Plat Cab H pg 28

2018061804
RECORDED: 12/07/2018 11:51:34 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Secondary Plat
Victoria Lakes - Section I

A Subdivision Located in the Southeast Quarter of Section 13, Township 30 North, Range 13 East.
Allen County, Indiana

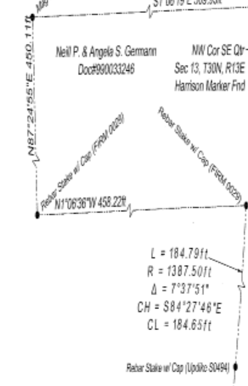
Legal Description:

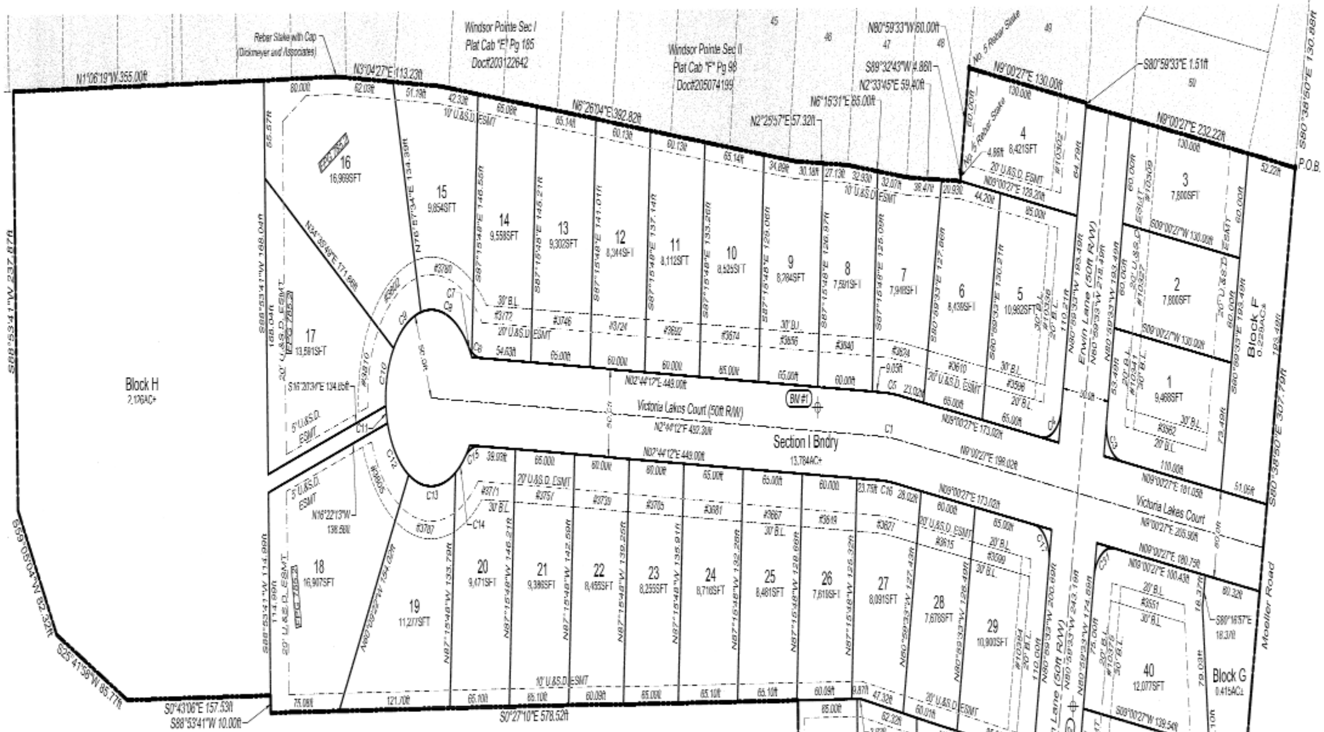
A tract of land located in the Southeast Quarter of Section 13, Township 30 North, Range 13 East, in Allen County, the State of Indiana, more fully described as follows:

