Plat Cab G, Pg. 119

Secondary Plat of:

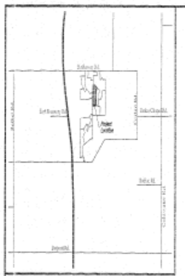
RAVENSWOOD, SECTION V

A subdivision of part of the Northeast Quarter of Section 29, Township 32 North, Range 12 East, Allen County, Indiana.

2015057307
RECORDED: 11/09/2015 8:58:30 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

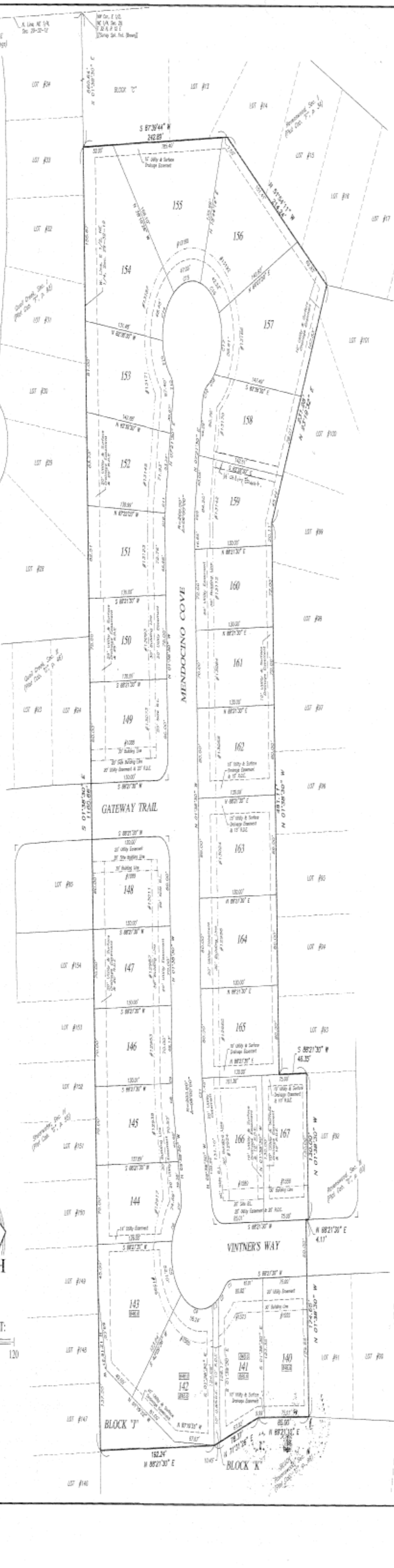
Developer:
PT Development Corp.
10808 LaCabreah Lane
Fort Wayne, IN 46845
Tel: 260/489-7095

Surveyor - Planner:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300



PLAT LEGEND

- Plat Boundary Line
- Interior Street and Road Right-of-Way Line
- Interior Lot Line
- Building Set-back Line
- Easement Line
- Adjoining Plat Interior Lot Line
- #NNNN Street Address Number
- NN Lot Number and Block Designation
- Δ=NN°NN'NN" R=NN.NN' Street Centerline Curve Data
- NNN.N Minimum Flood Protection Grade



REGULATED DRAINAGE EASEMENT NOTE:

A petition addressed to the Allen County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivisions storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage right-of-ways that are hereby dedicated to the public and to the Allen County, Indiana, Drainage Board for the sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and tile drains as defined in Allen County Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code (e.g., annual drainage assessment per lot). All other storm drainage easements have not been accepted into the County's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The Allen County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

DRAINAGE SYSTEM TABLE

Storm Sewer Drainage:..............702.8 feet

AREA TABLE

LOT#	Area (sq. ft.)
140	8300
141	9713
142	12223
143	13529
144	8619
145	9527
146	9100
147	9100
148	10314
149	11614
150	9750
151	10099
152	10583
153	11302
154	17854
155	15214
156	12997
157	16359
158	11332
159	9092
160	9360
161	9100
162	10409
163	11570
164	10400
165	10400
166	12160
167	9750

Entity	Area (sq. ft.)
Block J	5732
Block K	1249
Street	64834

BENCHMARKS:

Beginning Benchmark: USGS Disk stamped G 137 1946 stamped in the top of an 8" concrete monument located 21 feet North of the centerline of Hathaway Road and 46 feet East of the East rail of the New York Central Railroad (now removed), Sec. 21-32-12

