DECLARATION OF COVENANTS, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND ASSESSMENTS OF SUBDIVISIONS CONDUCTED, SECTION OWN, SUBDIVISION AND SUBSEQUENT SECTIONS THEREON INDIANAPOLIS, INDIANA

TABLE OF CONTENTS

Article I -- Definitions

A. Assessment
B. Assessing Authority
C. Building
D. Committee
E. Common Expenses
F. Common Property
G. Dwelling Unit
H. Lot
I. Owner
J. Plat

Article II -- Character of the Development

A. In General
B. Other Restrictions

Article XII -- Restrictions Concerning Size, Placement, and Maintenance of Dwelling Units and Other Structures

A. Type, Size and Nature of Construction Permitted and Approvals Required

1. Minimum Areas
2. Attached Garages
3. Driveways and Off-Street Parking Spaces
4. Prohibition of Relocated or Movable Structures
5. Time Limits on Construction
6. Maintenance of Lots During Construction
7. Basketball Goals and Similar Structures
8. Fences
9. Utility Lines
10. Storage Tanks
11. Gutters and Downspouts
12. Awnings and Patio Covers
13. Above Ground Swimming Pools
14. Storage Sheds
15. Satellite Dishes
16. Security Lights
17. Masonry Requirements

B. Sight Distance at Intersections
C. Building Lines
D. Damaged Structures
E. Maintenance of Lots and Improvements

Article IV -- Basements

Article V -- Miscellaneous Provisions and Prohibitions

A. Nuisances
B. Signs
C. Awnings
D. Vehicle Parking
E. Ditches and Swales
F. Antennas
G. Solar Heat Panels
H. Requirement to Keep Grass in Public Right-of-Way
Table of Contents

(Continued)

Article VI -- Submittal and Approval of Plans

A. Submittal of Plans................................. 7
B. Approval of Plans............................... 7

Article VII -- Rules Governing Building on Several Contiguous Lots Having One Owner.............. 7

Article VIII -- Remedies

A. Available Remedies.................................... 7
B. Government Enforcement............................ 7
C. Delay or Failure to Enforce......................... 8

Article IX -- Effect of Becoming an Owner...................... 8

Article X -- Titles........................................ 8

Article XI -- Duration and Amendment

A. Duration of Declaration................................ 8
B. Amendment of Declaration........................... 8

Article XII -- Severability................................ 9

Article XIII -- Dedication of Street Rights-of-way............. 9

Article XIV -- Homeowners' Association......................... 9

Article XV -- Association Membership and Voting Rights

A. Membership............................................ 9
B. Classes of Membership.............................. 9
   1. Class A........................................... 9
   2. Class B........................................... 9
C. Board of Directors.................................. 9
D. Responsibilities of the Association............... 10
E. Transfer of Control of Association.................. 10

Article XVI -- Insurance

A. Public Liability Insurance for Common Property................ 10
B. Comprehensive Public Liability Insurance.............. 10
C. Professional Management Plan Insurance............... 10
D. Owner's Responsibility for Loss...................... 10

Article XVII -- Covenant for Assessments

A. Purpose of Assessments................................ 11
B. Pro-Rata Share...................................... 11
C. Liability for Assessments........................... 11
D. Basis of Annual Assessments......................... 11
E. Basis of Special Assessments....................... 11
F. Fiscal Year; Date of Commencement of Assessments; Due Date............... 12
G. Duties of the Association............................ 12
   1. Books and Records................................ 12
   2. Certificate of Assessments...................... 12
   3. Request for Notice from Mortgagee............... 13
DECLARATION OF COVENANTS, CONDITIONS, COMMITMENTS, RESTRICTIONS, EASEMENTS AND ASSESSMENTS OF SUNNIVALE COMMONS, SECTION ONE, SUBDIVISION AND SUBSEQUENT SECTIONS THEREOF INDIANAPOLIS, INDIANA

TABLE OF CONTENTS (Continued)

<table>
<thead>
<tr>
<th>Article</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>L.</td>
<td>Initial Assessments</td>
<td>13</td>
</tr>
<tr>
<td>K.</td>
<td>Notice and Quorum for any action to Increase Assessments</td>
<td>14</td>
</tr>
<tr>
<td>J.</td>
<td>Initiation of Action by Association for Non-Payment of Assessment</td>
<td>13</td>
</tr>
<tr>
<td>I.</td>
<td>Adjustments</td>
<td>13</td>
</tr>
<tr>
<td>H.</td>
<td>Association Procedure for Non-Payment of Assessments</td>
<td>13</td>
</tr>
<tr>
<td>G.</td>
<td>Lien for Non-Payment of Assessment</td>
<td>13</td>
</tr>
<tr>
<td>F.</td>
<td>Article XVIII - Annexation</td>
<td></td>
</tr>
<tr>
<td>E.</td>
<td>Annexation Document</td>
<td>14</td>
</tr>
<tr>
<td>D.</td>
<td>Equality of Liens</td>
<td>14</td>
</tr>
<tr>
<td>C.</td>
<td>Improvements</td>
<td>14</td>
</tr>
<tr>
<td>B.</td>
<td>Effective Date for Assessments and Voting Rights</td>
<td>14</td>
</tr>
<tr>
<td>A.</td>
<td>Annexation of Other Areas</td>
<td>14</td>
</tr>
</tbody>
</table>

Article XVIII - Annexation

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DECLARATION OF COVENANTS, CONDITIONS, COMMITMENTS, RESTRICTIONS, EASEMENTS, AND ASSESSMENTS OF SUNNINGDALE COMMONS SUBDIVISION, SECTION ONE, AND SUBSEQUENT SECTIONS THEREOF