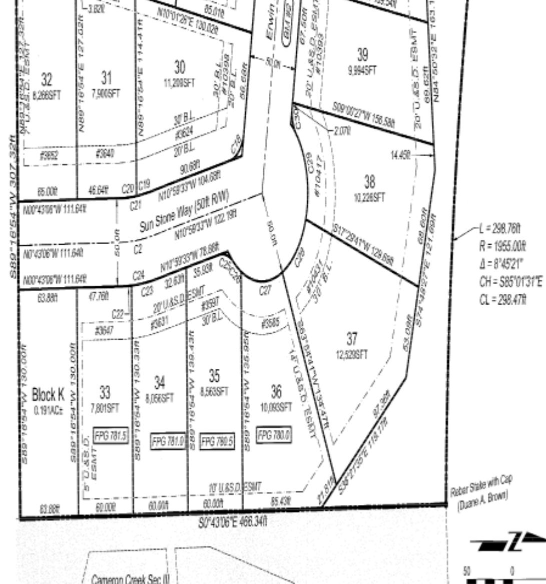
COMMENCING at a Harrison Marker situated in the Northwest corner of said Southeast Quarter; Thence South 01 Degrees 06 Minutes 19 Seconds East (GPS Grid Basis of Bearings), a distance of 509.95 feet along the West line of said Southeast Quarter to a Mag Nail; Thence North 87 Degrees 24 Minutes 55 Seconds East, a distance of 450.11 feet along the South line of the tract of land conveyed to Neil P. and Angela S. Germann in Allen County Document No. 990033246 to a Rebar Stake with cap (Firm 0029) in the Southeast corner thereof; Thence North 01 Degrees 06 Minutes 36 Seconds West, a distance of 458.22 feet along the East line of said Germann tract to a Rebar Stake with cap (Firm 0029) in the Northeast corner thereof; Thence Easterly, a distance of 184.79 feet along the South Right-of-way line of Moeller Road (being a circular arc that is concave Southerly, having a radius of 1387.50 feet, having a central angle of 07 Degrees 37 Minutes 51 Seconds, and having a chord bearing South 84 Degrees 27 Minutes 46 Seconds East and measuring 184.65 feet) (Rebar Stake with cap [Updike S0494] 0.3 foot East); Thence South 80 Degrees 38 Minutes 50 Seconds East, a distance of 130.88 feet along said South Right-of-way line to a Rebar Stake with Cap (Firm 0042), the **TRUE POINT OF BEGINNING**; Thence South 80 Degrees 38 Minutes 50 Seconds East, a distance of 307.79 feet along said South Right-of-way line to a Rebar Stake with Cap (Firm 0042); Thence Easterly, a distance of 298.76 feet along said South Right-of-way line (being a circular arc that is concave Northerly, having a radius of 1955.00 feet, having a central angle of 08 Degrees 45 Minutes 21 Seconds, and having a chord bearing South 85 Degrees 01 Minutes 31 Seconds East and measuring 298.47 feet) to a Rebar Stake with cap (Duane A. Brown); Thence South 00 Degrees 43 Minutes 06 Seconds East, a distance of 466.34 feet along the East line of the West Half of said Southeast Quarter (also the West line of Cameron Creek Section III, per plat thereof, as recorded in Allen County Document No. 202052852, Plat Cabinet "D", page 195) to a Rebar Stake with Cap (Firm 0042); Thence South 89 Degrees 16 Minutes 54 Seconds West, a distance of 307.32 feet to a Rebar Stake with Cap (Firm 0042); Thence South 00 Degrees 27 Minutes 10 Seconds East, a distance of 578.52 feet to a Rebar Stake with Cap (Firm 0042); Thence South 88 Degrees 53 Minutes 41 Seconds West, a distance of 10.00 feet to a Rebar Stake with Cap (Firm 0042); Thence South 00 Degrees 43 Minutes 06 Seconds East, a distance of 157.53 feet to a Rebar Stake with Cap (Firm 0042); Thence South 25 Degrees 41 Minutes 58 Seconds West, a distance of 85.77 feet to a Rebar Stake with Cap (Firm 0042); Thence South 59 Degrees 05 Minutes 04 Seconds West, a distance of 82.32 feet to a Rebar Stake with Cap (Firm 0042); Thence South 88 Degrees 53 Minutes 41 Seconds West, a distance of 237.87 feet to a Rebar Stake with Cap (Firm 0042) situated on the East line of Windsor Pointe Section I, per plat thereof, as recorded in Allen County Document No. 203122642, Plat Cabinet "E", page 185; Thence North 01 Degrees 06 Minutes 19 Seconds West, a distance of 355.00 feet along said East line to a Rebar Stake with Cap (Firm D&A) on a corner in said East line; Thence North 03 Degrees 04 Minutes 27 Seconds East, a distance of 113.23 feet along said East line to a Rebar Stake with Cap (Firm 0042) on a corner in said East line; Thence North 06 Degrees 26 Minutes 04 Seconds East, a distance of 392.82 feet along said East line and the East line of Windsor Pointe Section II, per plat thereof, as recorded in Allen County Document No. 205074199, Plat Cabinet "F", page 98 to a Rebar Stake with Cap (Firm 0042) on a corner in the East line of said Section II; Thence North 02 Degrees 25 Minutes 57 Seconds East, a distance of 57.32 feet along the East line of said Section II to a Rebar Stake with Cap (Firm 0042) on a corner in said East line; Thence North 06 Degrees 15 Minutes 31 Seconds East, a distance of 65.00 feet along the East line of said Section II to a Rebar Stake with Cap (Firm 0042) on a corner in said East line; Thence North 02 Degrees 33 Minutes 45 Seconds East, a distance of 59.40 feet along the East line of said Section II to a Rebar Stake with Cap (Firm 0042) on a corner in said East line; Thence South 89 Degrees 32 Minutes 43 Seconds West, a distance of 4.86 feet along the East line of said Section II to a No. 5 Rebar Stake on a corner in said East line; Thence North 80 Degrees 59 Minutes 33 Seconds West, a distance of 60.00 feet along the East line of said Section II to a No. 5 Rebar Stake on a corner in said East line; Thence North 09 Degrees 00 Minutes 27 Seconds East, a distance of 130.00 feet along the East line of said Section II to a Rebar Stake with Cap (Firm 0042) on a corner in said East line; Thence South 80 Degrees 59 Minutes 33 Seconds East, a distance of 1.51 feet along the East line of said Section II to a Rebar Stake with Cap (Firm 0042) on a corner in said East line; Thence North 09 Degrees 00 Minutes 27 Seconds East, a distance of 232.22 feet along the East line of said Section II to the **POINT OF BEGINNING**, said tract containing 13.784 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

Developer:
Springmill Woods Development, LLC
9430 Lima Road
Fort Wayne, IN 46818
Tel: (260) 489-4433
Fax: (260) 489-0325

Subdivision Engineer:
D.A. Brown Engineering Consultants
5491 County Road 427, P.O.Box 389, Auburn, IN 46706
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
www.dabrownengineering.com
Job# 1806-03



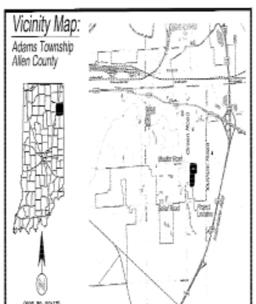




Scale 1" = 50 ft
November 28, 2018

Vicinity Map:

Adams Township
Allen County



Notes:

1. All Right of Way intersection radii to be 20 foot.
2. All Right-of-Ways to be dedicated to the City of New Haven.
3. All Cul-de-Sac Right-of-Way to be 50 foot radius.
4. All Park Areas, Common Areas, or Block Areas to have a blanket Utility and Surface Drainage Easement.
5. All buried utilities must allow for proposed Drainage Swale grades as found in plans.
6. FPG denotes Flood Protection Grade.
7. U&S.D. Esmt denotes Utility and Surface Drainage Easement.
8. BL denotes Building Line
9. Utility Esmt denotes Utility Easement.
10. SL Esmt denotes Street Light Easement.
11. SD Esmt denotes Surface Drainage Easement.
12. RD Esmt denotes Regulated Drain Easement
13. # denotes Property Address
14. All Lot corners and Plat corners monumented by a 5/8" x 24" rebar stake with cap (FIRM#0042) unless otherwise noted.
15. According to the Flood Insurance Rate Map (FIRM) Numbered 18003C0320G & Effective Date August 3, 2009, the herein described real estate is located in the unshaded Zone X, noted as areas determined to be outside of the 0.2% annual chance floodplain
16. AE denotes Approved Encroachment within Regulated Drain Esmt.
17. Rear yard Building Line for all lots to be 25ft.