ELEVATION = 825.43 feet (NGVD '29)
= 824.91 feet (NAVD'88)

Plat Benchmark #1:
Top of Bronze Disk installed in the East end of the Overflow Weir (grade beam) Block "F", Ravenswood, Section II, with the elevation 845.15 feet stamped in the disk.
ELEVATION = 845.35 feet (NAVD'88)

Plat Benchmark #2:
Top of Bronze Disk installed in the West end of the Overflow Weir (grade beam) Block "K", Shadowlake, Section IV, with the elevation 845.63 feet stamped in the disk.
ELEVATION = 845.63 feet (NAVD'88)

LOT CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.45'	20.00'	49°58'41"	N 65°21'39" E	16.90'
C2	14.28'	50.00'	16°27'05"	S 49°35'21" W	14.21'
C3	11.26'	50.00'	12°53'56"	N 61°15'32" E	11.23'
C4	56.24'	50.00'	64°26'46"	S 80°02'47" E	53.32'
C5	52.10'	50.00'	59°42'22"	S 17°58'13" E	49.78'
C6	24.86'	50.00'	28°29'13"	S 26°06'35" W	24.60'
C7	17.45'	20.00'	49°58'41"	N 15°21'21" E	16.90'
C8	29.54'	225.00'	7°31'22"	N 05°52'46" W	29.52'
C9	1.87'	225.00'	0°28'36"	N 01°52'49" W	1.87'
C10	16.78'	225.00'	4°16'27"	N 00°29'45" E	16.78'
C11	18.56'	225.00'	4°43'35"	S 04°59'42" W	18.55'
C12	17.45'	20.00'	49°58'41"	N 17°38'21" W	16.90'
C13	33.98'	50.00'	38°56'24"	S 27°08'59" E	33.33'
C14	48.45'	50.00'	55°31'21"	N 24°03'53" E	46.58'
C15	47.85'	50.00'	53°54'49"	S 78°46'54" W	45.33'
C16	42.22'	50.00'	48°22'06"	N 50°04'15" W	40.98'
C17	58.61'	50.00'	67°09'58"	N 07°42'15" E	55.31'
C18	14.02'	50.00'	16°04'01"	N 49°19'11" E	13.98'
C19	17.45'	20.00'	49°58'41"	N 32°21'21" E	16.90'
C20	27.49'	175.00'	9°00'00"	S 02°51'30" W	27.46'
C21	24.43'	175.00'	8°00'00"	S 05°38'30" E	24.41'

NOTES:

1. All buried utilities shall allow for the proposed swale grades as shown on the approved engineering plans.
2. U. & S. D. E. indicates utility and surface drainage easement.
3. "Side B. L." indicates side building line on corner lots.
4. All right-of-way intersection radii are 20 feet.
5. [ ] Boxed elevation indicates minimum flood protection grade.
6. All common areas to be blanket utility, surface drainage and regulated drainage easements.

Part of the East Half of the Northeast Quarter of Section 29, Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the North Quarter corner of said Section 29, being marked by a railroad spike; thence North 87 degrees 44 minutes 09 seconds East (GPS grid bearing used as the basis of all bearings in this description), on and along the North line of said Northeast Quarter, being within the right-of-way of Hathaway Road, a distance of 1347.28 feet to a survey spike at the Northwest corner of the East Half of said Northeast Quarter; thence South 01 degrees 38 minutes 30 seconds East, on and along the West line of the East Half of said Northeast Quarter, a distance of 860.64 feet to a #5 rebar at the Southwest corner of Ravenswood, Section I, as recorded in Plat Cabinet F, page 34, in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence South 01 degrees 38 minutes 30 seconds East, continuing on and along said West line, a distance of 1160.66 feet to a #5 rebar at the Northwest corner of Ravenswood, Section IV, as recorded in Plat Cabinet G, page 99, in the Office of said Recorder; thence North 88 degrees 21 minutes 30 seconds East, on and along the North line of said Ravenswood, Section IV, a distance of 192.24 feet to a #5 rebar; thence North 71 degrees 31 minutes 26 seconds East, continuing on and along said North line, a distance of 78.37 feet to a #5 rebar; thence North 89 degrees 21 minutes 10 seconds East, continuing on and along said North line, a distance of 85.00 feet to a #5 rebar at the Southwest corner of Ravenswood, Section III, as recorded in Plat Cabinet G, page 60, in the Office of said Recorder; thence North 01 degrees 38 minutes 30 seconds West, on and along the West line of said Ravenswood, Section III, a distance of 174.65 feet to a #5 rebar; thence North 88 degrees 21 minutes 30 seconds East, on and along a North line of said Ravenswood, Section III, a distance of 4.11 feet to a #5 rebar; thence North 01 degrees 38 minutes 30 seconds West, on and along the West line of said Ravenswood, Section III, a distance of 130.00 feet to a #5 rebar; thence South 88 degrees 21 minutes 30 seconds West, on and along a South line of said Ravenswood, Section III, a distance of 46.35 feet to a #5 rebar; thence North 01 degrees 38 minutes 30 seconds West, on and along the West line of said Ravenswood, Section III, a distance of 491.11 feet to a #5 rebar; thence North 23 degrees 19 minutes 32 seconds East, continuing on and along said West line, a distance of 231.28 feet to a #5 rebar at the Northwest corner of said Ravenswood, Section III, being a point on the South line of said Ravenswood, Section I; thence North 51 degrees 54 minutes 11 seconds West, on and along said South line, a distance of 214.24 feet to a #5 rebar; thence South 87 degrees 39 minutes 44 seconds West, continuing on and along said South line, a distance of 242.89 feet to the true point of beginning, containing 8.822 acres of land, subject to all easements of record.