INDIANAPOLIS, INDIANA

THIS DECLARATION of Covenants, Conditions, Commitments, Restrictions, Easements, and Assessments, hereinafter referred to as the "Declaration" or the "Deed," is made this 25th day of MARCH, 1993 by Greenleaf Development, Inc., an Indiana Corporation, hereinafter referred to as "Declarant" or "Developer," in the State of Indiana, for the following purposes:

WITNESSETH:

WHEREAS, Declarant is the owner of a certain 21.545-acre parcel of real property referred to as the "Real Estate," as described in Exhibit "A" attached hereto and by reference is made a part hereof;

WHEREAS, Declarant hereby subdivides said Real Estate into a subdivision of single-family lots known and designated as SUNNINGDALE COMMONS SUBDIVISION, SECTION ONE, as per plat thereof recorded on the 15th day of JULY, 1993 under Instrument No. 82-31744 in the records of the Office of the Recorder of Marion County, Indiana, said plat, by reference, being made a part hereof; and

WHEREAS, Declarant establishes a system of assessments and charges, hereinafter referred to as "Assessments," to provide for maintenance of the Common Property in the Development, for insurance coverage, and for mutual enforcement of the Restrictions, said Assessments to be borne by Lot Owners of the Development, hereinafter referred to as the "Owners."

NOW, THEREFORE, Declarant hereby affirms that the Real Estate described in Exhibit "A" shall hereinafter be held, subdivided, sold and conveyed subject to the following Covenants which purport to protect the value and desirability of the Development, and which shall run with the Real Estate and shall be binding on all parties having any right, title or interest in the Real Estate or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I
DEFINITIONS

A. The following are the definitions of terms used in this Declaration:

1. "Assessment" shall mean that share of the Common Expenses imposed upon each Lot, as determined and levied pursuant to the provisions of Article XVII herein.

2. "Association" shall mean Sunningdale Commons Homeowners' Association, Inc. as an organization of similar name, its successors and assigns, and shall be treated as an Indiana not-for-profit corporation. Its membership shall consist of those who pay mandatory assessments for liability insurance, project maintenance, storm water retention levee maintenance, management fees and other expenses as determined by the Association.

3. "Builder" shall mean the contractor(s) constructing the first
residence on each Lot, which may be the Developer for one or more Lots.

4. "Committee" shall mean the Sunningdale Commons Development Control Committee, composed of three (3) members appointed by the Developer who shall be subject to removal by the Developer at any time with or without cause as long as Developer owns one (1) lot. Developer by appointment shall fill vacancies which may occur from time to time on the Committee until such time as the subdivision is completely developed herein at which time the Association shall appoint this Committee from its membership.

5. "Common Expenses" shall mean the actual and anticipated cost to the Association for maintenance, management, operation, repairs, improvement and replacement of the Common Property as hereinafter defined, maintenance of the storm water retention lake, and any other costs or expenses incurred by the Association for the benefit of the Common Property, including the cost of insurance as required herein. Common Expenses shall not include any costs or expenses incurred in connection with the initial installation or completion of the streets, utility lines and mains, drainage systems, or other improvements constructed by Developer.

6. "Common Property/Common Area" shall mean all real and personal property which is in the nature of common or public improvements. It is anticipated all future covenants may have certain additional meanings. In Section One, Outlot "A" and "G" shall be common property with landscaping, utility, and sign easement on Lot 1.

7. "Dwelling Unit" shall mean a single-family residence, including attached garage, situated upon a Lot in the Development.

8. "Lot" shall mean any residential parcel of real estate as shown on the plat of the Development which is recorded in the office of the Recorder of Marion County, Indiana. No lot may be subsequently subdivided for development purposes, except to adjust for minor side yard infringements which may occur. Outlot "E" shall not be considered a residential lot and shall not be subject to an assessment.

9. "Owner" shall mean a person who acquires any right, title or interest, legal or equitable, in and to a lot, but shall exclude those persons having such interest merely as security for the performance of an obligation. The Owner of Outlot "E" shall not be an Owner as defined under this Declaration.

10. "Plat" shall mean the subdivision plat of the Development identified as the Final Plat of Sunningdale Commons Subdivision, Section One, recorded on the 10th day of March, 1999, under Instrument Number 93-31744 in the office of the Recorder of Marion County, Indiana, and any plats recorded thereon of subsequent sections of said Sunningdale Commons Subdivision.

ARTICLE XII
CHARACTER OF THE DEVELOPMENT

In general, each Lot in the Development shall be a residential lot and shall be used exclusively for residential purposes. No structure shall be selected, planned or permitted to be built upon any Lot except a Dwelling Unit. No business buildings may be erected on any Lots thereof. No business may be conducted on any Lots thereof, other than those occupations permitted in the Dwelling Districts Zoning Ordinance of Marion County, Indiana.

B. Other Restrictions. All Lots in the Development shall be subject to
the assessments, restrictions and limitations of record, and to all governmental zoning authority and regulations affecting the development, all of which are incorporated herein by reference.

ARTICLE III
RESTRICTIONS CONCERNING SIZE, PLACEMENT, AND MAINTENANCE OF DWELLING UNITS AND OTHER STRUCTURES

A. The Plan and Nature of Construction Permitted and Approvals Required: No Dwelling Units, greenhouses, porch, garage, swimming pool, exterior structure, fences, basketball court, tennis court or other recreational facility shall be erected, placed or altered on any lot without the prior written approval of the Committee. Such approval shall be obtained prior to the commencement of construction and shall take into account restrictions as to the type of materials, exterior finish, design, layout, location, landscaping and finished grade elevations. Builders may be permitted to submit sets of Master Plans of typical homes to the Committee, and when approved by the Committee, these Master Plans shall not require subsequent approval unless there are changes thereafter.

1. Minimum Areas: The following restrictions shall apply to any Dwelling Unit erected, placed or altered shall have the following minimum areas, exclusive of open porches and garages:

a. The minimum main floor area of a one-story Dwelling Unit shall be 1,200 square feet.

b. The minimum main floor area of a Dwelling Unit of more than one story shall be 800 square feet provided that the total floor area shall be at least 1,200 square feet.

