



*First American
Title Insurance Company*

INDIANA

Not Just for One Transaction, But for Life

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 RECORD PLAT

Part of
BLOCK K

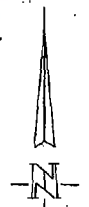
CURVE	ARC	BEARING	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	123.14	44°05'27"	256.00	158.50	S 68°21'17" E
C2	163.81	44°05'27"	306.00	187.17	S 68°21'17" E
C3	182.38	44°05'27"	356.00	215.87	S 68°21'17" E
C4	194.83	49°24'04"	375.00	236.61	S 71°00'38" E
C5	219.25	49°24'04"	450.00	298.94	S 71°00'38" E
C6	174.44	49°24'04"	306.00	187.15	S 71°00'38" E

892636

WELLINGTON NORTHEAST SECTION TWENTY ONE

DEC 14 1988

BOOK 16 PAGE 105-106-107-108
 SHERMAN H. COOK
 RECORDS HANCOCK COUNTY, MAINE



When Property lines at all street intersections shall be rounded off by an arc having a radius of 25 feet. The dimensions shown on this plat are to the point of intersection of the tangents of said arc.

Scale 1" = 60'

C/L HERRITMAN

BOULEVARD

WELLINGTON NORTHEAST SECTION TWENTY ONE

SE Corner of the S.W. 1/4 Section 7, T.18N., R.6E.

This instrument prepared by Weisha Engineers, Inc., Allen L. Weisha, President

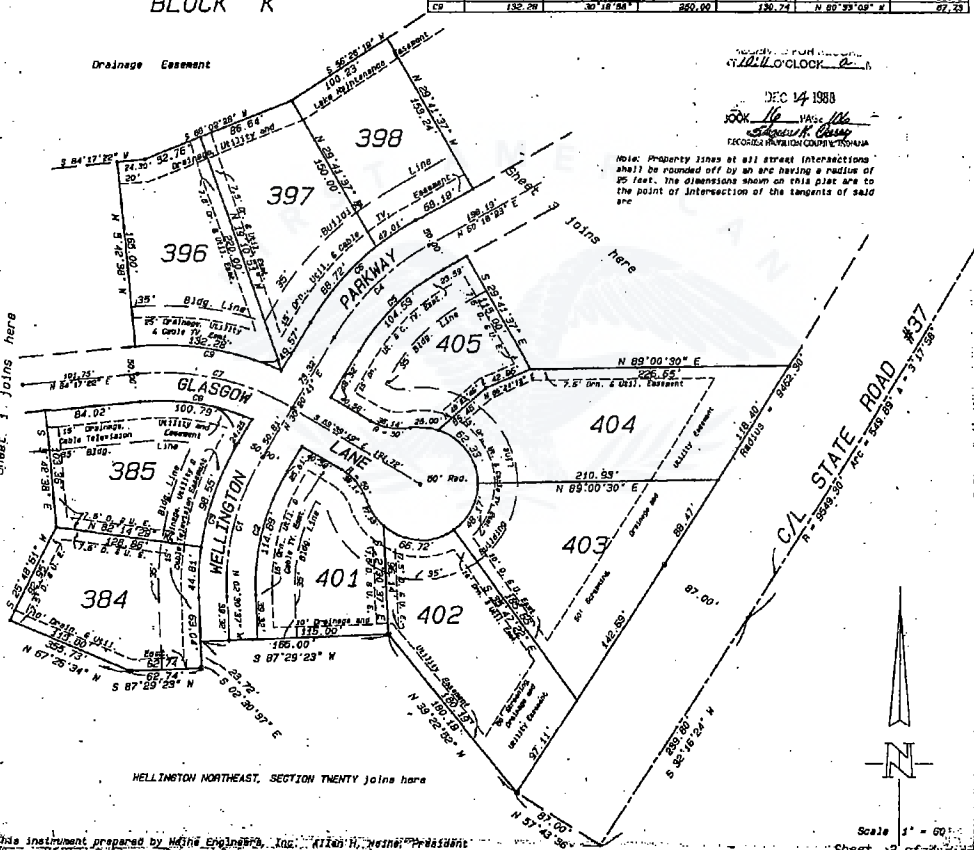
Dec 14 1988
 SHERMAN H. COOK
 RECORDS HANCOCK COUNTY, MAINE
 Original Book + Plat