PT Development Corp., owner by virtue of that certain deed shown in Document Number 2015052362 in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, does 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, PT Development Corp. hereby subjects and impresses 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 RAVENSWOOD, SECTION V.

IN WITNESS THEREOF, Joseph L. Zehr, known to me to be the person and President of PT Development Corp., organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said PT Development Corp., set his hand and seal, this 22nd day of October, 2015.

PT Development Corp.

By: [signature]
Joseph L. Zehr, President

Consent for permanent structures issued by the Allen County Drainage Board on August 13, 2015, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #15-123 reference - **Ravenswood, Section V, Regulated Drain**. Furthermore, the Stormwater Management Plan for **RAVENSWOOD, SECTION V**, has been approved on August 13, 2015 under Drainage Board Rec. Doc. #15-124.

CERTIFICATE OF SURVEYOR

I, John C. Sauer, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that based on my knowledge, experience and belief this plat and accompanying legal description accurately depicts a subdivision of real estate described in Documents Numbered 2015052362 in the Office of the Recorder of Allen County, Indiana; that following the completion of construction and grading, all corners will be marked with 24 inch long #5 rebars bearing plastic caps imprinted "Sauer S0364"; and that there has been no change from the matters of survey revealed by the survey referenced hereon or any prior subdivision plats contained therein, on any lines that are common with this new subdivision.

I, John C. Sauer, certify the above statements to be correct to the best of my information, knowledge, and belief. 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.

JOHN C. SAUER REGISTERED No. S0364 STATE OF INDIANA LAND SURVEYOR

[signature] Date: 10/22/2015
John C. Sauer, Indiana Land Surveyor

This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by John C. Sauer, Indiana Land Surveyor, and duly recorded under Document Number 2015039167 in the Office of the Recorder of Allen County, Indiana.

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 11/02/2015

[signature]
ALLAN D. FRISINGER, PRESIDENT

KENNETH R. NEUMEISTER, VICE PRESIDENT

PLAN COMMISSION CORPORATE SEAL

ALLEN COUNTY SURVEYOR
DATE: 11/02/2015

[signature]
ALLAN D. FRISINGER, LS, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 11-3-2015

[signature]
KIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 10/30/2015

[signature]
F. NELSON PETERS, PRESIDENT

[signature]
THERESE M. BROWN, VICE PRESIDENT

[signature]
LINDA K. BLOOM, SECRETARY

ATTEST: [signature]
TERA K. KLUTZ, CPA, AUDITOR

This instrument prepared by John C. Sauer, Indiana Land Surveyor

8346421
Tx:4193626

PLAT CAB G PG 119

DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND APPROVALS APPENDED TO THE PLAT OF RAVENSWOOD, SECTION V, A SUBDIVISION IN PERRY TOWNSHIP, ALLEN COUNTY, INDIANA

PT Development Corp., an Indiana corporation (the "Developer"), by Joseph L. Zehr, President, declares that it is the owner of the real estate shown and legally described in this plat ("Real Estate"), and lays off, plats and subdivides the Real Estate in accordance with the information shown on the certified plat attached to and incorporated by reference in this document. The platted Subdivision shall be known and designated as Ravenswood, Section V, a Subdivision in Perry Township, Allen County, Indiana (the "Subdivision").

