First American Title Insurance Company  
Indianapolis Downtown—Corporate  
251 E. Ohio Street, Suite 200  
Indianapolis, IN 46204  
Telephone (317) 684-7556

Subdivision Covenants and Restrictions

The information is provided as a public service only. The information on this site is general in nature, unofficial and is not a valid reference for any legal purposes. The user agrees to hold harmless, protect, indemnify, and forever release First American Title Insurance Company and its officers, directors, agents, and employees, from and against any and all liabilities, losses, damage, expenses and charges, including but not limited to attorneys’ fees and expenses of litigation, which may be sustained or incurred by the user under, or arising directly or indirectly out of the use of the information contained in this site.
WELLINGTON NORTHEAST - SECTION TWENTY ONE

The purpose of this section is to establish the boundaries of the Wellington Northeast Section Twenty One Plat. The plat is intended to provide a clear and precise description of the land within the section, including the layout of streets, property lines, and other relevant features.

The plat is prepared in accordance with the requirements of the Wellington Northeast Section Twenty One Plat Act.

The plat is intended to be used by the Wellington Northeast Section Twenty One Plat Act Committee to ensure that all properties within the section are clearly identified and properly recorded.

The plat is submitted to the Wellington Northeast Section Twenty One Plat Act Committee for their consideration and approval.

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RESOLUTION OF WELLINGTON NORTHEAST NEIGHBORHOOD ASSOCIATION TO AMEND WELLINGTON NORTHEAST NEIGHBORHOOD ASSOCIATION RESTRICTIVE COVENANTS

In accordance with the voting requirements set forth in the Restrictions and Covenants pertaining to Wellington Northeast Neighborhood Association, said Resolution is hereby enacted which amends the covenants and restrictions of Wellington Northeast Neighborhood Association, as follows:

1. All lot owners of the real estate in the subdivision known as Wellington Northeast are members of the Wellington Northeast Neighborhood Association and subject to all regulations set forth in the restrictions that run with the land contained in that subdivision. As such members, all lot owners are required to pay the annual dues assessed by the Association for the maintenance of common grounds and general upkeep of the subdivision. Members may choose to pay either General Dues or Recreational Dues. Any delinquent dues or fines assessed against, together with interest and other charges or costs as herein provided, shall become and remain a lien upon that lot 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 8% per annum until paid in full. If in the opinion of the Board of Directors of the Association, such charge has remained due and payable for an unreasonably long period of time, the Association may institute such procedures, either at law or in equity, by foreclosure or otherwise, to collect the amount owing 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 at the time legal action is instituted, be obliged to pay any expense or cost, including attorney fees incurred by the Association in collecting the same. Every owner of the lot in the Association and any person that may acquire an 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 on said lot at the time of acquisition of such interest are valid liens and shall be paid. Every person who shall become an owner of a lot in Wellington Northeast subdivision is hereby notified that by the act of acquiring, making such purchase or acquiring such title, such person shall be conclusively held and covenanted to pay the association dues pursuant to the restrictive covenants in force and effect.

2. Annual dues may not be increased more than Twenty ($20.00) Dollars per year.

3. The review period by the Architectural Control Committee with regard to approval of building plans shall be for thirty (30) days or within a reasonable time frame thereafter from the submission date of any plans. The property owner may not proceed with the building until approval is granted.

4. This Amendment applies to the original plat and subdivision of the said Wellington Northeast subdivision dated the 13th day of March, 1980 and approved by the Hamilton County Commissioners and the Board of Public Works and Safety, recorded in the Recorder’s Office of Hamilton County, on the 3rd day of May, 1980, in Book 8,
page 88:

Wellington Northeast Section 16 plat approved by the Noblesville City Plan Commission and Noblesville Planning and Zoning on the 11th day of April, 1988, recorded in the Recorder’s Office of Hamilton County, Indiana on the 15th day of April, 1988 in Book 15, Page 78:

Wellington Northeast Section 21 plat approved by Noblesville City Plan Commission and Noblesville Planning and Zoning on the 12th day of December, 1988, recorded in the Recorder’s Office of Hamilton County, on the ___ day of December, 1988 in Plat Book 16, Page 105.

Wellington Northeast by Weihe Engineers, Inc. recorded on the 18th day of June, 1985, Instrument No. 85 8141, a Certificate of Correction as to Drain and Utility Easements on Section 12. Section Twelve of Wellington Northeast plat, regulations and covenants was recorded in Plat Book 11, Pages 153-155.

5. That Wellington Northeast Neighborhood Association amends its original rules, regulations and covenants to include each and every developed and undeveloped sections.

These amendments apply to the Wellington Northeast Neighborhood Association covenants and restrictions and the amendments are hereby approved and adopted.

Dated this 29th day of June, 2001.

Bonnie Bradley
Secretary
Wellington Northeast Neighborhood Association
Attest:

Michael Maspie 29-June-2001
Michael Maspie President
Wellington Northeast Neighborhood Association

Subscribed and Sworn to before me this 12th day of June, 2001.

My Commission Expires:
2-15-08; A Hamilton County Resident

This instrument prepared by
Robert C. Becker
Richards, Boje, Pickering, Benner & Becker
1312 Maple Avenue, Box 248
Noblesville, In 46060
317-773-4400