WELLINGTON NORTHEAST SECTION TWENTY ONE

RECORD PLAT

Part of
BLOCK K

CURVE	ARC	CHORD	CHORD BEARING	CHORD BEARING	TAN BEARING
C1	129.62	375.116°	228.00	107.35	N 13° 55' 05" E
C2	114.69	22° 51' 18"	200.00	213.18	N 12° 55' 05" E
C3	143.26	24° 51' 18"	200.00	141.40	S 23° 25' 52" E
C4	112.80	29° 57' 42"	200.00	116.85	N 45° 19' 35" E
C5	104.59	33° 07' 42"	200.00	103.49	N 65° 18' 33" E
C6	130.72	36° 57' 42"	200.00	120.20	S 49° 19' 35" E
C7	141.30	38° 03' 19"	200.00	130.89	S 77° 40' 19" E
C8	100.79	40° 18' 00"	200.00	99.23	S 81° 18' 24" E
C9	132.28	30° 18' 00"	200.00	136.74	N 80° 33' 05" E



Recorded in Public Records
 11/11/08
 DEC 14 1988
 100K
 [Signature]
 REGISTERED PROFESSIONAL SURVEYOR
 GEORGIA SURVEYING COMPANY, INC.

Note: Property lines of all street intersections shall be rounded off by an arc having a radius of 25 feet. The dimensions shown on this plat are to the point of intersection of the tangents of said arc.

Street 1 joins here

Joins here

WELLINGTON NORTHEAST, SECTION TWENTY joins here

This instrument prepared by [Signature] Engineers, Inc. [Signature] President

Scale 1" = 60'
 Sheet 2 of 2

101

WELLINGTON-NORTHEAST SECTION TWENTY ONE RECORD PLAT

I, the undersigned, a registered Land Surveyor in the State of Indiana, hereby certify that the within plat represents a survey and subdivision of part of the Southwest Quarter of Section 7, Township 18 North, Range 5 East in Nobleville Township, Hamilton County, Indiana, and all of BLOCK "B" of WELLINGTON-NORTHEAST, SECTION SEVEN, as per plat thereof recorded in Plat Book 11, pages 105 and 106 in the Office of the Recorder of Hamilton County, Indiana, and Part of BLOCK "C" of WELLINGTON-NORTHEAST, SECTION ELEVEN, as per plat thereof recorded in Plat Book 11, pages 26 and 27 in the Office of the Recorder of Hamilton County, Indiana, and Part of BLOCK "E" of WELLINGTON-NORTHEAST, SECTION TEN-A, as per plat thereof recorded in Plat Book 11, pages 147 and 148 in the Office of the Recorder of Hamilton County, Indiana, the purveyor of the combined parcels of real estate being more particularly described as follows:

