots as provided for in the By-Laws.

Section 4.10 Subordination of the Lien to Mortgages: The lien of the assessments provided for herein against a Lot shall be subordinate to the lien of a recorded bona fide first mortgage covering such Lot and subordinate to any tax or special assessment lien of such Lot in favor of any governmental taxing or assessing authority. The sale or transfer of a Lot shall not affect the assessment lien. The sale or transfer of a Lot pursuant to bona fide mortgage foreclosure proceedings or any other bona fide proceeding in lieu thereof shall, however, extinguish the lien of such assessment as to any payment which became due prior to such sale or transfer. No such sale or transfer shall release a Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 4.11 Duties of the Board of Directors of the Home Owners’ Association: The Board of Directors of the Home Owners’ Association shall have certain duties as forth in the By-Laws.

Section 4.12 Receipt For Payment: The Home Owners’ Association shall, within twenty (20) days after demand made at any time, furnish a receipt in writing signed by the Secretary-Treasurer of the Home Owners’ Association, specifying that the assessment respecting a Lot has been paid or that certain assessments remain unpaid, as the case may be. Such receipts shall be conclusive evidence of payment of any assessment therein stated to have been paid.
Section 4.13 Entrance Areas: The Entrance Areas, while owned and maintained by West-Chase Golf Club, are for the benefit of both the Subdivision and the golf course. The Association hereby agrees to pay an annual fee to West-Chase Golf Club to be used towards the maintenance and upkeep of the Entrance Areas. The fee will be payable in four equal payments due on the first day of each calendar quarter. The amount due for the year 2000 will be Three Thousand Dollars ($3,000), of which half is due April 1, 2000. This amount will increase by One Hundred and Fifty Dollars ($150) each year for the subsequent four (4) years with the fee in 2004 being Three Thousand Six Hundred Dollars ($3,600). For the year 2005, the superintendent of West-Chase will prepare an annual budget of expenses related to the Entrance Areas. The budget will include, but not be limited to, cost of materials, labor, utilities, vegetation, repairs and mowing. The fee payable by the Association to West-Chase Golf Club in 2005 and beyond will be 50% of the annual budget.

ARTICLE V
Lot Development

Section 5.01 Lot Development: Prior to the development, improvement or alteration of, or the construction on or addition to, a Lot or Lots, the Owner(s) thereof shall first obtain written approval from Developer of the Lot Development Plans as required by Article III of this Declaration. Any improvement, development or alteration of a Lot or Lots, and any construction thereon or addition thereto, shall strictly comply with this Article V. In the event of a conflict between a set of duly approved Lot Development Plans and the terms and provisions of this Article V, the terms and provisions of Article V shall control.

Section 5.02 Type, Size and Nature of Construction Permitted: No single family dwelling house, garage, driveway, deck, patio, gazebo, fence, swimming pool, tennis court or other recreational facility permitted by this Declaration shall be erected, placed or altered on any Lot or in the common areas without the prior written approval of Developer or Home Owners Association. Such approval shall be obtained prior to the commencement of construction and shall be subject to the following minimum standards:

a) No structure or building shall be erected, altered, placed, or permitted to remain on any Lot other than one single family dwelling not exceeding two stories in height, one private attached garage with a minimum of three (3) single garage door openers or one (1) single and one (1) double garage door opening, and a maximum of four (4) single garage door openings or two (2) double garage door openings, and such other structures related to swimming pools, tennis courts and other recreational facilities which are usual and incidental to the use of the Lot for a single family residential purposes.

b) The minimum finished floor area of a dwelling house constructed on a Lot, exclusive of open or screened porches, attached garages and basements or below grade levels, shall be Twenty-eight Hundred (2,800) square feet in the case of a one story residence and Three Thousand (3,000) square feet in the case of a multi-story residence.

c) No single family dwelling house, garage or structure of any kind shall be moved onto any Lot or any part of any Lot and all materials incorporated into the structure thereof shall be new, except that used brick or interior design features utilizing other than new materials, may be approved by Developer. No tent, basement, garage, barn or other structure shall be placed or constructed on any Lot at any time for use as either a temporary or permanent residence or for any other purpose, except as reasonably required in connection with the construction of a single family dwelling on a Lot.