Benchmark Data:

BM #1 : Brass Plaque in Concrete Curb - 12ft east of the east property corner shared by Lots 8 & 9
Elev: 785.50 [NAVD '88]

BM #2 : Brass Plaque in Concrete Curb - 11ft south of the south property corner shared by Lots 39 & 40
Elev: 782.71 [NAVD '88]

Curve Table

Curve #	Length	Radius	Tangent Length	Delta	Chord Direction	Chord Length
C1	21.88	200.00	10.96	6°16'15"	N6° 52' 19"E	21.86
C2	35.86	200.00	17.98	10°16'37"	N5° 51' 19"W	35.82
C3	31.42	20.00	20.00	90°00'00"	S54° 00' 27"W	28.28
C4	31.42	20.00	20.00	90°00'00"	S35° 59' 33"E	28.28
C5	24.63	225.00	12.33	6°16'15"	S5° 52' 19"W	24.61
C6	10.90	20.00	5.59	31°14'08"	S18° 21' 12"W	10.77
C7	6.55	20.00	3.30	18°45'47"	S43° 21' 02"W	6.52
C8	57.40	50.00	32.39	65°46'16"	S19° 50' 44"W	54.30
C9	36.97	50.00	19.38	42°21'46"	S34° 12' 18"E	36.13
C10	34.41	50.00	17.92	39°25'46"	S75° 07' 08"E	33.73
C11	10.07	50.00	5.05	11°32'13"	N79° 27' 54"E	10.05
C12	38.21	50.00	20.09	43°47'09"	N51° 44' 12"E	37.29
C13	54.04	50.00	30.00	61°55'25"	N1° 07' 05"W	51.45
C14	13.25	50.00	6.66	15°10'42"	N39° 40' 08"W	13.21
C15	17.45	20.00	9.30	49°59'41"	N22° 15' 38"W	16.90
C16	19.15	175.00	9.59	6°16'15"	N5° 52' 19"E	19.14
C17	31.42	20.00	20.00	90°00'00"	N54° 00' 27"E	28.28
C18	24.43	20.00	14.00	70°00'00"	S45° 59' 33"E	22.94
C19	12.90	175.00	6.47	4°14'03"	S8° 52' 32"E	12.90
C20	18.45	175.00	9.23	6°02'24"	S3° 44' 18"E	18.44
C21	31.38	175.00	15.73	10°16'27"	N5° 51' 19"W	31.34
C22	12.25	225.00	6.12	3°07'07"	N2° 16' 38"W	12.25
C23	28.18	225.00	14.07	7°09'21"	N7° 24' 53"W	28.08
C24	40.35	225.00	20.23	10°16'27"	N5° 51' 19"W	40.29
C25	17.45	20.00	9.30	49°59'41"	N14° 00' 18"E	16.90
C26	10.02	50.00	5.03	11°28'52"	N33° 15' 42"E	10.00
C27	46.78	50.00	25.26	53°36'34"	N0° 42' 59"E	45.10
C28	40.51	50.00	21.44	46°25'00"	N48° 17' 48"W	39.41
C29	51.84	50.00	27.89	59°38'56"	S78° 15' 13"W	48.85
C30	17.45	20.00	9.30	49°59'41"	S74° 00' 38"W	16.90
C31	31.42	20.00	20.00	90°00'00"	N35° 59' 33"W	28.28

Approved this 4th day of December, 2018
New Haven Plan Commission

Mickey Hill, President

Leonard Mattes, Vice President

Jon Stauffer, Secretary

Approved this 4th day of December, 2018
New Haven Board of Public Works and Safety

Terry McDonald, Chairman

Mickey Hill, Citizen Member

Wayne Doenges, Citizen Member

We, Springmill Woods Development, LLC, the undersigned owners by virtue of those certain deeds shown in Document No. 2018054047, in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, do hereby lay off, plat dedicate and subdivide said real estate into Lots, Streets and Easements in accordance with the information shown on the Plat. Further, we hereby subject and impress all of said land in said addition with the limitations and easements attached hereto and made a part thereof by reference. This subdivision shall be known and designated as Victoria Lakes - Section I, an addition to the City of New Haven, Indiana.

In witness whereof, Springmill Woods Development, LLC, organized and existing under the laws of the State of Indiana, Owner of the real estate described in said Plat, has hereunto set its hand, by its duly authorized officer, this 28th day of November, 2018

Springmill Woods Development, LLC

By:

Printed: Jonie Lancia, Member

Land Surveyor Certification:

I, Duane A. Brown, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that to the best of my knowledge and belief this plat and accompanying legal description accurately represents a subdivision of real estate as described in Document No. 2018054047 in the Office of the Recorder of Allen County, Indiana; that this plat was prepared under my direct supervision; that all markers shown thereon actually exist or will be set and that their locations, size, type and material are accurately shown; that this subdivision is within the tract of real estate shown on the retracement or original survey certified by Duane A. Brown as recorded in Document No. 2018047698 in the Office of the Recorder of Allen County, Indiana as required by 865 IAC 1-12-12; and that there has been no change from the matters of survey revealed by the above referenced survey, or any prior subdivision plats contained therein, on any lines that are common with this subdivision.

Dated this 28th day of November, 2018

SIGNED:

Duane A. Brown
Auburn, IN
Indiana P.S. #LS80040337

DUANE A. BROWN REGISTERED No. S0337 STATE OF INDIANA LAND SURVEYOR

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. Duane A. Brown

Document Prepared By Duane A. Brown

K:\2018\1806-03\Plot_DWGs\Section I Plans\02 - Secondary Plat.dwg, 11/28/2018 11:41 AM, Keith P

8585237
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Plat Cab H pg 28

DEDICATION AND DECLARATION OF PROTECTIVE RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND APPROVALS APPENDED TO AS PART OF THE DEDICATION AND PLAT OF VICTORIA LAKES, SECTION I, A SUBDIVISION OF ADAMS TOWNSHIP, CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA

SPRINGMILL WOODS DEVELOMENT, LLC, an Indiana limited liability company, hereby declares that it is the Owner and Developer of real estate shown and described in this plat, and does hereby layoff, plat and subdivide said real estate in accordance with the information shown on the final plat, being the certified plat appended hereto and incorporated herein. The Subdivision shall be known and designated as Victoria Lakes, Section I, a Subdivision in Adams Township, Allen County, Indiana.