2. Attached Garages: Each Dwelling Unit shall have a minimum of a two-car attached garage.

3. Driveways and Off-Street Parking Spaces: There shall be a minimum of two (2) off street parking spaces in each driveway. All driveways shall be constructed of concrete or asphalt material. A driveway shall not exceed in width the side boundaries of the garage it serves and must be a minimum width equal to the interior width of the garage it serves. No additional parking shall be permitted on a lot other than in the existing driveway. Builders shall install driveways during original construction of the Dwelling Units.

4. Prohibition of Relocated or Removable Structures: No Dwelling Unit, garage, out building or other structure of any kind may be moved onto any lot. No trailer, mobile home, tent, basement, shed, garage, motor home, barn or other structure may 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 Dwelling Unit on a lot.

5. Time Limits on Construction: The exterior of every Dwelling Unit, garage, out building or other structure of any kind shall be completed within six (6) months from the start of construction, including the application of at least one (1) coat of paint, stain or varnish on any exterior wood surfaces. All such structures shall be completed within one (1) year.

6. Maintenance of Lots During Construction: All Lots shall be kept

Page 3

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Page 6 of 19 Printed on 4/3/2018 9:00:28 AM

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and maintained in a slight and orderly manner during the period of construction of any structures on said Lots. No trash or rubbish of any kind may be permitted to accumulate unreasonably on any lot or adjacent lots, except in dumpsters which shall be placed on the lots and not on the streets.

7. **Basketball Goals and Similar Structures:** To preserve the natural quality and aesthetic appearance of the development, basketball goals or similar structures shall be approved by the Committee for size, location, height, composition, and color prior to installation.

8. **Fences:** All fences, except for brick landscape walls to be built by the developer, shall meet the following standards and must be approved by the Committee.
   
   a. Fences shall be shadow box, split-rail, chain link, black iron or aluminum picket style, unless otherwise approved by the Committee.
   
   b. The Committee may require fences to be painted or stained to blend with the color of the respective houses.
   
   c. For non-corner lots, no fence may be installed between the front yard building setback line and the rear face of a house. For corner lots, no fence may be installed between the building setback line and the side and front of the house facing the two respective streets. Corner lots may require landscaping along the fence line exposed to the side yard. All corner lot fences shall meet the requirements of Article III, Section B of these covenants.
   
   d. The height of shadow box fences or picket fences may not exceed six (6) feet. The height of any other type of fence may not exceed four (4) feet. All owners shall maintain their respective fences in good condition including repainting and/or repainting wood fences, removing rust and repainting metal fences, and repairing any structural defects or signs of deterioration.
   
   e. Any deviation from the above requirements shall require approval from the Committee.

9. **Utility Lines:** All utility lines in the Development shall be placed underground. Utility lines shall be installed under completed streets by trenching or boring methods. Street cuts shall not be permitted.

10. **Storage Tanks:** Outside fuel storage tanks may not be installed above ground. Gasoline storage tanks shall not be permitted in the Development.

11. **Gutters and Downspouts:** All gutters and downspouts shall be painted.

12. **Awnings and Pergolas:** Awnings and pergolas made of metal, fiberglass, or similar type materials will not be permitted in the Development.

13. **Above Ground Swimming Pools:** Above ground swimming pools will not be permitted in the Development.

14. **Shade Sails:** Committee approval shall be required for storage shade or similar type structures.
15. **Satellite Dish:** Satellite dishes will not be permitted in the Development.

16. **Security Lights:** Builders shall install one (1) "dusk to dawn" security light per Dwelling Unit during original construction. The Committee shall approve the type and location of all security lights. Each owner shall maintain and replace his security light.

17. **Masonry Requirement:** The front elevation of all homes shall be forty percent (40%) masonry on the first floor, exclusive of doors, windows, gables, and garage doors. The side elevation of all corner lot homes shall have a minimum masonry height of three (3) feet exclusive of doors, windows, and gables. Masonry is not required on the second floor of two story houses.

B. **Sight Distance at Intersections:** No fence, wall, hedge or landscape planting which obstructs sight lines at intersections 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 curved property corner, from the intersection of the street lines extended. The same sight line limits shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at a height sufficient to prevent obstruction of such sight lines.

C. **Building Setback Lines:** Front, side and rear building setback lines are established as shown on the recorded plat. Between said lines and the right-of-way lines of the streets and the side and rear lot lines, no structures may be erected or maintained.

D. **Ground Structures:** No dwelling unit which has been partially or totally destroyed by fire or other catastrophic event shall be allowed to remain in such state for more than thirty (30) days from the date of such occurrence.

E. **Maintenance of Lots and Improvements:** The owner of any Lot in the Development shall at all times maintain the Lot and any improvements thereon in such a manner to prevent the Lot or Improvements from becoming unsightly. Specifically, the Owner shall:

1. Establish and mow the grass with reasonable frequency to prevent its growth from exceeding four (4) inches in height. This mowing requirement will not apply to lots owned by the Declarant.

2. Keep Lot free of debris and rubbish;

3. Prevent conditions of any kind from evolving which in the Committee's opinion may detract from or diminish in any way the aesthetic value of the Development;

4. Remove dead trees and replace with like species; and,

5. Maintain the exterior of all Improvements in a state of good repair.

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ARTICLE IV

**EASMENTS**

The strips of ground shown on the recorded plat of the Development which are marked "S.U. & S.E." (Sanitary, Utility and Sewer Easements) are reserved for the use of public utility companies, including cable television companies and municipal agencies, but not including transportation

Page 5
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companies, for the purpose of installing and maintaining drainage swales, ditches, poles, lines, wires, sewers, drains and appurtenances thereto. Said easements shall be perpetual from the date of this Instrument as described to by the Developer, its successors and assigns. No permanent or other structures may be erected or maintained in said easements except for temporary structures, fences, driveways and walkways. The owners of Lots in the Development shall take title to said Lots subject to the rights of said companies and agencies and the other owners of said Lots in the Development for purposes of ingress and egress and maintenance and repair of, along and through said easements on annual.