d) Outbuildings, including, but not limited to, mini-barns, storage sheds, pole barns, or indoor pools with track roofs or canvas covers are specifically prohibited in this Subdivision. Gazebos are permitted if design and location are approved by the
Developer.

e) The concrete or block foundation of any single family dwelling house or other structure constructed on a Lot shall be covered on the exterior with wood, brick or stone veneer so that no portion of the exterior thereof is left exposed above ground.

f) All single story residences shall have brick, stone, stucco or other similar material exteriors on all elevations, excluding windows and doors. All residences in excess of one story shall have all brick, stone, stucco or other similar material exteriors on all first floor elevations and exposed basements, excluding windows and doors, and shall have a predominance of these same materials on the front elevation of the upper levels. No exterior of a home or other structure shall contain aluminum or vinyl siding. Any residence existing prior to the effective date of this Declaration shall be allowed to improve, repair or rebuild that residence with materials consistent with materials in place at the time of this Declaration.

g) No open loop geothermal heat pumps shall be allowed.

h) Exterior paint color shall be approved by the Architectural Review Committee.

**Section 5.03 Tree Preservation**: Existing mature trees (having a trunk in excess of six (6) inches in diameter measured at a point three (3) feet from undisturbed ground) shall be preserved to the extent that the removal thereof is not mandatory in connection with the construction of an approved single family dwelling house unless the removal thereof is otherwise specifically approved by Developer or the Architectural Control Committee, or if any such tree is dead or decayed and dangerous. It is the intent of this section to preserve the trees bordering the golf course.

**Section 5.04 Completion of Construction**: All construction upon a Lot shall be completed in strict accordance with the Lot Development Plans approved by Developer. The exterior of any dwelling house built upon a Lot or combination of Lots shall be completed within nine (9) months after the date of commencement of the foundation and the site graded and any areas to be covered with grass shall be seeded or sodded. Each Lot shall be kept and maintained in a sightly and orderly manner during the period of construction. All builders will be required to utilize and pay for a thirty (30) cubic yard trash receptacle for each home during period of construction in order to properly dispose of debris. Every builder or owner shall be required to furnish a Port-O-Let for their workers during construction. However, multiple builders or owners may combine to provide Port-O-Lets to their workers. During Construction, Owner is responsible for any damage to curbs previously installed in the Subdivision by Developer. In the event of damage to a curb by Owner, or Owners’ builders, which requires said curb to be repaired or replaced, the Developer shall cause said curb to be replaced and the costs of repair shall be paid by the Owner causing said damage. Minimal foundation landscaping must be completed within one year of issuance of the Certificate of Occupancy.

**Section 5.05 Storage Tanks**: No storage tanks, of any nature, for any use, shall be allowed on or be buried on any Lot.

**Section 5.06 Mailboxes**: All Lot Owners will use the same design of mailbox and posts to be chosen by Developer; the cost of such items will be the Lot Owners.

**Section 5.07 Driveways and Sidewalks**: No Lot shall be permitted to contain more than one driveway and each Lot shall be allowed only one cut onto a public road or private roadway adjoining the property. A driveway constructed on any Lot to and from the Public road or private roadway shall be constructed and maintained so as to provide the sole means of ingress and egress to such Lots for vehicular traffic. Circular drives which provide more than one cut onto a public road or private roadway may be allowed upon approval of the Developer and the Town of Brownsburg.
The driveway on each Lot shall be cut and stone or gravel placed thereon prior to development or improvement of the Lot to the extent necessary to avoid the transmittal of mud from construction traffic to the Public Roads. Upon substantial completion of construction, each driveway shall be constructed of either hard mixed aggregate or concrete.

Under no conditions shall driveways be constructed over curb inlets of the storm sewer system within the right-of-way of the public road or private roadway. No driveway shall be placed behind a curb containing these inlet grates.