The Lots shall be subject to and impressed with the covenants, limitations, easements and restrictions hereinafter set forth. The provisions herein contained shall run with the land and shall inure to the benefit of the Owners of the Lots and the land included therein, and their respective legal representatives, successors, grantees, heirs and assigns.

The Lots shown on the Plat are numbered from 140 – 167 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 expressly dedicated to public use for their usual and intended purposes.

PREFACE

In addition to the recordation of the Plat and this document, there has been formed and recorded Articles of Incorporation for an Indiana not-for-profit corporation known as Ravenswood Community Association, Inc. (the "Association"), and each Owner of a Lot in the Subdivision of Ravenswood shall become a member of the Association, and be bound by its articles of incorporation and bylaws, upon acquisition of title to a Lot. Developer reserves the right to subdivide and plat, and to consent to allow third parties to subdivide and plat nearby and/or adjacent real estate as additional Sections of the Subdivision, and the Lots in such additional Sections subsequently platted and subdivided may also be permitted or required to be members of the Association upon acquisition of title to a Lot to such additional sections as may be more particularly provided in the recorded plats of such additional sections, if any.

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.

NOV -6 2015

Lisa K. Klutz
AUDITOR OF ALLEN COUNTY

ALLEN COUNTY PLAT CORRECTION

101

58

TITAN BOX

Allen County Recorder Document #: 2015057307

Section 1. DEFINITIONS. The following words and phrases shall have the meanings stated, unless the context clearly indicates that a different meaning is intended:

1.1 "Articles". The articles of incorporation of the Association approved by the Indiana Secretary of State, including any and all amendments to those articles.

1.2 "Association". Ravenswood Community Association, Inc., an Indiana nonprofit corporation, its successors and assigns.

1.3 "Builder". An individual or entity who is licensed to build single-family residential dwellings in the county in which the subdivision is located and is the Owner of a Lot in the Subdivision.

1.4 "Board of Directors". The duly elected or appointed board of directors of the Association.

1.5 "By-Laws". The By-Laws adopted by the Association, including any and all amendments to those By-Laws.

1.6 "Committee". The Architectural Control Committee established under Section 6 of these Covenants.

1.7 "Common Area". All real property owned by the Association for the common use and enjoyment of Owners.

1.8 "Covenants". This document and the restrictions, limitations and covenants imposed under it and the Plat.

1.9 "Common Impoundment Basin" (also referred to as "Drainage Easement Area" in that certain document entitled "Easement Agreement" dated October 14, 2004, and recorded as Document Number 204075608 in the Office of the Recorder of Allen County, Indiana) is that area platted as "Common Area" and designated as Block C on the Plat of Ravenswood, Section I,

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further defined as being all that area 840.0 feet or lower, below Mean Sea Level located within the Subdivision that is not located within any Lot.

1.10 "Developer". PT Development Corp., an Indiana corporation, and any Successor Developer designated by the Developer.

1.11 "Lot", and in plural form, "Lots". Any of the platted Lots in the Plat, or any tract(s) of Real Estate which may consist of one or more Lots or part(s) of them upon which a residence may be or is erected in accordance with the Covenants, and any applicable zoning ordinance; provided, however, that no tract of land consisting of part of a Lot, or parts of more than one Lot, shall be considered a "Lot" under these Covenants unless the tract has a frontage of at least sixty (60) feet in width at the established front building line as shown on the Plat and further meets the requirements of Section 7.4.

1.12 "Owner," and in the plural form, "Owners". The record owner(s) (whether one or more persons or entities) of fee simple title to a Lot or Lots, including land contract buyers, but excluding those having an interest in a Lot merely as security for the performance of an obligation.

1.13 "Zoning Authority". The applicable governmental Plan Commission and/or Zoning Authority, or its successor agency, then having zoning authority and jurisdiction over the Real Estate to issue improvement location permits, and to issue certificates of occupancy for residences constructed on Lots.

1.14 "Plat". This recorded secondary plat of Ravenswood, Section V.

1.15 "Subdivision". The Subdivision of Ravenswood, including all existing and future sections of such subdivisions.

Section 2. PROPERTY RIGHTS.