ARTICLE VII

MISCELLANEOUS PROHIBITS AND PROHIBITIONS

A. Noxious or offensive activities shall be conducted on any Lot in the Development, nor shall anything be done on any Lot which shall be or shall become an unreasonable annoyance or nuisance to the Owners of other Lots in the Development. Nor shall Developer, any officer, agent, employee or contractor thereof, the Association, or any Owner be liable for any damage which may result from enforcement of the provisions of this paragraph.

B. No signs or advertisements shall be displayed or placed on any Lot or structure in the Development without the prior written approval of the Committee, except for the sale of a Lot or residence. However, Developer and designated builders may use for sale and advertising signs during the sale of Lots and the construction of houses in the Development.

C. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats, or other household pets may be kept, provided that they

1. are not kept, bred, or maintained for any commercial purpose;
2. do not become a nuisance to other Owners; and
3. are not allowed upon leaving Owner's property.

D. Vehicle Parking: Any motor vehicle which is inoperative and not being used for normal transportation will not be permitted to remain on any street or lot except within a closed garage. Motor vehicles may not be parked upon grassy or landscaped areas. Unless otherwise provided by the rules and regulations of the Committee, motor homes, mobile homes, boats, campers, trailers, commercial trucks and similar vehicles may not be parked or stored upon a Lot unless within a closed garage. All passenger vehicles shall be parked in garages or in driveways. Guest vehicles may be parked on the public streets for a period not to exceed twenty-four (24) hours; however, this shall not include vehicles parked on public streets in a frequent (in excess of 24 hours per month) basis. Vehicles may not be placed on blocks or jacks for purposes of repair, except for repairs made in garages.

E. All Owners shall keep unobstructed and in good repair, all open storm water drainage ditches and easies located on their respective Lots. Owners of all Lots in the Development shall comply with all other provisions of the Developers Plan, including all improvements to be constructed by the City of Indianapolis, Indiana, and with the requirements of said drainage permits issued for any Lot within the Development. Any field tile or underground drain encountered during the construction of any improvements within the Development shall be perpetuated. All Lot Owners in the Development, their successors, and assigns, shall comply with the Indiana Drainage Code of 1955, and all amendments thereto.
P. Antennae: The Committee shall approve all exposed antennas. The maximum height of exposed antennas shall not exceed five (5) feet above the roof peak.

G. Solar Heat Panels: Solar heat panels will not be allowed in the development.

H. Requirement to Have Grass in Public Rights-of-Way: All Owners shall be required to maintain grass in public rights-of-way, especially between the sidewalk and the curb for their respective lots.

ARTICLE VI
SUBMITAL AND APPROVAL OF PLANS

A. Submittal of Plans: No building, wall or other structure, except original construction or buildings by or on behalf of Declarant or a Builder, may be commenced, erected or maintained in the Development, nor any exterior additions, changes, or alterations therein or thereto, other than by the Board of Directors, unless until the plans and specifications for said additions, changes or alterations are submitted to and approved in writing by the Committee for harmony of external design and location in relation to surrounding structures and topography.

B. Approval of Plans: Any, determination, permissions, or consents of and for plans required herein shall be deemed granted if given in writing and signed with respect to Developer by an authorized officer or agent thereof, or with respect to the Committee by two his authorized designee(s).

ARTICLE VII
ROLES GOVERNING BUILDING ON SEVERAL CONTIGUOUS LOTS HAVING ONE OWNER

Whenever two or more contiguous Lots in the Development are owned by the same Owner, and said owner proposes to use two or more of said Lots as a site for one (1) Dwelling Unit, said Owner shall apply in writing to the Committee for permission to use said Lots for this purpose. If permission is granted, the Lots constituting the site for said Dwelling Unit shall be treated as a single Lot for the purpose of applying these restrictions while the Lots remain improved with one (1) Dwelling Unit. No two-family dwellings shall be permitted in the Development.

ARTICLE VIII
FINES

A. Available Remedies: In the event of a violation, or threatened violation, or any of the Covenants herein recited, Declarant, the Owners and all other parties claiming under them ("Interested Parties"), individually or through the Association, shall have the right to enforce the Covenants contained herein, and may pursue any and all remedies at law or in equity, available under applicable Indiana law, with or without proving any actual damages, and including the right to secure injunctive relief or to secure removal by due process of any structure not in compliance with the Covenants contained herein and shall be entitled to recover reasonable attorney fees and costs sustained as a result thereof.

B. Government Enforcement: The Metropolitan Development Commission, its successors and assigns, shall have such right, power or authority to enforce any Covenants contained in this Declaration other than those Covenants which expressly run in favor of the Metropolitan Development Commission; provided further, that nothing herein shall be construed to
C. **Delay or Failure to Enforce.** No delay or failure on the part of any aggrieved party to invoke any available remedy with respect to a violation of any one or some of these Covenants shall be held to be a waiver by that party of any right available to him upon the occurrence, recurrence or continuation of such violation or violations of these Covenants.

**ARTICLE IX**

**EFFECT OF BECOMING AN OWNER**

The Owner of any Lot subject to the Covenants, by the acceptance of a deed conveying title thereto, or the execution of a contract for the purchase thereof, whether from Developer or a subsequent Owner of said Lot, shall accept said deed and execute said contract subject to all Covenants and Agreements contained herein. By acceptance of said deed or the execution of said contract, the Owner acknowledges the rights and powers of Interested Parties with respect to the Covenants; and also, for themselves, their heirs, personal representatives, successors and assigns. Said Owner shall covenant and agree with and consent to Developer and with and to the Owners and subsequent Owners of each of the Lots affected by the Covenants to keep, observe, comply with and perform said Covenants and Agreements.

