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RECORDED: 12/06/2021 11:12:38 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

~~**2021079176**
RECORDED: 11/23/2021 11:39:23 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN~~

**FIFTEENTH AMENDMENT OF MASTER DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE COMMUNITIES OF
COPPER CREEK TO ADD *RIDGEWOOD AT COPPER CREEK, SECTION I" AS A
SUBDIVISION IN THE COMMUNITIES OF COPPER CREEK IN PERRY TOWNSHIP,
ALLEN COUNTY, INDIANA**

WHEREAS, North Eastern Development Corp. ("Declarant") executed and recorded the Master Declaration of Covenants, Conditions, Restrictions and Easements for the Communities of Copper Creek at Document No. 2019049664 in the Allen County Recorder's Office (the "Master Declaration"), as amended by four previous recorded amendments;

WHEREAS, by this Fifteenth Amendment to the Master Declaration, the plat for Ridgewood at Copper Creek, Section I, is being added as a Subdivision within the Communities of Creek;

WHEREAS, pursuant to the Master Declaration including Section 12.02, the Declarant currently has the right to amend the Master Declaration; and

WHEREAS, capitalized terms as used herein shall have the same meaning ascribed to them or defined in the Master Declaration unless otherwise specifically defined herein.

NOW, THEREFORE, the Declarant hereby amends the Master Declaration as follows:

1. **SUBDIVISION ADDED TO COPPER CREEK.** The Subdivision known as Ridgewood at Copper Creek, Section I, is made a Subdivision in the Communities of Copper Creek and is subject to all of the terms and conditions of the Master Declaration and this Fifteenth Amendment. The legal description of this Subdivision is set forth on Exhibit A attached hereto. The term Subdivision as used in this Fifteenth Amendment shall refer to and only mean Ridgewood at Copper Creek, Section I Subdivision.

2. **LEGAL DESCRIPTION OF SUBDIVISION.** The Real Estate described on Exhibit A, including all Lots in Ridgewood at Copper Creek, Section I, and any Common Area and easements as shown on the plat thereof are subjected and impressed with the Master Declaration and this Fifteenth Amendment. The Lots in the Subdivision are numbered 1 through 70.

3. **VILLA LOTS.** Lots 16 through 37 in Ridgewood at Copper Creek, Section I will be Villa Lots, and shall be subject to all of the terms of this Fifteenth Amendment as well as the Sixteenth Amendment which Amendment shall establish additional covenants and terms applicable to only these Villa Lots.

4. **GARAGE STANDARDS.** Each Dwelling constructed on any Lot in the Subdivision shall include an attached garage having a ground floor area upon a foundation of not less than five hundred (500) square feet to accommodate at least two (2) passenger vehicles, having one or more overhead doors located on an exterior wall of the garage facing the driveway, and having one or more garage doors with an aggregate width of not less than sixteen (16) feet.

5. **DWELLING STANDARDS.** Each Dwelling constructed on any Lot in the Subdivision shall have a ground floor area upon the foundation of not less than sixteen hundred (1,600) square feet for a one-story Dwelling and not less than two thousand (2,000) square feet for a two-story Dwelling, exclusive

** Recited: This is being Re-Recorded to correct Subdivision Name.*

of garages, open porches and breezeways.

6. **EXTERIOR FAÇADE.** The exterior façade of any Dwelling directly facing a public street shall have brick, stone, masonry or such other materials as may be approved by the Architectural Control Committee.

7. **FENCES.** No fences shall be constructed on Lots 16 through 37, 43 through 47 and 61 through 68, and fences shall not be constructed on any other Lots unless approved by the Architectural Control Committee in its sole and absolute discretion.

8. **DUES.** The initial annual dues payable to the Association for each Lot in the Subdivision shall not exceed Six Hundred Dollars (\$600.00).

9. **MISCELLANEOUS.** Except as modified herein, the Master Declaration as amended by this Fifteenth Amendment remains in full force and effect. This Fifteenth Amendment pertains to, affects and impresses only Ridgewood at Copper Creek, Section 1 Subdivision described on Exhibit A, the Lots numbered 1 through 70, and the Common Areas, easements and public rights of way shown on the recorded plat thereon, and no other Property or Additional Property. This Fifteenth Amendment may be amended as provided in the Master Declaration, including Sections 12.02 and 12.03.

IN WITNESS WHEREOF, the Declarant has executed this Fifteenth Amendment to the Master Declaration effective as of this 22nd of September, 2021.