The Lots shall be subject to and impressed with the covenants, agreements, restrictions, easements and limitations hereinafter set forth, and they shall be considered a part of every conveyance of land in Victoria Lakes, Section I, without being written therein. The provisions herein contained are for the mutual benefit and protection of the owners present and future of any and all land in the Subdivision, and they shall run with and bind the land and shall inure to the benefit of and be enforceable by the owners of land included therein, their respective legal representatives, successors, grantees and assigns.

The Lots are numbered from 1 to 40, inclusive, and all dimensions are shown in feet and decimals of a foot on the plat. All streets and easements specifically shown or described are hereby expressly dedicated to public use for their usual and intended purposes.

PREFACE

The Developer anticipates that it will hereafter plat and subdivide additional real estate as one or more additional sections of Victoria Lakes. The Developer intends that each owner of a Lot in all sections of Victoria Lakes shall be members of the Victoria Lakes Community Association and shall be entitled to the use and enjoyment of all property owned by the Association and that each owner shall be bound by the Articles of Incorporation and By-Laws of the Association.

It shall be the obligation of the Victoria Lakes Community Association to make provision for the maintenance of the Common Areas designate on the face of the Plat and the Common Areas in all sections of Victoria Lakes. The Common Areas shall be subject to easements which are hereby reserved for any public agency or authority and any utility for the installation and maintenance of surface drainage facilities and underground utilities serving or benefiting any of the Properties, as hereinafter defined. All conveyances of Common Area to the Association shall be subject to such easements without being written herein.

This Preface and its statements shall be deemed a covenant of equal force and effect as all other herein set forth.

ARTICLE I

Springmill Woods Dev.
9430 Lima Rd 46818

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Definitions

The terms hereinafter set forth shall have the following meanings:

Section 1. "Association" shall mean and refer to Victoria Lakes Community Association, Inc., its successors and assigns.

Section 2. "By-Laws" shall mean the By-Laws initially adopted by Victoria Lakes Community Association, Inc., and all amendments and additions thereto.

Section 3. "Builder" shall mean Lancia Homes, Inc.

Section 4. "Committee" shall mean the Architectural Control Committee specifically established funder Article V of these Restrictions, composed of three (3) members appointed by the Developer and who shall be subject to removal by the Developer at any time with or without cause. Any vacancies from time to time shall be filled by appointment by the Developer.

Section 5. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association or the Developer for the common use and enjoyment of the Owners in the Subdivision, as shown on the respective plat of said Subdivision, and as may be added in accordance with Article II, Section 3, of these Restrictions.

Section 6. "Developer" shall mean Springmill Woods Development, LLC, an Indiana Corporation, its assigns, successors or successors in interest, and any person, firm or corporation designated by it or its said successor or successor in interest.

Section 7. "Dwelling Unit" shall mean and refer to the structure used as a residential living unit located upon a Lot, including the garage and any appurtenances.

Section 8. "Lot" shall mean any of said Lots in Victoria Lakes, as platted or any tract of land as conveyed originally or by subsequent Owners, which may consist of one or more Lots or parts of one or more Lots, upon which a dwelling may be erected in accordance with the restrictions hereinafter set forth. PROVIDED, HOWEVER, no tract of land consisting of part of any one Lot or parts of more than one Lot shall be considered a "Lot" unless said tract of land has a minimum of fifty (50), feet width at the established building line as shown on the plat.

Section 9. "Victoria Lakes" shall mean and refer collectively to each section of the Victoria Lakes development as it may be changed from time to time.

Section 10. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 11. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association by the Developer as additional sections of Victoria Lakes.

Section 12. "Restrictions" shall mean and refer to the Dedication, Protective Restrictions, Covenants, Limitations, Easements and Approvals appended to as part of the Dedication and Plat of Victoria Lakes.

Section 13. "Subdivision" shall mean Victoria Lakes, a Subdivision located in Adams Township, Allen County, Indiana.

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ARTICLE II
Property Rights

Section 1. Owner's Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against said Owner's Lot remains unpaid; and for a period not to exceed thirty (30) days for any infraction by said Owner, or the Owner's family, tenants, contract purchasers or invitees of its published rules and regulations after hearing by the Board of Directors of the Association;

(c) easements reserved herein for any public agency or authority and any utility for the installation and maintenance of surface drainage facilities and underground utilities serving or benefiting any of the Properties; and

(d) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of members of the Association agreeing to such dedication or transfer has been recorded.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws, said Owner's right of enjoyment to the Common Area and facilities to the members of his/her family, his/her tenants, or contract purchasers who reside on the property.

Section 3. Additions to Common Area. The Developer reserves the right so long as Class B members of the Association exist, to convey and transfer to the Association such additional real and/or personal property as the Developer within its sole discretion deems appropriate, and the Association shall accept such transfer and shall hold such property as a part of the Common Area of the Subdivision.

ARTICLE III
Association Membership and Voting Rights

Section 1. Organization. There has been organized in connection with the development of Victoria Lakes, and its various sections, an incorporated not-for-profit association known as Victoria Lakes Community Association, Inc. (the "Association").

Section 2. Membership and Voting Rights. Every Owner of a Lot shall be a member of the Association, together with all other lot owners in the Subdivision. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 3. Classes of Membership. The Association shall have two (2) classes of voting membership:

Class A. Class A members shall be all Owners, together with all other Lot Owners in the Subdivision exclusive of the Developer. Owners shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest on any Lot, all such persons shall be member(s). The

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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 one Lot.

Class B. The Class B member(s) shall be the Developer. The Developer shall be entitled to five (5) votes for each Lot owned in Victoria Lakes. 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 title to all Lots in Victoria Lakes, have been conveyed, **or**
(b) on [date seven (7) years from date of execution of covenants].