**ARTICLE X**

**TITLES**

The underlined titles of the various Articles and Sections of these Covenants are for the convenience of reference only, and none of them shall be used as an aid to the construction of any provisions of the Covenants. Wherever and whenever applicable, the singular form of any word shall be taken to mean or apply to the plural, and the masculine form shall be taken to mean or apply to the feminine or the neuter.

**ARTICLE XI**

**DURATION AND AMENDMENT**

A. **Duration of Declaration.** This Declaration shall be effective for an initial term of twenty (20) years from the date of its recording by the Recorder of Marion County, Indiana, and shall automatically renew for additional terms of ten (10) years each, in perpetuity, unless at the end of any term the Owners' vote pursuant to Article XII, Section R, to terminate this Declaration, in which case this Declaration shall terminate as of the end of the term during which such vote was taken. Notwithstanding the preceding sentence, all covenants created or reserved by this Declaration shall be perpetual unless otherwise expressly indicated herein.

B. **Amendment of Declaration.** As long as Developer is a Class B member, it hereby reserves the right to make such amendments to this Declaration as may be deemed necessary or appropriate by Developer without the approval of any other person or entity, in order to bring this Declaration into compliance with the requirements of any public agency having jurisdiction thereof or any agency guaranteeing, insuring, or approving mortgages, or to change or modify Covenants for amendments to the Plat or Article III Restrictions which would apply to future construction so long as Developer owns any Lots within the development; provided that Developer shall not be entitled to make any amendment which will have a materially adverse effect on the rights of any Mortgages, nor which will substantially impair the benefits of the

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Covenants to any Owner or substantially increase the obligations imposed by the Covenants on any Owner without the prior written approval of said Mortgagors and Owners.

ARTICLE XII
DEFEASIBILITY

The within Covenants shall run with the land and shall be binding on all parties claiming under them. Invalidation or unenforceability of any of the Covenants by judgment or Court Order shall in no way affect the validity or enforceability of any of the other provisosions which shall remain in full force and effect.

ARTICLE XIII
DEDICATION OF STREET RIGHTS-OF-WAY

All street rights-of-way shown on the plat and not heretofore dedicated to the public are hereby dedicated to the public.

ARTICLE XIV
HOMEOWNERS’ ASSOCIATION

The Association shall be an Indiana not-for-profit corporation and shall operate in accordance with Articles XV through XVIII of this Declaration.

ARTICLE XV
ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

A. Membership. Every Owner of a Lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from the ownership of any Lot. In addition, the Association, and/or its members therein, may be members in any one or more umbrella or joint homeowners’ associations, if any, composed of associations and/or members from surrounding areas or, if organized by the Builders or Lot Owners of a community.

B. Classes of Membership. The Association shall have two (2) classes of voting Members:

1. Class A: Class A Members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

2. Class B: The Class B member(s) shall be the Declarant, who shall be entitled to three (3) votes for each Lot owned, and the members of the first Board of Directors during their respective terms, who shall have no voting rights. The Class B Membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

   a. When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership;


C. Board of Directors. The members shall elect a Board of Directors of the Association as provided by the Association’s By-Laws. The Board of Directors shall manage the affairs of the Association. The initial Board of Directors shall be appointed by Developer and shall manage the affairs of the Association until Developer transfers control of the
Association to the Owners as required herein.

D. Responsibility of the Association: The Association is hereby authorized to act and shall act on behalf of, and in the name, place, and stead of, the individual Owners in all matters pertaining to the determination of Common Expenses, the collection of annual and special Assessments, and the granting of any approvals whenever and to the extent called for by the Declaration for the common benefit of all such Owners. The Association shall also have the right, but not the obligation, to act on behalf of any Owner or Owners seeking enforcement of the Covenants contained in this Declaration. Neither the Association nor its officers or authorized agents shall have any liability whatsoever to any Owner for any action taken under color of authority of the Declaration or for any failure to take any action called for by the Declaration, unless such act or failure to act is in the nature of a willful or reckless disregard of the rights of the Owners or in the nature of willful, intentional, fraudulent, or reckless misconduct. The Association shall procure and maintain casualty insurance, liability insurance and such other insurance as it deems necessary or advisable. The Association by its Board of Directors may contract for management services and such other services as the Association deems necessary or advisable.

ARTICLE XVI
INSURANCE

A. Public Liability Insurance for Common Property: The Association shall maintain in force adequate public liability insurance protecting the Association against liability for property damage and personal injury occurring on or in connection with any and all of the Common Property, if any, as the Board of Directors shall deem appropriate.

B. Comprehensive Public Liability Insurance: The Association shall maintain in force comprehensive public liability insurance and such other liability insurance, with such coverages and limits, as the Board of Directors shall deem appropriate. All such policies of insurance shall contain an endorsement or clause whereby the insurer waives any right to be subrogated to any claim against the Association, its officers, the Board of Directors, the Developer, any Managing Agent, their respective employees and agents, or the Owners, and shall further contain a clause whereby the insurer waives any defense based on acts of individual Owners whose interests are insured thereunder, and shall cover claims of one or more insured parties against other insured parties. All such policies shall name the Association, for the use and benefit of the Owners, as the insured; shall provide that the coverage thereunder is primary even if an Owner has other insurance covering the same loss; shall show the Association or its insurance trustee, in trust for each Owner and Mortgagee, as the party to which proceeds shall be payable; shall contain a standard mortgage clause and shall name Mortgagor as Mortgagee; and shall prohibit any cancellation or substantial modification to coverage without at least thirty (30) days prior written notice to the Association and to the Mortgagees. Each insurance shall insure to the benefit of each individual Owner, the Association, the Board of Directors and any managing agent or company acting on behalf of the Association. The individual Owners, as well as any lessee of any Owner, shall have the right to recover losses insured for their benefit.