2.1 Owners' Easements of Enjoyment. Each Owner shall have the right and an easement of enjoyment in the Common Area that is appurtenant to and passes with the title to every Lot, subject to the following rights which are granted to the Association and the Developer.

2.1.1 To charge reasonable admission and other fees for the use of any recreational facility located in the Common Area.

2.1.2 To impose reasonable restrictions, limitations, conditions, rules, and regulations regarding Owner's use and enjoyment of the Common Area.

2.1.3 To suspend the voting rights and right to the use of the recreational facilities in the Common Area for any period during which any assessment against an Owner's Lot remains unpaid, or an Owner is in violation of the Covenants, the Articles, the By-Laws, or any rule or regulation of the Association.

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2.1.4 To dedicate or transfer all or any part of the Common Area or any interest or easement therein to any public agency, authority or utility upon the vote and approval of at least two-thirds (2/3) of each class of Association members; provided, however, that Developer, without such vote and approval, may, prior to the time when fee simple title to all Lots have been conveyed by Developer, transfer, dedicate or convey such portions of the Common Area to adjoining Lot Owners as may necessary to allow such adjoining Lot to comply with the requirements of the Zoning Authority, permit requirements, or with provisions of Section 7, and the Developer may also grant and convey utility or drainage easements in, on and over any Common Area, before the Authority Transfer Date, but no such easement shall be granted over areas on which structures or buildings then exist. No such dedication or transfer, except those made by Developer as provided above, shall be effective unless an instrument signed by at least two-thirds of each class of Association members agreeing to such dedication or transfer, is recorded.

2.2 Delegation of Use. An Owner may delegate, in accordance with the By-Laws, the Owner's right to use and enjoy the Common Area and any recreational facilities located thereon, to members of the Owner's family residing on the Owner's Lot, and tenants or land contract purchasers who reside on the Owner's Lot.

Section 3. MEMBERSHIP AND VOTING RIGHTS

3.1 Membership of Owner. All Owners shall be members of the Association, and shall be subject to and bound by the Articles and By-Laws of the Association from the commencement of ownership to a Lot. Membership shall be appurtenant to and may not be separated from ownership of a Lot.

3.2 Association Classes of Membership. The Association shall have the following two classes of voting memberships:

3.2.1 **Class A.** Class A membership consists of all Owners, except Developer. Class A members shall be entitled to one vote for each Lot owned after and only after the Authority Transfer Date set forth in Section 4.1. Prior to the Authority Transfer Date, Class A Lot Owners shall have no voting rights in the Association. When more than one person holds an interest in a Lot, all such persons shall be members. The vote, when applicable and effective, for such Lot shall be exercised as its Owners among themselves determine; but in no event shall more than one vote be cast with respect to each Lot.

3.2.2 **Class B.** Class B membership consists of Developer. The Class B member shall be entitled to three hundred (300) votes for all Sections of the Subdivision, less than number of votes which Class A members in all Sections of the Subdivision are entitled to exercise. Class B membership shall cease upon the happening of either of the following events, whichever occurs first:

3.2.2.1 When fee simple title to all Lots in the Subdivision have been conveyed by Developer; or

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3.2.2.2 on December 31, 2025;

3.2.2.3 when Developer executes and records an irrevocable disclaimer of its Class B membership.

3.2.3 **Additional Sections.** The Developer reserves the right to subdivide and plat, and to consent to and allow third parties to subdivide and plat nearby and/or adjacent real estate as additional Sections of the Subdivision, and each Owner of a Lot in such additional Sections shall, pursuant to the terms of that recorded plat and covenants, also be members of the Association as provided therein, and provided further that Developer shall have Class B voting rights for all Lots in such additional Sections in a ratio of not more than three (3) votes for each Lot.

Section 4. INITIAL MANAGEMENT AND CONTROL BY DEVELOPER

4.1 Definition of "Authority Transfer Date". The Authority Transfer Date is that date upon which Class A members of the Association shall have and hold voting rights for each Lot as set forth in Section 3.2 hereof and in the Articles and By-Laws of the Association. Such date shall be the earlier of:

(a) When title to 50% of all of the Lots in the Subdivisions have been conveyed by Developer to a third party. For purposes of Section 4.1(a), the term "Subdivisions" includes any additional or future sections of the Subdivision which are shown on the final primary plat of the Subdivision as future sections or which additional sections are platted as additional sections of the Subdivision within four (4) years from the first conveyance of a Lot in the Subdivision by the Developer to a third party, or

(b) When Developer, in its sole and absolute discretion, elects to accelerate the Authority Transfer Date upon and sixty (60) days' prior written notice to the Association.