Section 4. Membership Transfer. Membership in the Association will transfer from the Developer or its successor in interest to the Owner upon delivery of the Deed to Owner's Lot.

Section 5. Continuing Memberships. The Owner of any Lot shall continue to be a member of the Association so long as such Owner continues to be the Owner of a Lot for the purpose herein mentioned. Membership shall pass with the transfer of title to the Lot.

Section 6. Transfer of Membership Rights and Privileges in the Association. Each Owner, and in lieu thereof, (and with the written consent of such Owner to the Association) each lessee of a Lot shall be a member of the Association and have the right to the Owner's vote and privileges. Membership, where assigned to a lessee, will pass with the lease, except if the Owner withdraws his/her consent in writing to the Association. The Owner may withdraw his/her membership assignment to any lessee in his/her discretion by issuing a sixty (60) day notice in writing to the Association. No assignment of membership shall relieve an Owner of the Lot from the obligation to pay any assessment authorized by these Restrictions.

ARTICLE IV
Covenant for Maintenance Assessments

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot, excepting the Developer, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges; (2) special assessments or charges for capital improvements; and (3) Lot maintenance assessments or charges. Such assessments and charges shall be established and collected as hereinafter provided. The annual, special, and Lot maintenance assessments and charges, together with interest, costs, and reasonable attorney's fees, shall be a charge and a continuing lien upon the Lot against which each such assessment or charge is made. Each such assessment or charge, together with interest, costs, and reasonable attorney's fees shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to an Owner's successors in title unless expressly assumed by them. The exception providing that the Developer shall not be required to pay the above-listed charges and/or assessments, shall not be modified without the express written consent of the Developer.

Section 2. Purpose of Assessments or Charges. The annual assessments or charges levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the owners in all sections of Victoria Lakes, including, but not limited to, the improvement and maintenance of the Common Area, the maintenance of any Lot prior to the commencement of construction of a Dwelling Unit thereon, maintenance of swimming pool, supplies, maintenance of street lighting, maintenance of the sprinkling system situated on the Common Area, storm water detention basins, outlet pipes and water level control structures, removal of snow from the streets, maintenance and improvement of the lake(s), payment of insurance and taxes, and all other things necessary or desirable in the opinion of the Board of Directors of the Association in connection therewith.

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Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance by the Developer of the first Lot to an Owner, the maximum annual assessment shall be Two Hundred Seventy and 00/100 Dollars ($270.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than fifteen percent (15%) above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above fifteen percent (15%) by the affirmative vote of each class of members.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments or Charges. In addition to the annual assessments or charges authorized above, the Association may levy, in any assessment year, a special assessment or charges applicable to that year only for the purpose of defraying, in whole or in part, (1) the cost of any construction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto; (2) any budget shortfall; or (3) emergency need of the Association, provided that any such assessment shall have the vote or written assent of fifty-one percent (51%) of each class of members of the Association.

Section 5. Notice and Quorum for Any Action Authorized Under Section 3 and 4. Any action authorized under Sections 3 and 4 and requiring an affirmative vote or written assent of a certain percentage of the Association membership shall be taken at a meeting called for that purpose, written notice of which shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. If the proposed action is favored by a majority of the votes cast at such meeting, but such vote is less than the requisite fifty-one percent (51%) of each class of members, members who were not present in person or by proxy may give their assent in writing, providing the same is obtained by the appropriate officers of the Association not later than thirty (30) days from the date of such meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments or charges must be fixed at a uniform rate for all Lots and may be collected on a monthly, quarterly or yearly basis as the Board of Directors may determine from time to time.

Section 7. Date of Commencement of Annual Assessments: Due Date. The annual assessments provided for herein shall commence as to all Lots (excepting Lots owned by the Developer) on the first day of the month following the first conveyance of Common Area by the Developer to the Association. The first annual assessment shall be adjusted according to the number of days remaining in the calendar year. The Board of Directors of the Association shall fix the amount of the annual assessment against each Lot for each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due date shall be established by the Board of Directors of the Association. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid.

Section 8. Effect of Nonpayment of Assessments or Charges: Remedies of the Association; Administrative Fee for Preparation of Association Letter. Any assessment or charge not paid within thirty (30) days after the due date shall bear interest from the due date at a fluctuating rate equal to the

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maximum rate of interest which may be charged under the laws of the State of Indiana for consumer loans, adjusted on the first day of each calendar year. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot. In any successful action, the Association shall be entitled to recover all of its costs and expenses, including attorney's fees. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area, the Club facilities, or abandonment of the Owner's Lot.

If any Owner shall fail, refuse, or neglect to make any payment of any Assessment when due, the Board of Directors of the Association may in its discretion declare the entire balance of unpaid Assessments to be due and payable, with interest as aforesaid, and file a written Notice of Lien against said Owner's Lot in the Office of the Recorder of Allen County, Indiana, which Notice of Lien shall perfect the lien of the Association and have the same force and effect as, and be enforced in the same manner as, a mortgage lien under Indiana law, and shall include attorney's fees, title expenses, interest, and any costs of collection.

Should any Owner request that the Association prepare a letter or invoice for current balance of assessments and charges for a particular Lot, then the Association may charge an administrative cost in the amount of Fifty Dollars ($50.00) to prepare letter. Such administrative charge may be increased in the future by authorization of the Association and notification of the same at the annual members' meeting.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments or charges 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. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceedings in lieu thereof, shall extinguish the lien for such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V
Architectural Control