C. Professional Management with Indemnity: A professional management firm shall provide insurance coverage to the same extent as the Association would be required to provide if it were managing its own operation and shall submit evidence of such coverage to the Association.

D. Owner's Responsibility for Loss: Each Owner shall be solely responsible for loss of or damage to the improvements and his personal

Page 10
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MARION, IN
Document: DC 1993.31743
Page 13 of 19
Printed on 4/3/2018 9:00:30 AM
property located on his Lot, however caused. Each Owner shall be
mainly responsible for obtaining his own insurance to cover any such
loss and risk.

ARTICLE XVII
COVENANT FOR ASSESSMENTS

A. Purpose of Assessments: The Assessments levied by the Association
shall be used exclusively for the purpose of improving, repairing,
conveying and maintaining public works, structural improvements
together with landscaping greenbelts and other improvements
thereof located on Lots "C" and Lot 1; maintaining the landscaping
for said project signs and for Lots "A"; including utilities and
maintenance for signal system and entrance/street light; maintaining
storm water retention lakes; providing insurance coverage therefor; and
any other expenses related to the Association.

1. Each owner covenants and agrees to pay the Association:

a. A Pro Rata Share (as hereinafter defined) of the annual
   Assessments established and determined from time to time as
   hereinafter provided.

b. A Pro Rata Share (as hereinafter defined) of any special
   Assessments established and determined from time to time, as
   hereinafter provided.

B. Pro Rata Share: The pro rata share for each Owner for purposes of this
paragraph shall be the percentage obtained by the fraction of one over
the total number of Lots (1/Total # of Lots) within the Association.

C. Liability for Assessments: The Assessment on each Lot, together with
any interest thereon and any costs for collection thereof, including
attorneys' fees, shall be a charge upon each Lot and shall constitute a
lien upon each Lot from and after the due date thereof in favor of the
Association. Each such Assessment, together with any interest thereon
and any costs for collection thereof, including attorneys' fees, shall
also be the personal obligation of the Owner of each Lot at the time
when the Assessment is due. However, the sale or transfer of any Lot
purporting to mortgage, foreclose or any proceeding in lieu thereof
shall extinguish the lien of such Assessments as to payments which
become due prior to such sale or transfer. The lien for any Assessment
shall for all purposes be subordinate to the lien of any Mortgages
whose mortgage was recorded prior to the date such Assessment first
becomes due and payable. No sale or transfer shall release such Lot
from liability for any Assessments thereafter becoming due or from the
lien thereof, nor shall any sale or transfer relieve any owner of the
personal liability hereby imposed. The personal obligation for
delinquent Assessments shall not pass to any successor in title unless
such obligation is expressly assumed by such successor.

D. Basis of Annual Assessments: The Board of Directors of the Association
shall establish an annual budget during the beginning of each fiscal
year, setting forth all anticipated Common Expenses for the coming
fiscal year, together with a reasonable allowance for contingencies and
reserves for periodic repair and replacement of the Common Property. A
copy of this budget shall be delivered to each Owner of the
Association.

E. Special Assessments: Should the Board of Directors
of the Association, at any time during the fiscal year determine that
the Assessments levied for such year may be insufficient to pay the
Common Expenses for such year, the Board of Directors shall call a
special meeting of the Association to consider imposing such special
Assessments as may be necessary for meeting the Common Expenses for
such year. A special Assessment shall be imposed only with the

Page 11
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approval of sixty-six percent (66%) of the Owners, and shall be due and payable on the date(s) determined by such Owners, or if not so determined, then as may be determined by the Board of Directors.

F. Fiscal Year; Date of Commencement of Assessments; Due Dates: The fiscal year of the Association shall be the calendar year and may be changed from time to time by action of the Association. The annual assessments on each Lot in the Development shall commence no sooner than the first day of the first month following the month in which Declarant first conveys ownership of any Lot to an Owner provided, that if any Lot is first occupied for residential purposes prior to being conveyed of Declarant, full Assessments shall be payable with respect to such Lot commencing on the first day of the first month following the date of such occupancy. The Declarant shall have the right, but not the obligation, to make up any deficit in the budget for the Common Expenses for any year in which Declarant controls the Association, subject to its right to be reimbursed therefor as provided herein.

The first annual Assessment shall be made for the balance of the fiscal year of the Association in which such assessment is made and, with respect to particular Lots, shall become due and payable on the date of initial transfer of title to a Lot to the Owner thereof. The annual Assessment for each year after the first assessment year shall be due and payable on the first day of each fiscal year of the Association. Annual Assessments shall be due and payable, in full, as of the above date, except that the Board of Directors may, from time to time by resolution, authorize the payment of such Assessments in monthly, quarterly, semi-annual installments.

G. Duties of the Association

1. Books and Records: The Board of Directors of the Association shall cause proper books and records of the levy and collection of each annual and special Assessment to be kept and maintained, including a roster setting forth the identification of each and every Lot and each Assessment applicable thereto, which books and records shall be kept by the Association and shall be available for the inspection and copying by each Owner (or such authorized representative of any Owner) at all reasonable times. Except as otherwise provided in the Association's By-Laws, the Association shall cause financial statements to be prepared at least annually for each fiscal year of the Association, and shall furnish copies of the same to any Owner or Mortgagee upon request. The Board of Directors of the Association shall cause written notice of all Assessments levied by the Association upon the Lots and upon the Owners to be delivered to the Owners or their designated representatives. Notices of the amounts of special Assessments shall be sent as promptly as practical and, in any event, not less than thirty (30) days prior to the due date of such Assessment or any installment thereof. In the event such notice is delivered less than thirty (30) days prior to the due date of the Assessment to which such notice pertains, payment of such Assessment shall not be deemed past due for any purpose if paid by the Owner within thirty (30) days after the date of actual delivery of such notice.