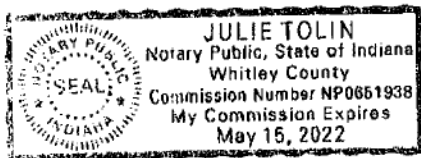
NORTH EASTERN DEVELOPMENT CORP.,
an Indiana corporation

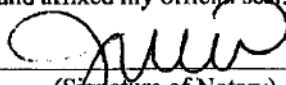
By: 
Joseph L. Zehr, President

STATE OF INDIANA, COUNTY OF ALLEN SS:

Before me, the undersigned Notary Public in and for said County and State, this 22nd day of September, 2021, personally appeared **Joseph L. Zehr**, as **President of North Eastern Development Corp.**, being known or proved to me to be the person described in and who executed the foregoing instrument, and acknowledged that he executed it as his free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.




(Signature of Notary)

Printed Name of Notary: _____
Resident of: _____ County, Indiana
My Commission Expires: _____
My Commission Number: _____

This instrument prepared by VINCENT J. HEINY, Attorney at Law, Carson LLP., 301 W. Jefferson Blvd., Suite 200, Fort Wayne, Indiana 46802, Telephone: (260) 423-9411.

I 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. /s/Vincent J. Heiny

EXHIBIT A

April 5, 2021

June 15, 2021 (Revision-Combined Sections)

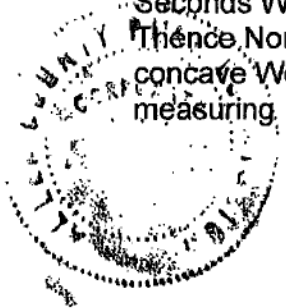
**North Eastern Development Corp.
Copper Creek Development
North Lima Road
Huntertown, IN
Ridgewood at Copper Creek Section I Boundary**

Prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 2001-01, based on information contained on Survey CCK-005 as prepared by Sauer Land Surveying, Inc. (Certified by Joseph K. Herendeen, P.S.; dated February 5, 2018; and recorded as Allen County Document No. 2018035628) and on record information.

Legal Description:

A tract of land located in the Northeast Quarter of Section 20, T32N, R12E, in Allen County, the State of Indiana, more fully described as follows:

COMMENCING at a Harrison Marker situated in the Northeast corner of said Northeast Quarter; Thence South 01 Degrees 42 Minutes 29 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1328.74 feet along the East line of said Northeast Quarter to the Northeast corner of the Southeast Quarter of said Northeast Quarter, the **TRUE POINT OF BEGINNING**; Thence South 01 Degrees 42 Minutes 29 Seconds East, a distance of 664.91 feet along the East line of said Northeast Quarter to the Southeast corner of the North half of the Southeast Quarter of said Northeast Quarter; Thence South 87 Degrees 54 Minutes 03 Seconds West, a distance of 1332.81 feet along the South line of the North half of the Southeast Quarter of said Northeast Quarter to the Southwest corner thereof; Thence South 01 Degrees 28 Minutes 50 Seconds East, a distance of 80.43 feet along the West line of the Southeast Quarter of said Northeast Quarter; Thence South 65 Degrees 51 Minutes 33 Seconds West, a distance of 459.70 feet; Thence South 83 Degrees 25 Minutes 06 Seconds West, a distance of 251.45 feet; Thence North 23 Degrees 03 Minutes 38 Seconds West, a distance of 65.90 feet; Thence South 74 Degrees 26 Minutes 01 Seconds West, a distance of 180.00 feet; Thence North 15 Degrees 33 Minutes 59 Seconds West, a distance of 31.78 feet; Thence South 74 Degrees 26 Minutes 01 Seconds West, a distance of 141.17 feet; Thence North 15 Degrees 53 Minutes 36 Seconds West, a distance of 46.41 feet; Thence North 01 Degrees 02 Minutes 13 Seconds West, a distance of 123.79 feet; Thence North 88 Degrees 57 Minutes 47 Seconds East, a distance of 130.00 feet; Thence North 01 Degrees 02 Minutes 13 Seconds West, a distance of 72.21 feet to the beginning of a tangent circular arc; Thence Northerly, a distance of 59.49 feet along said tangent circular arc that is concave Westerly, having a radius measuring 275.00 feet, having a central angle measuring 12 Degrees 23 Minutes 40 Seconds, and having a long chord bearing North



07 Degrees 14 Minutes 03 Seconds West and measuring 59.37 feet to the beginning of a non-tangent line; Thence North 76 Degrees 34 Minutes 07 Seconds East, a distance of 170.00 feet along said non-tangent line; Thence North 49 Degrees 47 Minutes 14 Seconds East, a distance of 281.14 feet; Thence North 49 Degrees 47 Minutes 14 Seconds East, a distance of 664.70 feet to the Northwest corner of the Southeast Quarter of said Northeast Quarter; Thence North 87 Degrees 41 Minutes 26 Seconds East, a distance of 1330.23 feet along the North line of the Southeast Quarter of said Northeast Quarter to the **POINT OF BEGINNING**, said tract containing 31.497 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