No building, fence, wall, deck swimming pool or spa, improvement, construction, excavation, exterior lighting, swing set, play equipment, statues, lawn ornaments or other non-living landscaping ornamentation device, or other structure shall be commenced, erected, altered or maintained upon any Lot, nor shall any exterior addition to or change or alteration of any Dwelling Unit be made until two (2) sets of plans and specifications showing: (1) the location of improvements on the Lot (site plan); (2) the location of the driveway on the site plan; (3) front, rear, and side elevations shall have been submitted to and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee. The Committee's approval or disapproval, as required in these Restrictions, shall be in writing. In the event the Committee fails to approve or disapprove such plans within sixty (60) days after receipt, such plans shall be deemed approved. No structure of any kind which does not comply fully with such approved plans shall be erected, constructed, placed, or maintained upon any Lot, and no change or deviations in or from such plans as approved shall be made without the Committee's prior written consent. Neither the Developer, the Architectural Control Committee, nor any member thereof, nor any of their respective heirs, personal representatives, successors, or assigns shall be liable to anyone by reason of any mistake in judgment, negligence, or nonfeasance arising out of or relating to the approval or disapproval or failure to approve any plans so submitted, nor shall they, or any of them, be responsible or liable for any structural defects in such plans or in any building or structure erected according to such plans or any drainage problems resulting there from. Every person and entity who submits plans to the Architectural Control Committee agrees, by submission of such plans, that he/she or it will not bring any action or suit against the Committee or the Developer to recover any damages or to require the Committee or the Developer to take, or refrain from taking, any action whatsoever in regard to such plans or in regard to any building

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or structure erected in accordance therewith. Neither the submission or any complete set(s) of plans to the Developer's office for review by the Architectural Control Committee, nor the approval thereof by that Committee, shall be deemed to guarantee or require the actual construction of the building of structure therein described, and no adjacent Lot Owner may claim any reliance upon the submission and/or approval of any such plans or the buildings or structures described therein. In the event the Committee of the Association shall prevail in any litigation brought for the purpose of enforcing compliance with the provisions of this Article V, it shall be entitled to recover from the defendants reasonable attorney fees and costs incurred in such enforcement.

ARTICLE VI
General Provisions

Section 1. Residential Purposes. No Lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any Lot other than one (1) detached single-family dwelling not to exceed two (2) stories in height. Each Dwelling Unit shall include, not less than, a two-car garage, which shall be built as part of said structure and attached thereto. All front elevations must have some natural materials.

Section 2. Home Occupations. No Lot shall be used for any purpose other than as a single-family residence, except by approval of the Developer, a builder may use his/her/its home as a model and/or sales center for other homes he/she/it is building in Victoria Lakes, and except that a home occupation, defined as follows may be permitted: any use conducted entirely within the Dwelling Unit and participated in solely by a member of the immediate family residing in said Dwelling Unit, which use is clearly incidental and secondary to the use of the Dwelling Unit for dwelling purposes and does not change the character thereof and in connection with which there is: (a) no sign or display that indicates from the exterior that the Dwelling Unit is being utilized in whole or in part for any purpose other than that of a Dwelling Unit; (b) no commodity is sold upon the Lot; (c) no person is employed in such home occupation other than a member of the immediate family residing in the Dwelling Unit; and (d) no mechanical or electrical equipment is used; provided that, in no event shall a barber shop, styling salon, beauty parlor, tea room, fortune-telling parlor, licensed child care center or other licensed or regulated babysitting service, any type of auto repair services, animal hospital, or any form of animal care or treatment such as dog trimming, breeding or kennel be construed as a home occupation.

Section 3. Subdivision of Lots. No Lot or combination of Lots may be further subdivided unless seventy-five percent (75%) of the Lot Owners have approved by signing an instrument of approval and until said approval has been obtained from the Allen County Plan Commission.

Section 4. Improvements; Landscaping. Before any Dwelling Unit on any Lot in this Subdivision shall be used and occupied as a dwelling or otherwise, the Developer or any subsequent Owner of such Lot shall install improvements serving such Lot as provided in the plans and specifications for such improvements filed with the appropriate governmental authorities, together with any amendments or additions thereto which said governmental authorities may authorize or require. This covenant shall run with the land and be enforceable by any governmental authority having jurisdiction over the Subdivision, by the Association, or by any aggrieved Lot Owner in this Subdivision. Upon completion of any Dwelling Unit, landscaping along the front of the Dwelling Unit, of a type and layout approved by the Architectural Control Committee, must be installed within _____ days of such completion of the Dwelling Unit.

Section 5. Permits and Certificates. Before any Dwelling Unit located on any Lot may be used or occupied, such user or occupier shall first obtain from the Allen County, Indiana Zoning Administrator, or its successor agency, an Improvement Location Permit and a Certificate of Occupancy as required by the Allen County, Indiana Zoning Ordinance.

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Section 6. Time for Building Completion and Restoration. Every Dwelling Unit on any Lot shall be completed within twelve (12) months after the beginning of such construction. No improvement which has been partially or totally destroyed by fire or otherwise, shall be allowed to remain in such state for more than three (3) months from the time of such destruction or damage.

Section 7. Building Sizes. No Dwelling Unit shall be built on any Lot having a living area of the main structure, exclusive of one-story open porches, breezeways or garages, of less than 1,000 square feet for a one-story Dwelling Unit, nor less than 1,350 square feet for a one and one-half story and a two story Dwelling Unit.

Section 8. Garages. All Dwelling Units must have at least a full-size, attached two-car garage. Garages Doors must be a minimum of sixteen (16) feet in width. The interior of all garages must be finished. "Finished" shall mean drywall hung, taped, mudded and sanded at a minimum.

Section 9. Building Setback. No Dwelling Unit or any improvements or structures shall be located on any Lot nearer to the front Lot line or nearer to the side street line than the minimum building setback lines shown on the recorded Plat. In any event, no Dwelling Unit shall be located nearer than a distance of five (5) feet to a side Lot line; provided, however, that the aggregate total distance of both side Lot lines shall be no less than ten (10) feet. No Dwelling Unit shall be located on any Lot nearer than a distance of twenty-five (25) feet to a rear Lot line if there is no rear setback line shown on the recorded plat. However, and not withstanding anything stated herein to the contrary, in the event that any rear Lot line runs adjacent to a Common Area, then no Dwelling Unit on such a Lot shall be located nearer than fifteen (15) feet to the rear Lot line.

Section 10. Minimum Lot Size. The minimum Lot size for the placement of a Dwelling Unit is 6,250 square feet. The minimum width at the building setback line of a Lot is fifty (50) feet.