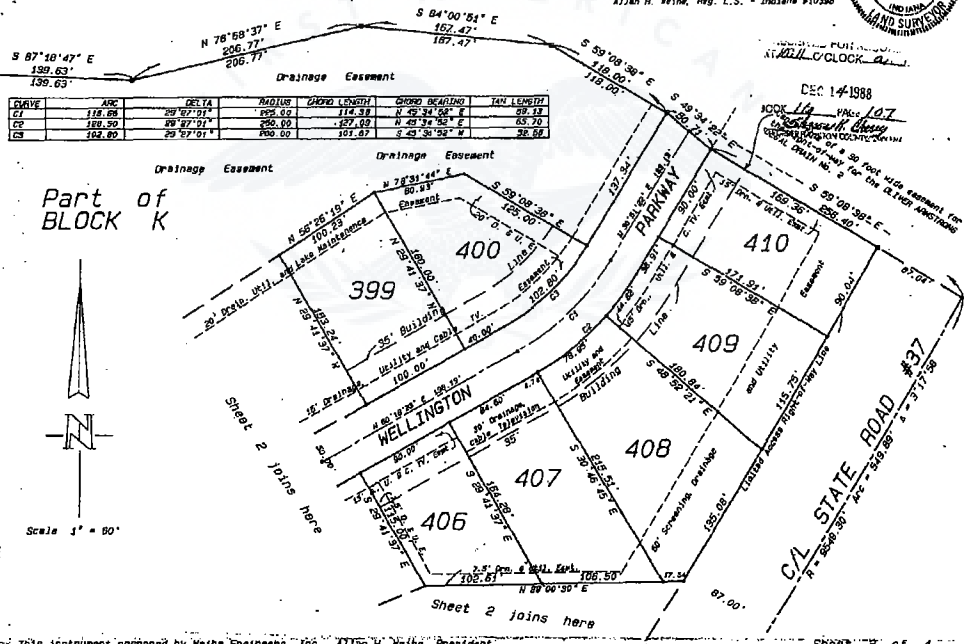
Commencing at the Southeast corner of the Southwest Quarter of Section 7, Township 18 North, Range 5 East, said corner being also the Southeast corner of BLOCK "B" in WELLINGTON-NORTHEAST, SECTION TEN-A, a subdivision in Hamilton County, Indiana, the plat of which is recorded in Plat Book 11, pages 147 through 150 in the Office of the Recorder of Hamilton County, Indiana; thence South 87 degrees 02 minutes 01 seconds West, (assumed bearing) on the South line of said Southwest Quarter, a distance of 1.00 foot to the East right-of-way line of North Main Boulevard as established by said plat; thence North 00 degrees 24 minutes 01 seconds West on said East right-of-way line 611.27 feet to the Northeast corner of WELLINGTON-NORTHEAST, SECTION TWENTY ONE, per the plat thereof recorded in the Office of the Recorder of Hamilton County, Indiana, and the place of beginning of the aforesaid subdivision; thence continuing North 00 degrees 24 minutes 01 seconds West on said right-of-way line 720.47 feet; thence North 88 degrees 29 minutes 39 seconds East 85.00 feet; thence South 75 degrees 30 minutes 53 seconds East 37.72 feet; thence South 83 degrees 43 minutes 40 seconds East 282.50 feet; thence South 87 degrees 12 minutes 33 seconds East thence South 75 degrees 30 minutes 53 seconds East 250.40 feet to a point on the center-line of State Road No. 37, said center-line being on a curve having a radius of 2542.30 feet and the radius point of which lies North 63 degrees 01 minutes 33 seconds West from said point; thence Southwesterly, curving to the right on said center-line, an arc distance of 249.29 feet to the point of tangency of said curve; thence South 39 degrees 18 minutes 44 seconds West on said center-line and longest with said curve 238.80 feet to the northeasterly corner of the aforesaid plat of WELLINGTON-NORTHEAST, SECTION TWENTY ONE; thence North 87 degrees 45 minutes 26 seconds West on the northerly line of said subdivision 87.00 feet; thence North 39 degrees 20 minutes 52 seconds West on said northerly line 180.19 feet; thence South 87 degrees 19 minutes 29 seconds West on said northerly line 23.72 feet; thence South 87 degrees 29 minutes 23 seconds West on said northerly line 42.74 feet; thence North 87 degrees 36 minutes 34 seconds West 386.73 feet; thence North 70 degrees 30 minutes 41 seconds West on said northerly line 181.50 feet to the place of beginning, containing 20.643 acres, more or less, including 0.018 acre, more or less, previously platted as part of WELLINGTON-NORTHEAST, SECTIONS SEVEN, TEN-A, and ELEVEN.

Subject to the right-of-way for Indiana State Road No. 37 and to all other legal easements and rights-of-way, including the Statutory Easement for the Right-of-Way for the Oliver Armstrong Legal Drain No. 2.

This subdivision consists of 67 Lots, numbered 394 through 410 both inclusive, and BLOCK "K", and Streets as shown on the within plat. The size of the Lots and the width of the Street Right-of-way is shown in figures denoting feet and decimal parts thereof.

Witness my signature this 24th day of December, 1988

Alan H. Weisha
Alan H. Weisha, Reg. L.S. - Indiana #10398



18.00
④
1.00 none

00100044099
Filed for Record in
HAMILTON COUNTY, INDIANA
MARY L CLARK
07-18-2001 02:29 pm.
AMEND DECL 18.00

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 Sixteen 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 Twenty-one 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
BONNIE BRADLEY Secretary
Wellington Northeast Neighborhood
Association

Attest:

Michael Masnyk 29 June 2001
Michael Masnyk President
Wellington Northeast Neighborhood Association

Subscribed and Sworn to before me this 12 day of ^{July}~~June~~, 2001.

Robert A. Sawyer
Notary Public



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