2. Certificate of Assessments: Upon request the Association shall promptly furnish to any Owner, prospective purchaser, title insurance company or mortgagor, a certificate in writing signed by an officer of the Association setting forth the extent to which Assessments have been levied and paid with respect to any Lot in which the requesting party has a legitimate interest. For any person relying thereon, such certificate shall be conclusive evidence of payment of any Assessment therein stated to have been paid.
I. Request for Notice from Mortgagor: The Association shall notify any Mortgagor from which it has received a request for notice:

a. of any default in the performance of any obligation under this Declaration by any Owner which is not remedied within sixty (60) days;

b. of any condemnation of casualty loss that affects either a material portion of the Development of the Lot securing its mortgage;

c. of any lapse, cancellation, or material modification of any insurance policy required to be maintained by the Association; and

d. of any proposed action which requires the consent of the Mortgagor or a specified percentage thereof, as set forth in the Declaration.

II. Association Remedies for Non-Payment of Assessments:

1. Lien for Non-Payment of Assessments: If any Assessment is not paid on the date due, then such Assessment shall be deemed delinquent and shall, together with any interest thereon and any cost of collection thereof, including attorneys’ fees, become a continuing lien on the Lot against which such Assessment was made, and such lien shall be binding upon and enforceable as a personal liability of the Owner of such Lot as of the date of levy of such Assessment, and shall be enforceable against the interest of such Owner and all future successors and assigns of such Owner in said Lot; provided, however, that the lien of the Association provided for herein shall be subordinate to the lien of any first mortgage.

2. Initiation of Action by Association for Non-Payment of Assessments: If any Assessment upon any Lot is not paid within thirty (30) days after the due date, such Assessment and all cost of collection thereof, including attorneys’ fees, shall bear interest from the date of delinquency until paid at a rate of eighteen percent (18%) per annum and the Association may bring an action against the delinquent Owner in any court having jurisdiction to enforce payment of the same and/or to foreclose the lien against Owner’s Lot, and there shall be added to the amount of such Assessment all costs of such action, including the Association’s attorneys’ fees, and in the event a judgment is obtained, such judgment shall include such interest, costs, and attorneys’ fees.

3. Adjustments: In the event that the amounts actually expended by the Association for Common Expenses in any fiscal year exceed the amounts budgeted and assessed for Common Expenses for that fiscal year, the amount of such deficit shall be carried over and become an additional basis for Assessments for the following year, except that so long as the Declarant controls the Association, Declarant may, at its sole discretion, make up such deficit; provided, however, that Declarant shall be reimbursed by the Association for such funded deficit, together with interest at 10% per annum until so reimbursed, from available surpluses in later years or through a special assessment at the time of transfer of control of the Association to Owners.

4. Initial Assessments: During the first year in which the date when the Declaration is recorded, the annual Assessment per Lot shall not exceed eighty-five dollars ($85.00) for Class A members, payable annually. This amount shall not indicate amounts of future annual Assessments. Future Assessments shall be based on an annual budget and shall be for a full year. Regular Assessments may be increased up to 15% each year without a vote of the membership; provided that proper notice is given.
to the Owners, not less than thirty (30) days in advance of the meeting to approve the annual budget. The Declarant, at its sole discretion, may advance to the Association any of the first year deficit and may be reimbursed by subsequent assessments.

X. Notice and Quorum for any Action to Increase Assessments In Arrears and any Amendment to the Declaration: Written notice of any meeting called for the purpose of increasing the regular or special assessments of the Association shall be sent to all Owners not less than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of Owners or of proxies entitled to cast sixty-six percent (66%) of all the votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirements, and the required quorum shall be thirty percent (30%) of all the votes. Once a Quorum is present, a majority of the lots represented must approve the assessment or amendment.

L. Subordination of the Lien to Mortgage: The Lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. No sale or transfer shall relieve each Lot from liability for any assessments thereafter becoming due or from the foreclosure of any first mortgage on such Lot (without the necessity of joining the Association in such foreclosure action) or any proceedings or deed in lieu thereof shall extinguish the lien of all assessments becoming due prior to the date of such sale or transfer. If and to the extent this Paragraph is inconsistent with any other paragraph in the Declaration, then this paragraph shall prevail.

ARTICLE XVIII
ANNEXATION

A. Annexation of Other Areas: Additional land outside of the 50 lots may be annexed to the Property by the consent of the eligible mortgage holders representing at least sixty-two percent (62%) of the votes of the mortgaged units and with the consent of two-thirds (2/3) of each class of members.

B. Effective Date for Assessments and Voting Rights: The regular assessment provided for in the Declaration shall commence for each Lot within the annexed area on the first day of the first month following the conveyance of the Lot to the Owner by the Declarant. A Builder may delay the commencement of a Lot assessment during the construction period for a maximum of six (6) months and upon the approval of the Declaration, Voting rights of the Owners of the Lots within the annexed property shall be effective upon the same date, except the Declaration shall have the voting rights provided for in Article XV, Section B.

C. Improvements: All improvements intended for future sections shall be substantially completed prior to annexation. Any future improvements shall be consistent with the initial improvements within the Real Estate in terms of quality of construction and shall be approved by the appropriate governmental agencies.

D. Equality of Rights: All Lot Owners within an annexed area shall have the same rights, liabilities and obligations as all Owners within the Real Estate, subject to the rights, liabilities and obligations set forth as in the Declarant or a Builder in other sections of this Declaration.