Sidewalks shall be required and shall be constructed at the cost of Owner at the time of construction of the dwelling house. These shall be constructed in accordance with the specifications required by the Town of Brownsburg.

Section 5.08 Fences, Walls, Hedges or Shrub Plantings: No fence, wall, hedge or other screening shall be erected, placed, altered or permitted to remain on any Lot other than as approved by Developer under Article III of this Declaration. In no such situation shall these structures or plantings be placed within platted drainage and utility easements or within the right-of-way of a public street. Fences will be constructed of wood, rod iron, brick or stone and shall not exceed four feet (4') six inches (6") in height; however, fences constructed around swimming pools shall not exceed the minimum requirements permitted under state health and other state laws. No chain link, vinyl coated, plastic or wire fencing is permitted. No fence will be allowed on any lot adjoining the golf course other than invisible fencing.

Section 5.09 Water Supply and Sewage Disposal Systems: Private water supply (wells) or sewage disposal systems (septic systems) are prohibited on all Lots in the Subdivision as the Subdivision will be served by the Town of Brownsburg.

Section 5.10 Ditches and Swales: The Owner of any Lot on which any part of a drainage ditch or swale is situated shall keep such portion thereof as may be situated upon his Lot or Lots continuously unobstructed and in good repair, and shall provide for the installation of such culverts upon said Lots as may be reasonably necessary to accomplish the purposes of this subsection, all at each Owner's own cost and expense.

Section 5.11 Ponding and Runoff: No owner shall cause or permit any pond to be created on any Lot, including without implied limitation, from any swale, ditch, stream or creek located on the Real Estate. Further, each owner shall prevent water run-off and the depositing of soil and mud from the Lot onto the street through the use of silt fences installed during the home building process. To the extent that an Owner permits, causes or allows mud to enter onto the streets or private roadways in the Subdivision, during construction or otherwise, the Developer reserves the right to clean the streets and bill or assess the Owner for said costs. The Owner shall pay or reimburse to Developer the reasonable charge for street cleaning and maintenance within thirty (30) days after being billed or assessed therefor.

Except for necessary excavation and grading in connections with construction (in conformity with this Declaration) of improvements on a Lot, no fill, dirt, muck, or rock shall be removed from any Lot, nor shall the elevation of any portion thereof be changed in any manner, without the prior written approval of the Developer. No owner of a Lot shall cause, suffer, or permit the alteration by unnatural means, obstruction or diversion of the flow of surface water across his Lot, without the prior written consent of the Developer.

Section 5.12 Antenna Discs or Other Similar Structures: No exposed radio, cable or television antenna shall be permitted within the Subdivision. Satellite dishes are permitted if no larger than eighteen inches (18") in diameter.

Section 5.13 Playground Equipment: Any and all playground equipment shall be made
of wood as its primary building material. In no event shall any playground equipment be allowed that uses metal or plastic as its primary building material. Playground equipment shall not be placed or located forward of the rear line of the house on any Lot. Portable and/or permanent freestanding basketball goals are permitted (no basketball goals shall be attached to the residential structure).

Section 5.14 Clotheslines: There shall be no outside clotheslines.

Section 5.15 Construction Equipment: Notwithstanding any other provision of this Declaration, nothing herein shall be construed to prevent Developer or Owner from constructing improvements in conformity with the provisions hereof, from permitting commercial vehicles and construction equipment to enter and remain on the street or on the Lot being improved, or from storing materials and supplies on such Lot, all to the extend reasonably necessary to facilitate such construction.

ARTICLE VI

Use and Maintenance of Lots

Section 6.01 Vehicle Parking: No vehicle of more than one and one-half ton hauling capacity shall be parked on any Lot except while making a delivery or pickup. No car, boat, truck, motor home or trailer that is not in operational condition and bearing the current year's license plate shall be permitted to remain on any Lot unless kept within a garage. No boat, truck (more than one and one-half ton), motor home or trailer shall be permitted to remain on any Lot or Driveway for more than twenty-four (24) hours. No vehicle of any kind shall park on any street in this subdivision routinely or for more than twenty-four (24) hours. No vehicles shall be parked in front of mailboxes.