Section 11. Building Materials. All Dwelling Units and other permitted structures shall be constructed in a substantial and good workmanlike manner and of new materials. No roll siding, asbestos siding or siding containing asphalt or tar as one of its principal ingredients shall be used in the exterior construction of any Dwelling Unit or other permitted structure on any Lots of said Subdivision and no roll roofing of any description or character shall be used on the roof of any Dwelling Unit or other permitted structure on any of said Lots. The front exteriors of all Dwelling Units must contain some physical masonry elements in combination with shutters or wood trim.

Section 12. Driveways. All driveways from the street to the garage shall be poured concrete and not less than sixteen (16) feet in width.

Section 13. Sidewalks. Plans and specifications for this subdivision on file with the Allen County Plan Commission require the installation of concrete sidewalks, within the street rights-of-way in front of ALL LOTS and all right-of-ways. Installation of said sidewalks shall be the obligation of the Owner of any such Lot, exclusive of the Developer, and shall be completed in accordance with said plans and specification and prior to the issuance of a Certificate of Occupancy for any such Lot, and the cost of said installation shall be a lien against any such Lot enforceable by the Allen County Plan Commission or its successor agency. Should such Certificates of Occupancy be issued to the Developer, said individual or corporation shall be considered an Owner for the purposes of the enforcement of this covenant.

Section 14. Fencing. The only fencing permitted in front of the rear corners of a Dwelling Unit shall be an open unobstructed split rail (two rails high) or a picket fence, either not to exceed four (4) feet high. A privacy fence of not more than six (6) feet may be allowed from the rear corners of the Dwelling Unit and into the rear yard. All fencing must be approved in writing by the Architectural Control

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Committee. A variance from these fence requirements may be obtained in writing from the Architectural Control Committee prior to construction of any fence, in accordance with Article V herein.

Section 15. Pools and Hot Tubs. No above ground pool, which requires a filtration system or other above ground pool which is more than six (6) feet in diameter and eighteen (18) inches deep shall be placed or maintained on any Lot. Below surface grade pools of any shall not be placed on any Lot without the prior written approval of the Architectural Control Committee in accordance with Article V herein. At the time of installation of any type of pool or hot tub, safety fencing must be installed in accordance with Article VI, Section 14, herein.

Section 16. Mailboxes. The initial type and location of mailboxes stations shall be the responsibility of the Developer. The initial individual standard size black mailboxes placed on the mailbox stations and future maintenance of thereafter shall be the responsibility of the Lot Owner. Future maintenance of the mailbox stations shall be the responsibility of the Association.

Section 17. Radio and Television Antennas. No radio or television antenna shall be allowed on the outside of any Dwelling Unit. No free standing radio or television antenna shall be permitted on any Lot. No television receiving disk or dish shall be permitted on any Lot or on any Dwelling Unit exceeding eighteen (18) inches in diameter. Any permitted television receiving disk or dish must not be visible from the front of the Dwelling Unit. No solar panels attached or detached shall be permitted.

Section 18. Clotheslines. No rope, wire or other device shall be installed on the exterior of any Dwelling Unit for the purpose of air drying linens or wearing apparel.

Section 19. Play Equipment. No play equipment (including swing sets, basketball goals and trampolines) will be permitted on any Lot without prior written approval of the Architectural Control Committee in accordance with Article V herein. Any approved play equipment must be constructed out of wood or vinyl materials and metal play equipment shall not be allowed. The Architectural Control Committee reserves the right to limit the size, color and location of said equipment.

Section 20. Duty to Repair and rebuild Dwelling Unit.

(a) Each Lot Owner shall, at his/her sole cost and expense, repair his/her Dwelling Unit, keeping the same in condition comparable to the condition of such Dwelling Unit at the time its initial construction was completed, excepting only usual wear and tear.

(b) If all or any portion of a Dwelling Unit is destroyed by fire or other casualty, then the Owner shall, with all due diligence, promptly rebuild, repair, or reconstruct such Dwelling Unit in a manner which will substantially restore it to its condition as existed immediately prior to the casualty. No improvement upon a Lot which has been partially or totally destroyed by fire or other casualty shall remain in such condition for more than three (3) months from the time such destruction or damage occurred.

Section 21. Utility and Drainage Easements. Easement for the installation and maintenance of utilities and underground drainage facilities are reserved as shown on the recorded plat. No Owner of any Lot shall erect or grant to any person, firm or corporation, the right, license or privilege to erect or use or permit the use of overhead wires, poles or overhead facilities of any kind for electrical, telephone or television service (except such poles and overhead facilities that may be required at those places where distribution facilities enter and leave the Subdivision). Nothing herein shall be construed to prohibit street lighting or ornamental yard lighting serviced by underground wires or cables. Electrical service entrance facilities installed for any Dwelling Unit or other structure connecting the same to the electrical distribution system of any electric public utility shall be provided by the Owners of all Lots. Any electric public utility charged with the maintenance of any underground installations shall have access

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to all easements to which said underground installations are located for operation, maintenance, and replacement of service connections. Any such electric public utility shall not be liable for damage to walks, driveways, lawn, or landscaping which may result from installation, repair, or maintenance of such service.

Section 22. Surface Drainage. Surface Drainage Easements, Stormwater Detention Basins, Water Quality Features, and Common Areas used for drainage purposes, as shown on the plat, are intended for either periodic or occasional use as conductors for the flow of surface water runoff to a suitable outlet, and the land surface shall be constructed and maintained so as to achieve this intention. Such easement shall be maintained in an unobstructed and proper working condition during and after construction and the proper public authority having jurisdiction over storm drainage shall have the right to determine if any obstruction exists and to repair and maintain, or to require such repair and maintenance as shall be reasonably necessary to keep the conductors unobstructed and operable. It shall be the responsibility of the Builder and/or Owner to inspect rear and side swales for positive drainage conditions prior to closing on the Lot. The Developer shall be relieved of any responsibility for repair of the swales on the Lot following the closing of the Lot to either the Builder or the Owner. The Association shall be responsible for all Common Areas, including the Stormwater Detention Basins within.

Section 23. Use of Public Easements. In addition to the utility easements herein designated, easements in the streets, as shown on the recorded plat of this Subdivision, are hereby reserved and granted to the Developer, the Association, and any public or quasi-public utility company engaged in supplying one or more of the utility services contemplated in Sections 21 and 22 or this Section 23 of this Article VI, and their respective successors and assigns, to install, lay, erect, construct, renew, operate, repair, replace, maintain and remove all and every type of gas main, water main and sewer main (sanitary and/or storm) with all necessary appliances, subject, nevertheless, to all reasonable requirements of any governmental body having jurisdiction thereof as to maintenance and repair of said streets.