E. Annexation Documents: Annexation shall be by written document including, but not necessarily limited to, the following information:

1. A description of the property to be annexed...
2. The identity of the Declarant;

3. The effective date of annexation;

4. A description of the Common Area to be owned by the Association, if any;

5. A cross-reference to this Declaration, as amended, and

6. Any other information which the Declarant may deem necessary to identify the annexed area.

IN WITNESS WHEREOF, the undersigned have hereunto caused it and their names to be subscribed this 16th day of March, 1993.

GREENLEAF DEVELOPMENT, INC.

By: [Signature]

Theodore R. Brusas, Secretary

STATE OF INDIANA

COUNTY OF MARION

Before me, a Notary Public in and for said County and State, personally appeared Theodore R. Brusas, Secretary of Greenleaf Development, Inc., an Indiana Corporation, who acknowledged the execution of the foregoing Declaration of Covenants, Conditions, Restrictions, Assessments and Assessments as such officer acting for and on behalf of said Corporation, and who, having been duly sworn, stated that any representations herein contained are true.

Witness my hand and Notarial Seal this 16th day of March, 1993.

[Signature]

Notary Public - Signature

Notary Public - Printed

County of Residence:

[Signature]

My Commission Expires:

[Signature]

Attorney at Law, 8501 Rockville Road

Indianapolis, IN 46234

WAYNE TOWNSHIP

ASSESSOR

PLAT APPROVED

Date: March 19, 1993

By: [Signature]

R.P. SPEARS

ASSESSOR

Page 15

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SUNNINGDALE COMMONS HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS for
SUNNINGDALE COMMONS

The Sunningdale Commons Homeowners Association, Inc., by its Board of Directors, on October 3rd, 2017, states the following.

INTRODUCTION

The residential community in Marion County, Indiana, known as Sunningdale Commons was established upon the recording of certain documents with the Office of the Recorder for Marion County, Indiana; and

The Plat for Sunningdale Commons, Section One, was recorded with the Office of the Marion County Recorder on March 18, 1993, as Instrument #1993-0031744; and

The Plat for Sunningdale Commons, Section Two, was recorded with the Office of the Marion County Recorder on October 4, 1993, as Instrument #1993-0145794; and
The Plat for Sunningdale Commons, Section Three, was recorded with the Office of the Marion County Recorder on October 4, 1993, as Instrument #1993-0145795; and

The Plat for Sunningdale Commons, Section Four, was recorded with the Office of the Marion County Recorder on February 6, 1995, as Instrument #1995-0013572; and

The Sunningdale Commons subdivision is subject to Covenants which run with the land, namely the Declaration of Covenants, Conditions, Commitments, Restrictions, Easements and Assessments of Sunningdale Commons, Section One, Subdivision and Subsequent Sections Thereto ("Declaration") and any amendments thereto, recorded in the Office of the Marion County Recorder on March 18, 1993, as Instrument #1993-0031743; and

The Declaration states that by taking a deed to any lot within Sunningdale Commons, each owner becomes a mandatory member of the Sunningdale Commons Homeowners Association, Inc. ("Association"), an Indiana nonprofit corporation; and

The Association was incorporated as provided in the Declaration as a non-profit corporation by the Articles of Incorporation filed with, and approved by, the Indiana Secretary of State on June 25, 1993; and

The Association has adopted a Code of Bylaws ("Bylaws") for the Association, along with some amendments to those Bylaws from time to time; and

The Bylaws, Article VII, Section 1(A), grants to the Board of Directors of the Association the power to "adopt and publish rules and regulations governing the use of the Lots, the Common Areas and any facilities at any time located on the Properties, and the personal conduct of the Members and guests thereon, and to establish penalties for the infraction thereof"; and

AS A RESULT of this authority granted to the Board of Directors by the Bylaws, the Board has adopted the following Rules and Regulations regarding the storage of trash and trash cans on the Lots in Sunningdale Commons. It is the intention of the Association that these Rules and Regulations replace any Rules or Guidelines that may have been formerly used in Sunningdale Commons regarding trash and trash cans.

[End of Introduction]

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RULES and REGULATIONS
for
TRASH and GARBAGE CONTAINERS
in
SUNNINGDALE COMMONS

TRASH and GARBAGE CONTAINERS

Trash cans, bags, and other trash containers cannot be kept or stored in a place that is visible from any street within Sunningdale Commons except when sitting at the end of the driveway for scheduled trash collection. Residents may sit their trash cans, bags or containers at the end of their driveway the day before trash pickup is scheduled. The trash cans and containers must be removed from the curb and placed out of sight the same day as trash pickup. At all other times, all trash cans, bags and other containers used to store or dispose of trash, rubbish, garbage or other waste must be kept or stored inside the resident's enclosed garage.

[End of Rules and Regulations]

[Remainder of page left intentionally blank]
I, the undersigned, execute these Rules and Regulations as adopted by the Board of Directors of the Sunningdale Commons Homeowners Association, Inc. as of this 30th day of

SUNNINGDALE COMMONS HOMEOWNERS ASSOCIATION, INC.

[Signature]
Printed: [Signature]
President
Sunningdale Commons Homeowners Association, Inc.

ATTEST:

[Signature]
Printed: [Signature]
Secretary
Sunningdale Commons Homeowners Association, Inc.
STATE OF INDIANA

COUNTY OF Marion

Before me a Notary Public in and for said County and State, personally appeared Cheryl Undercage, the President and Secretary, respectively, of Sunningdale Commons Homeowners Association, Inc., who acknowledged execution of the foregoing Rules and Regulations for Sunningdale Commons Homeowners Association, Inc. and who, having been duly sworn, stated that the representations contained herein are true.

Witness my hand and Notarial Seal of this 20th day of October, 2017.

JOOLYNN LEEGER
Notary Public
SEAL
State of Indiana
My Commission Expires July 23, 2020

Printed
Residence County: Hamilton

I hereby affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. –Scott A. Tanner

This document was prepared by:
Scott A. Tanner
TANNER LAW GROUP
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Indianapolis, IN 46227