Section 6.02 Home Occupations: Home occupations shall be permitted only in accordance with the Brownsburg Zoning Ordinance and by approval of the Board of Zoning Appeals for the Town of Brownsburg. However, no signs of any nature, kind or description shall be erected, placed or permitted to remain on any Lot advertising a permitted home occupation.

Section 6.03 Signs: No signs of any kind shall be displayed to public view on any Lot except that one two-sided sign (not exceeding six (6) square feet per side) may be displayed at any time for the purpose of (i) advertising the property for sale or rent, or (ii) a builder to advertise during construction. All builders must submit signs and receive written approval from the Developer.

Section 6.04 Maintenance of Tracts and Improvements: The Owner of any Lot shall at all times maintain the Lot and any improvements situated thereon in such a manner as to prevent the Lot or improvements from becoming unsightly and, specifically, each such Owner shall:

a) Mow the Lot or Lots at such times as may be reasonably required;

b) Remove all debris or rubbish;

c) Prevent the existence of any other condition that reasonably tends to detract from or diminish the aesthetic appearance;

d) Keep the exterior of all improvements in such a state of repair and maintenance as to avoid their becoming unsightly.

Section 6.05 Animals: No wild animals, livestock or poultry of any kind shall be kept, maintained or bred on any Lot for commercial or any other purpose. Only dogs, cats and similar animals generally and customarily recognized as household pets, not exceeding in the aggregate three (3) in number may be kept or maintained on any Lot as household pets. All animals kept or
maintained on any lot in this Subdivision shall be kept reasonably confined by means of leash, invisible fencing, or other product similar thereto, so as not to become an annoyance or nuisance. No animal shall be kept or maintained on a Lot for commercial purposes or primarily for breeding purposes. All Owners shall clean up after their pet on all Lots, Common Areas and Easements within the subdivision. No dog runs are permitted within the subdivision.

Section 6.06 Garbage, Trash and Other Refuse: The outside burning of garbage or other refuse shall not be permitted on any Lot, nor shall any outside accumulation of refuse or trash be permitted on any Lot. In no event shall any Owner allow a trash or recycling receptacle to remain outside for longer than a twenty-four (24) hour period of time.

Section 6.07 Nuisances: No noxious or offensive activity shall be conducted upon any Lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood or another Owner.

Section 6.08 Maintenance of Undeveloped and Unoccupied Lots: Owners of undeveloped or unoccupied Lots shall at all times keep and maintain such Lots in an orderly manner, causing weeds and other growths to be reasonably cut and shall prevent the accumulation of rubbish and debris thereon.

Section 6.09 Yard Lighting: All Lot Owners will install an exterior yard light in style with the house elevation and the cost of installation is that of the Lot Owner.

ARTICLE VII

Easements & Street Signs

Section 7.01 Easements: The strips of ground shown on the survey of Lots designated Drainage and Utility Easements ("DE" or "UE" or "D&UE") either separately or together, are hereby created for the use (including required ingress and egress necessary as a part thereof) of public utility companies, governmental agencies, police, fire, ambulance and other emergency vehicles, and the Owners of the Lots herein as follows:

a) "Drainage Easements" (D.E.) are created to provide paths and courses for area and local storm drainage, either overland or in adequate underground conduit, to serve the needs of this and adjoining ground and/or the public drainage system. No structures, including fences, shall be built on a Drainage Easement which obstruct flow from the area being served, nor shall any changes be made in the finished grade elevations of any Lot, whether in connection with the construction of improvements thereon or otherwise, so as to modify, alter or change the location or depth of any drainage swales, ditches or creeks located within any such Drainage Easement without the approval of all Federal, State, County or Municipal authorities from whom approvals are required by law, or which would in any way prohibit, impede, restrict or alter the natural flow of surface water drainage.

b) "Utility Easements" (U.E.) are created for the use of public utility companies, not including transportation companies, for the installation, operation and maintenance of mains, ducts, poles, lines and wires necessary to provide utility service to a Lot or Lots, subject to the condition that following any installation or maintenance, the affected area within such Utility Easement shall be returned to the condition existing prior thereto at the cost and expense of the party responsible for having such work performed.