Section 24. Flood Protection Grade. In order to minimize potential damages from surface water, flood protection grades are established as set forth below. All Dwelling Units to be constructed on the Lots designated herein shall be constructed at or above the minimum flood protection grades; such grades shall be the minimum elevation of a first floor or basement floor, if applicable, as shown on the recorded plat of this Subdivision. All Dwelling Units shall be constructed in accordance with the current FEMA regulations.

LOT NO.	*MINIMUM FLOOD PROTECTION GRADES*
Lots 16, 17, and 18	785.2
Lot 33	781.5
Lot 34	781.0
Lot 35	780.5
Lot 36	780.0

Section 25. Individual Water and Sewage Systems. No individual water supply system or individual sewage disposal system shall be installed, maintained or used on any Lots in this Subdivision.

Section 26. Sanitary Sewer Restrictions. No rain and storm water runoff or such things as sump pump water discharge, roof water, street pavement, and surface water, caused by natural precipitation, shall at any time be discharged into or permitted to flow into the Sanitary Sewage System, which shall be a separate sewer system from the Storm Water and Surface Water Runoff Sewer

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System. No sanitary sewage shall at any time be discharged or permitted to flow into the above-mentioned Storm Water and Surface Water Runoff Sewer System.

Section 27. Use of Other Structures and Vehicles. No structure of a temporary character, trailer, recreational vehicle (RV), camper shell, all terrain vehicle (ATV), camper or camping trailer, detached basement, tent, shack, detached garage, dog house, barn or other outbuilding shall be either used or located on any Lot, or adjacent to any Lot, public street or right-of-way within the Subdivision at any time, or used as a residence either temporarily or permanently. No automobile which is inoperable shall be habitually or repeatedly parked or kept on any Lot (except in the garage) or on any street in the Subdivision. No trailer, boat, truck, or other vehicle, except an automobile, shall be parked on any street in the Subdivision or left outside the garage of any Dwelling Unit for a period of time greater than seventy-two (72) hours in any calendar month.

Section 28. Animals. 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 are not kept, bred or maintained for any commercial purposes.

Section 29. Hunting Shooting or Trapping. No hunting, shooting or trapping shall be permitted in the Subdivision except by written consent of the Association which shall allow the same for the sole purpose of protecting and preserving the Common Areas or to prohibit any such animal from becoming a nuisance. Provided, however, that trapping of animals may be attempted for purposes of pest and rodent control, at the direction of the Board of Directors.

Section 30. Drilling, Refining, Quarrying and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot. No derrick or other structure designed for the use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

Section 31. Signs. No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than five (5) square feet, advertising such Lot for sale or rent, or signs used by a builder to advertise such Lot during the construction and sales period. The Developer or a builder with approval by the Developer shall have the right to (a) erect larger signs allowed by applicable zoning regulations when advertising the Subdivision, and (b) place signs on Lots designating the Lot number of said Lots. This restriction shall not prohibit placement of occupant name signs and Lot numbers as allowed by applicable zoning regulations.

Section 32. Trash and Garbage. No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers. No outside incinerators shall be kept or allowed on any Lot. All trash receptacles, containers, and/or dumpsters must be placed out of street view.

Section 33. .Fires. No outdoor fires for the purpose of burning leaves, grass, or other forms of trash shall be permitted to burn upon any street roadway or Lot in this Subdivision, other than that as related to the construction of a Dwelling Unit.

Section 34. Rights of Ingress and Egress. The rights of ingress and egress to the Subdivision shall only be in such locations as shown on the Plans and Specifications of this Subdivision.

Section 35. Enforceability. The Association, Developer, the Allen County Plan Commission, and any Owner shall each have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of these Restrictions. Failure by the Association, the Allen County Plan Commission, or the Developer to

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enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 36. Partial Invalidation. Invalidation of any one of these Restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 37. Covenants, Restrictions and Extensions. The covenants and restrictions herein contained shall run with the land, and be effective for a term of twenty (20) years from the date these Restrictions are recorded, after which time they shall automatically be extended for successive periods of ten (10) years; provided these Restrictions may be amended by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners, and provided further, the Developer, its successors or assigns shall, with the approval of the Allen County Plan Commission, have the exclusive right for a period of two (2) years from the date of recording of these Restrictions to amend any of these Restrictions.

Section 39. Cost and Attorney's Fees. In the event the Association or Developer is successful in any proceeding, whether at law or in equity, brought to enforce any restriction, covenant, limitation, easement, condition, reservation, lien, assessment or charge now or subsequently imposed by the provisions of these Covenants, they shall be entitled to recover from the party against whom the proceeding was brought, the attorney fees and related costs and expenses incurred in such proceeding.

IN WITNESS WHEREOF, SPRINGMILL WOODS DEVELOMENT, LLC, a limited liability company organized and existing under the laws of the State of Indiana, Owner of the real estate described in said Plat, has hereunto set its hand by its duly authorized officer.

Dated this 28 day of March, 2018.

SPRINGMILL WOODS DEVELOMENT, LLC

By: _____
Jamie S. Lancia, Member

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STATE OF INDIANA)
) §§:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Jamie S. Lancia, known by me to be the duly authorized and acting Member of SPRINGMILL WOODS DEVELOMENT, LLC, an Indiana limited liability company, and acknowledged the voluntary execution of the above and foregoing instrument on behalf of said Company for the purposes and uses therein set forth, this 28 day of NOVEMBER, 2018.

My Commission Expires:
6/17/19

Notary Public
Printed: Lisa R. Faux
County of Residence: Allen

Prepared by:

Robert C. Kruger, Attorney-at-Law
Burt, Blee, Dixon, Sutton & Bloom, LLP
200 East Main Street, Suite 1000
Fort Wayne, IN 46802 • 260.426.1300

NOTARY PUBLIC SEAL STATE OF INDIANA
LISA R FAUX
Allen County
My Commission Expires
June 17, 2019

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