4.2 Prior to the Authority Transfer Date. Prior to the Authority Transfer Date as defined above, the Developer shall appoint all members of the Board of Directors of the Association, and the Class A members shall have no voting rights in the Association. Directors appointed by the Developer shall serve at the will of the Developer and shall be deemed to be Owners only for the purpose of serving on the Board. Meetings of the Board of Directors, prior to the Authority transfer Date, shall not be required to be held open to Lot Owners, and notice of such meetings to Owners shall not be required. In addition, prior to the Authority Transfer Date, the Board shall not be required to seek Lot Owner approval of any budget or the Annual Assessment.

4.3 Assessment limitations. Prior to the Authority Transfer Date, the Board may increase the annual assessment, but not by more than 8% above the annual assessment of the previous year.

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Section 5. COVENANT FOR MAINTENANCE ASSESSMENTS

5.1 Creation of the Lien and Personal Obligation of Assessments. Each Owner, except Developer and a Builder that has been temporarily exempted as provided hereinafter, by acceptance of a deed for a Lot, 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 for capital improvements and professional accounting, and legal fees of the Association. Such assessments shall be established and collected as provided in these Covenants and the By-Laws. The annual and special assessments, together with interest, costs and reasonable attorney fees, shall be a charge on a Lot and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney fees, shall also be the personal obligation of the Owner of such Lot at the time when the assessment became due. Notwithstanding any other provision herein to the contrary, Developer shall have the absolute and unrestricted right from time to time to temporarily exempt a Builder as a Lot Owner from the obligation to pay any Assessments or any lien for any such Assessments. A temporary exemption, if so granted by Developer to a Builder shall terminate at the earlier of: (i) six (6) years from the date of acceptance of a deed from Developer; (ii) thirty days after the Developer provides the Builder with written notice of the revocation of the temporary exemption; (iii) the date on which the Builder first conveys title to the Lot, to a successor-in-interest, but nothing contained herein shall prevent Developer from granting the successor-in-interest a temporary exemption if the successor-in-interest is a Builder; or is holding the Lot in inventory for sale; or (iv) the date on which a residence located on a Lot is occupied by residents living therein. A Lot Owner first acquiring title from a Builder that was granted a temporary exemption shall be obligated to pay the prorated remaining portion (based upon a per diem basis) of any Assessment at the time of and concurrently with the successor in interest's acquisition of title to the Lot from the Builder. The prorated remaining portion of the Assessment due from the Owner first acquiring title from a Builder shall be a lien against a Lot, and shall not be subordinate to the lien of any first mortgage.

5.2 Purpose of Annual Assessments. The annual assessments levied by the Association shall be used exclusively to promote the recreation, health and welfare of the residents in the Subdivisions, for the improvement of Common Areas in the Subdivisions, the proportionate cost of the maintenance of any Common Impoundment Basins located in any Common Areas into which the Subdivision's storm waters drain and attendant water level control structures, for professional accounting and legal fees of the Association, and for solid waste disposal as provided in Section 8.

5.3 Maximum Annual Assessments. Until January 1 of the year immediately following the first conveyance by Developer of a Lot, the maximum annual assessment shall be $200.00 per Lot, plus an annual assessment for garbage and solid waste disposal pursuant to Section 8. From and after the Authority Transfer Date, subsequent assessments may be made by the Board of Directors, as follows:

5.3.1 From and after the Authority Transfer Date, the maximum annual assessment may be increased each year by the Board of Directors, by a percentage not more than 8% above the annual assessment for the previous year, without a vote of the membership.

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5.3.2 From and after the Authority Transfer Date, the maximum annual assessment may be increased by a percentage in excess of 8% only by the vote or written consent of a majority of each class of members of the Association.

5.4 Common Impoundment Basin Maintenance. The Maintenance of the common impoundment basin shall be the responsibility of the Ravenswood Community Association, Inc., as further set forth in that certain document entitled "Easement Agreement" dated October 14, 2004, and recorded as Document Number 204075608 in the Office of the Recorder of Allen County, Indiana.