c) "Drainage and Utility Easements" (D.U.E.) represents a combination of both a Drainage and a Utility Easement.

d) "Landscape Easements" (L.E.) are designated and described as areas created for
the specific purpose to allow the Developer to install signage at the entrances to the Subdivision, as well as natural vegetative plantings and screening. The entrance signs shall be maintained by the Home Owners' Association. No sheds, barns, tennis courts, swimming pools, fences, improvements or structures of any type are allowed within the Landscape Easement. Further, no vegetation, trees or plant life shall be removed or cut in the Landscape Easement unless otherwise approved by the Developer or Home Owners' Association or unless such plant life is dead or decayed and dangerous.

The Owners shall take title to the Lots subject to the foregoing easements rights in, along and through the strips of ground properly designated as herein above set forth on the recorded survey of the Lots for the purposes herein stated.

Section 7.02 Street Signage: Street signs including street names and stop signs have been installed with above grade materials as determined by the Town of Brownsburg. Replacement of any signage will be the responsibility of the Developer and when the development is relinquished to Homeowners Association it will then be the Associations responsibility and cost to maintain.

ARTICLE VIII

General

Section 8.01 Enforcement: Any Owner of any Lot or Lots in this subdivision may initiate any proceeding at law or equity against any person or persons violating or attempting to violate any covenant herein. Furthermore, the Developer, Architectural Control Committee and Home Owners Association may initiate any proceeding at law or equity against any person or persons violating or attempting to violate any provision within this Declaration. The successful party to any such action shall recover attorney fees and costs incurred in such action. A violation of any restriction herein will not result in reversion or forfeiture of title.

If any Owner of a Lot in this subdivision shall fail to maintain his Lot and/or any improvements situated thereon, or fail to construct sidewalks in accordance with these restrictive covenants, the Developer, Committee and/or Association shall have the right, but not the obligation, by and through its agents and employee contractors, to enter upon said Lot and repair, mow, clean, or perform such other acts as may reasonable or necessary to make said Lot, and/or any improvements situated thereon, conform to the requirements of these restrictions. The cost thereof to the Developer, Committee and/or Association shall be collected in any reasonable manner from the Owner. Neither the Committee nor Association nor any of either of its agents, employees, or contractors shall be liable for any damage that may result from any maintenance or other work performed hereunder. Any fine so assessed against any Lot, together with interest and other changes or costs as hereinafter provided, shall become and remain a lien upon that Lot subordinate only to the lien of a first mortgage until paid in full, and shall also be a personal obligation of the Owner or Owners of that Lot. Such charge shall bear interest at the rate of twelve percent (12%) per annum until paid in full. If, in the opinion of the Developer, Committee and/or Association, such charge has remained due and payable for an unreasonable long period of time, the Developer, Committee and/or Association may institute such procedures, either at law or in equity, by foreclosure or otherwise, to collect the amount owed, in any court of competent jurisdiction. The Owner of the Lot or Lots, subject to the charge, shall, in addition to the amount of the charge due at the time legal action is instituted, be obligated to pay any expenses or costs, including attorney fees, incurred by the Developer, Committee and/or Association in collecting the same. Every Owner of a Lot in this subdivision, and any person who may acquire any interest in such Lot, whether as an Owner or otherwise, is hereby notified, and by acquisition of such interest agrees, that any such liens which may exist upon said Lot at the time of the acquisition of such interest are valid liens and shall be paid. Every person who shall become an Owner of a Lot in this subdivision is hereby notified that by the act of acquiring, making such purchase or acquiring such title, such person shall be subject to this Declaration and a member of the Home Owners'
Association.

The Developer, Committee nor Association assumes no liability, jointly or severally, for decisions rendered pursuant to these covenants.

Section 8.02 Severability: The provisions of this Declaration shall be severable and no provision shall be affected by the invalidity of any other provision to the extent that such invalidity does not also render such other provision invalid. In the event of the invalidity of any provision, this Declaration shall be interpreted and enforced as if all invalid provisions were not contained herein.

