Covenants

For

No Declaration - Plat Only

Pine Knoll - Sec. 4

4 pages

Hamilton County
I, Curtis C. Huff, a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana, hereby certify that the within plot represents a survey performed on the
12th day of July, 1927, that all the monuments shown are to be set, and that the location, size, type and tenorment of said monuments are accurate.

Curtis C. Huff
Registered Land Surveyor
Indiana No. 35048

This subdivision shall be known and designated as Pine Hills, Section 4, a subdivision in
Hamilton County, Indiana. All streets shown and not herein described are hereby dedicated
by the public.

This plat is subject to the declaration of covenants, conditions and restrictions of Pine Hills
recorded as Instrument No. 9572, and any amendments thereto.

I, in testimony whereof, do hereby sign these the 19th day of December, 1990.

Clyde Emmons
Community Partner

By: Edward G. Crosby, Inc.
General Partner

Edward G. Crosby, Vice President
Network Development, Inc.

State of Indiana
County of Hamilton

Before me, the undersigned, a notary Public in and for said County and State, personally
appeared Richard Croser, Vice President of Network Development, Inc., the General Partner of
Emmons Communities Partnership, an Indiana limited partnership, and acknowledged the
execution of this Instrument as his voluntary act and deed and no other.

Witness my signature and seal the 19th day of December, 1990.

Howard Stewert
Notary Public

County of Hamilton

My commission expires: 6/20/97

CORPORATION CERTIFICATE

Filed with the Secretary of State of Indiana by...on...1990

EDITH W. PARKER
Secretary

Declaration of Authority

AEMONS COMMUNITIES PARTNERSHIP

An Indiana Limited Partnership

A. Edward G. Crosby, Jr.
B. David H. Emmons
C. Charles W. Emmons
D. John P. Emmons

Date of Formation: 06/12/90

Address: 210 West Main Street, Noblesville, IN 46060

COUNTY OF HAMILTON

STATE OF INDIANA

EDWARD G. CROZER, Vice President
Network Development, Inc.

Pine Hills Plat

Adopted by the City Plan Commission at a Meeting Held, 11/18/92

Noblesville City Plan Commission

Steven R. Hindsley, President

Board of Public Works and Safety Certificate

This plat was duly approved by the Board of Public Works and Safety of the City of Noblesville, Indiana, at a meeting held on the 18th day of August, 1992.

Mary E. Minnihan, Mayor

Marilyn C. Carver, Clerk-Treasurer

Date: 8-30-92

This Instrument prepared by Douglas B. Chumley, Attorney at Law

SHEET 3 OF 4
COVENANTS AND RESTRICTIONS FOR FIRE PROOF, SECTION 4

Covenants: The covenants and restrictions incorporated into this deed and declared in accordance with the laws of the State of Indiana, as set forth in the following covenants, shall run with and affect the land conveyed hereby and shall bind and inure to the benefit of this tract and to all successors in title of the same, whether they be in fee simple or not.

1. **Building Structure Restrictions:**
   - No building shall be erected, altered, extended, or reconstructed within the premises herein conveyed until the same shall have been approved by the Village or the City of which the premises are located.
   - No building shall exceed the maximum height limitations as specified herein.
   - No building shall be constructed closer than the minimum setbacks as specified herein.
   - No building shall be constructed closer than the minimum setback from property lines as specified herein.
   - No building shall be constructed closer than the minimum setback from public roads as specified herein.
   - No building shall be constructed closer than the minimum setback from public easements as specified herein.
   - No building shall be constructed closer than the minimum setback from boundaries as specified herein.

2. **Use Restrictions:**
   - No building shall be used for any purpose which is inconsistent with the use of the premises as a residence or as an accessory use.
   - No building shall be used for any purpose which is likely to create a danger to the public or to the occupants of the premises.
   - No building shall be used for any purpose which is likely to create an unreasonably burdensome nuisance.

3. **Setback Requirements:**
   - All buildings shall be set back from the public roads as specified herein.
   - All buildings shall be set back from the property lines as specified herein.
   - All buildings shall be set back from the boundaries as specified herein.
   - All buildings shall be set back from public easements as specified herein.
   - All buildings shall be set back from boundaries as specified herein.

4. **Easements:**
   - The easement for the public road shall be preserved for public use.
   - The easement for the public utility shall be preserved for public use.
   - The easement for the public drainage shall be preserved for public use.

5. **Public Access:**
   - No building shall be erected closer than the minimum setback from public access as specified herein.
   - No building shall be erected closer than the minimum setback from public utilities as specified herein.
   - No building shall be erected closer than the minimum setback from public drainage as specified herein.

6. **Fire Protection:**
   - All buildings shall be constructed with fire-resistant materials.
   - All buildings shall be equipped with a fire alarm system.
   - All buildings shall be equipped with a fire hydrant system.

7. **Signage:**
   - No building shall be constructed closer than the minimum setback from public roads as specified herein.
   - No building shall be constructed closer than the minimum setback from property lines as specified herein.
   - No building shall be constructed closer than the minimum setback from public easements as specified herein.
   - No building shall be constructed closer than the minimum setback from boundaries as specified herein.

8. **Parking:**
   - No building shall be constructed closer than the minimum setback from public roads as specified herein.
   - No building shall be constructed closer than the minimum setback from property lines as specified herein.
   - No building shall be constructed closer than the minimum setback from public easements as specified herein.
   - No building shall be constructed closer than the minimum setback from boundaries as specified herein.
no encroachments of any description shall be made, saved, or kept on any lot, except that flag, vases, or other household parts may be kept, provided that they are not kept, saved or maintained for commercial purposes.

it shall be the duty of the owner of said lot to keep the grass on the lot properly cut and free from weeds and trash and to otherwise keep said lot in good and attractive condition. should any owner fail to do so then developer may take such action as it deems necessary in order to make said lot clean and attractive and the owner shall upon demand reimburse developer for the expense incurred in so doing.

no lot in this subdivision shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and shall be kept swept, except in ordinary seasons.

it is further understood and agreed that pursuant to IC 36-3-1-31, that as part of the consideration running to the City of Noblesville, the developer hereby irrevocably releases the right and the right of assignment in said IC 36-3-1-31 to maintain a sidewalk along said map and to maintain same if and when said sidewalk is completed and dedicated as provided by said IC 36-3-1-31.

the undersigned,为代表本委任人及本委任人的合伙人，特此签名，证明以上所述属实。

[signature]

[signature]

[signature]

[signature]