5.5 Special Assessments for Capital Improvements. In addition to the annual assessments authorized in Section 5.3, the Association may levy, in any assessment year, a special assessment applicable to that year for the purpose of defraying, in whole or in part, the cost of any new construction, or repair or replacement of an existing capital improvement in the Common Area, including fixtures, related personal property and professional accounting and legal fees; provided that any such assessment shall require either the vote or written consent of at least 75% of each class of members of the Association in all then platted Sections of the Subdivision

5.6 Notice and Quorum for Any Action Authorized Under Subsections 5.3 and 5.5. Any action authorized under Sections 5.3 and 5.5 may be taken at a meeting of the Association 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 percentage of each class of members, members who were not present in person or by proxy may give their written consent provided the same is obtained by the Association within sixty (60) days of the date of such meeting.

5.7 Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots, including any additional Sections and may be collected on a monthly, quarterly, or yearly basis, provided, however, Lots owned by Developer upon which there is no residence constructed and Builders granted a temporary exemption pursuant to Section 5.1 shall not be subject to annual or special assessments.

5.8 Date of Commencement of Annual Assessments Due Dates. Annual assessments made under Section 5.3 shall commence as of the first day following the first conveyance of a Lot by Developer, excepting Lots owned by the Developer and Builders whose Lots are temporarily exempted. The first annual assessment shall be prorated to the date of closing. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of the date the annual assessment is due. Written notice of the annual assessment shall be given to every Owner. The due dates shall be established by the Board of Directors. The Association shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the Association stating whether an assessment on a Lot has been paid.

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5.9 Effect of Nonpayment of Assessments/Remedies of the Association.

5.9.1 Any assessment not paid within thirty (30) days after its due date shall bear interest from the due date at the rate of 12% per annum or at the maximum legal rate permitted by the State of Indiana whichever is greater.

5.9.2 The Association may bring an action against each Owner personally obligated to pay the same, and foreclose the lien of an assessment against a Lot. No Owner may waive or otherwise escape liability for the assessments made under the Covenants by non-use of the Common Area or abandonment of a Lot. The lien for delinquent assessments may be foreclosed in the same manner as mortgages are foreclosed in Indiana. The Association shall also be entitled to recover the attorney fees, costs and expenses incurred because of the failure of an Owner to timely pay assessments made under this Section 5.

5.10 Subordination of Assessment Lien to First Mortgage Liens. Except as otherwise provided in Article 5.1 hereof, the lien of the assessments made under the Covenants shall at all times be subordinate to the lien of any first mortgage. Any sale or transfer of any Lot shall not affect the assessment lien against it. No sale or transfer shall relieve an Owner or Lot from liability for any assessment subsequently becoming due, or from the lien of an assessment. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to assessments which become due prior to such sale or transfer.

5.11 Storm Water System Maintenance. Association shall be obligated to maintain, repair and/or replace, if necessary, the storm water drainage system, all water quality amenities, and any current or future Storm Water Detention Basin together with its outlet and water level control structures, as filed with the Allen County Plan Commission in conjunction with this Subdivision Section approval of which has been granted for the use and benefit of this Section of this Subdivision, and further Sections of Ravenswood, the cost of which shall be assessed in accordance with Section 5.2 and 5.5 hereof.

The Ravenswood Community Association and/or The Allen County Drainage Board, or its successor agency, shall have the right to order the Association to carry out its obligations to maintain, repair or replace the Storm Water Drainage System, all water quality amenities, and any current or future storm water detention system improvements as provided hereinabove. Assessments which have been collected by the Allen County Drainage Board from the Subdivision will be utilized by the Drainage Board and/or by the Allen County Surveyor for reconstruction or repair and maintenance of the regulated storm pipe system prior to the initiation of Association reconstruction or repair obligations.

Section 6. ARCHITECTURAL CONTROL

6.1 Construction Approval. No structure or improvement, including but not limited to, building, residence, garage, fence, wall, in-ground swimming pool and spa, exterior lighting, swing set, play equipment, permanent basketball goals or other structures for sports and recreation, statues, lawn ornaments, or other non-living landscaping ornamentation device or any