Section 8.03 Binding Effect: This Declaration, and the covenants, conditions and restrictions herein contained shall be binding upon Developer, each Owner and any person, firm, corporation or other legal entity now or hereafter claiming an interest in any Lot and their or its respective successors or assigns.

Section 8.04 Duration: This Declaration and the restrictions imposed hereby shall run with the Real Estate and shall be binding on all Owners and all persons claiming under them for an initial period of twenty-five (25) years from the date of recordation, and shall automatically extend for successive periods of ten (10) years each, unless prior to the expiration of the initial period of any period they are amended or changed.

Section 8.05 Counterparts: This Declaration may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

Section 8.06 Amendments to Declaration: This Declaration may be amended or changed at any time with written approval by eighty percent (80%) of all Owners herein and shall not become binding and effective until the date of recordation in the Office of the Recorder of Hendricks County, Indiana.

Section 8.07 Consent and Acceptance: The undersigned understand that the Prior Declaration requires unanimous written consent of all Owners herein to release said Prior Declaration and to further subject all Lots within Hollaway Ridge Sections I, II and III, to these Declarations. The undersigned agree and covenant to subject their Lot(s) to these Declarations and have said Declarations run with their Lot(s) notwithstanding the lack of unanimous consent of all Owners within Hollaway Ridge Sections I, II and III. This Declaration can be executed and effective as to each Lot either by execution of this Declaration which shall be recorded in the office of the Hendricks County Recorder or a Supplemental Declaration executed and recorded in the future. Said Supplemental Declaration shall refer to this Declaration.

IN WITNESS WHEREOF, the undersigned have caused this Declaration of Covenants, Conditions and Restrictions to be effective as of the day and in the year first above written.

Hollaway Ridge
Sections I, II & III Lot #

1 Hollaway Hills Associates, Inc. By: Mark E. Sanders, President

2 Hollaway Hills Associates, Inc. By: Mark E. Sanders, President

3

15
Hollaway Hills Associates, Inc.
By: Mark E. Sanders, President

Hollaway Hills Associates, Inc.
By: Mark E. Sanders, President

Hollaway Hills Associates, Inc.
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Hollaway Hills Associates, Inc.
By: Mark E. Sanders, President

Hollaway Hills Associates, Inc.
By: Mark E. Sanders, President

Hollaway Hills Associates, Inc.
By: Mark E. Sanders, President

Linmarc Homes, Inc.
By: Mark E. Sanders, President

Charles E. Rider, Treas.

9.30.99

Linmarc Homes, Inc.

9.26.99
MATTHEW AYERS
Hollaway Hills Associates, Inc.

9.27.99
ERNEST TEGILIO

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Signature Pages

(To be attached to the Revised Covenants, Conditions and Restrictions for Holloway Ridge, Sections I, II, and III)

6  43 Hollaway Blvd
Printed Name:  STEVE HICKS  9/25/99  
Printed Name:  GMA HICKS  9/25/99
Signature:  
Signature:  DAVE HICKS  
Dated:  
Dated:  

7  47 Hollaway Blvd
Printed Name:  EDWARD CARMICHAEL  9/25/99  
Printed Name:  Karen GELAWSKI  9/25/99
Signature:  
Signature:  Karen GELAWSKI  
Dated:  
Dated:  

8  51 Hollaway Blvd
Printed Name:  Jacqueline CASH  9/25/99  
Printed Name:  JAMES C CASH  9/25/99
Signature:  
Signature:  Jacqueline CASH  
Dated:  
Dated:  

15  49 Oak Tree Drive
Printed Name:  JAMES PENDLE  9/25/99  
Printed Name:  JAMES PENDLE  9/25/99
Signature:  
Signature:  JAMES PENDLE  
Dated:  
Dated:  

43  84 Hollaway Blvd
Printed Name:  DENISE LEE  9/25/99  
Printed Name:  JAMES F LEE  9/25/99
Signature:  
Signature:  JAMES F LEE  
Dated:  
Dated:  

Page 5 of 14
Signature Pages
(To be attached to the Revised Covenants, Conditions and Restrictions for Holloway Ridge, Sections I, II, and III)

21  29 Masters Circle

Printed Name: STEVEN C. NEUMANN
Signature: [Signature]
Dated: 9/29/99

Printed Name: DON W. NEUMANN
Signature: [Signature]
Dated: 9/29/99

22  22 Masters Circle

Printed Name: ROBERT A. SHATZ
Signature: [Signature]
Dated: 9/27/99

Printed Name: LINDA J. SHATZ
Signature: [Signature]
Dated: 9/27/99

24  34 Oak Tree Drive

Printed Name: RICKY D. FAIR
Signature: [Signature]
Dated: 9/27/99

Printed Name: GAYLE E. FAIR
Signature: [Signature]
Dated: 9/27/99

25  30 Oak Tree Drive

Printed Name: WILLIE E. WOODBURY
Signature: [Signature]
Dated: 9/28/99

Printed Name: DANNIE L. WOODBURY
Signature: [Signature]
Dated: 9/28/99
Signature Pages

(To be attached to the Revised Covenants, Conditions and Restrictions for Hollaway Ridge, Sections I, II, and III)

14 45 Oak Tree Drive
Printed Name: Larry B. Zimmerman 7/25/99
Printed Name: Doris M. Zimmerman 9/25/99
Signature: Larry B. Zimmerman
Signature: Doris M. Zimmerman
Dated: Dated:

29 64 Hollaway Blvd
Printed Name: Donald J. Moran 9/26/99
Printed Name: Rhonda Moran 9/26/99
Signature: Donald J. Moran
Signature: Rhonda Moran
Dated: Dated:

31 56 Hollaway Blvd
Printed Name: Virginia L Adams 9/26/99
Printed Name: Robert C. Adams 9/26/99
Signature: Virginia L Adams
Signature: Robert C. Adams
Dated: Dated:

42 80 Hollaway Blvd
Printed Name: Mark W. Forsythe 9/24/99
Printed Name: Monica J. Forsythe 9/24/99
Signature: Mark W. Forsythe
Signature: Monica J. Forsythe
Dated: Dated:

61 61 Oak Tree Drive
Printed Name: Steven Hendrickson 9/20/99
Printed Name: Janet A. Hendrickson 9/20/99
Signature: Steven Hendrickson
Signature: Janet A. Hendrickson
Dated: Dated:

62 57 Oak Tree Drive
Printed Name: Richard L Diasio 7/27/99
Printed Name: Julie A. Diasio 9/25/99
Signature: Richard L Diasio
Signature: Julie A. Diasio
Dated: Dated:
Signature Pages

(To be attached to the Revised Covenants, Conditions and Restrictions for Holloway Ridge, Sections I, II, and III)

3 31 Hollaway Blvd
   Printed Name: Rosanne Enrique
   Dated: 9/28/98
   Signature: 

   Printed Name: Philip Enrique
   Dated: 9/28/99
   Signature: 

53 93 Oak Tree Drive
   Printed Name: Carol A. Moore
   Dated: 9/30/99
   Signature: Carol A. Moore

59 69 Oak Tree Drive
   Printed Name: Connie Marks
   Dated: 9/29/99
   Signature: Connie Marks

60 65 Oak Tree Drive
   Printed Name: Jerry D. Beller
   Dated: 9/29/99
   Signature: Jerry D. Beller

   Printed Name: Diane Beller
   Dated: 
   Signature: Diane Beller

63 54 Oak Tree Drive
   Printed Name: Kevin Detz
   Dated: 9/27/99
   Signature: Kevin Detz

   Printed Name: Ellen A. Detz
   Dated: 9/27/99
   Signature: Ellen A. Detz

Page 1 of 14
STATE OF INDIANA

COUNTY OF HENDRICKS

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 6th day of October, 1999.

My Commission Expires:

__________________________
Signature of Notary Public

__________________________
Printed Name of Notary Public

County of Residence:

__________________________