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other structure shall be commenced, erected or maintained upon a Lot, nor shall any exterior addition (collectively, "structures"), change or alteration be made to a structure on a Lot unless and until the plans and specification showing the structure's nature, kind, shape, height, materials and location are submitted to and approved by the Architectural Control Committee in writing as to the structure's harmony of external design and location in relation to the surrounding structures and topography in the Subdivision. The Developer shall serve as the Architectural Control Committee until residences are constructed on all Lots in the Subdivision at which time the Board of Directors of the Association shall serve as the Architectural Control Committee. Until the Association succeeds to the Architectural Control Committee's responsibilities pursuant to Section 6.4, the Developer may from time to time, in writing, appoint another entity, individual, or group of individuals to act as its representative for the Developer in some or all matters regarding its rights, duties, and responsibilities under Section 6. The burden of proof shall be upon the party submitting the plans and specifications (including any landscaping plans) to conclusively establish that the plans and specifications were actually submitted for approval, that written approval was obtained, and that the structure's external design and location is in appropriate harmony in relation to the surrounding structures and topography in the Subdivision. The Developer shall have the right to temporarily exempt any Builder or Lot Owner from submitting landscaping plans. Such exemption may be revoked at any time by the Developer and the Lot Owner shall thereafter be required to submit for approval a landscaping plan and to install the approved landscaping pursuant to these covenants, including Article 6.7 hereof.

6.2 Lawn. In the event the Owner of a Lot fails to commence construction on a Lot within twelve (12) months after the purchase of said Lot, the Lot Owner shall seed the entire Lot with grass and regularly mow and maintain same. Should the Lot Owner fail to comply with the requirements as set forth herein, the Developer, the Association and the Architectural Control Committee shall each have the right to enter upon the Lot and seed the entire Lot with grass, and to mow and maintain the Lot and shall have the right to claim a lien upon the Lot and to recover personally from the Lot Owner for all their costs, expense and attorney fees incurred as a result of any default or breach of this covenant, which lien shall be subject to the same collection rights and remedies granted to the Association in Section 5. The Lien shall not become effective against bona fide purchasers for value without notice thereof, unless and until said lien is duly recorded in the Recorder's Office of Allen County, Indiana.

6.3 Committee Authority. The Architectural Control Committee shall have the exclusive authority and responsibility to review and approve, or deny approval, or condition approval of all plans for construction of all structures and improvements proposed to be constructed on any Lot in the Subdivision. The Developer from time to time may delegate to its representative or to the Board of Directors (or such other entity designated in the Articles or By-Laws) of the Association the authority and responsibility to review plans for construction of fences; residential yard playground equipment and basketball poles in the Subdivisions. Such delegation shall be made in writing, signed by the Developer, and delivered or mailed to the Association's registered office.

6.4 Board of Directors Authority. After residences are constructed on all Lots in the Subdivision, the Board of Directors (or such other entity designated under its Articles or By-Laws) of the Association shall then succeed to the Architectural Control Committee's

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responsibilities of Developer under this Section 6 to review construction, modifications and additions of any and all improvements and structures in the Subdivision, including by way of illustration and not limitation, the improvements and structures described in Section 6.1 hereof.

6.5 Time Constraint. In the event the Architectural Control Committee (or Board of Directors of the Association or other representative acting under Sections 6.1, 6.3, 6.4 or 6.5) fails to act to approve, modify, or disapprove the design or location of a proposed improvement or structure within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required, and approval under this Section 6 will be deemed to have been given.

6.6 Landscaping/Construction Activity. Once construction of any improvement or structure is commenced on any Lot, there shall be no lapse of construction activity greater than sixty (60) consecutive days (excluding any days where construction is delayed or not possible due to adverse weather conditions). All Owners, except Developer, shall landscape or cause to be landscaped, the Owner's Lot in a manner as to maintain consistency with the integrity of the landscaping contained on other Lots in the Subdivision on which residences have been constructed. The burden of proof shall be upon the party submitting the plans and specifications to conclusively establish that the plans and specifications were actually submitted for approval, that written approval was obtained and that the landscaping was installed in compliance with such approval and these landscape covenants. Upon completion of a residence, all landscaping as approved in the plans and specifications shall be installed promptly, and in no event, later than one hundred eighty (180) days following the issuance of the certificate of occupancy for the residence constructed thereon or fifteen (15) months from the initial commencement of construction, whichever is earlier. In the event landscaping plans were not submitted to the Architectural Control Committee for approval, or in the event landscaping plans were submitted and approved by the Architectural Control Committee but the Landscaping installed was not in accordance with the approved landscaping plans and specifications, then and in either of such events, the Developer, the Association and the Architectural Control Committee shall each have the right, upon thirty (30) days prior written notice to a Lot Owner, to require the Lot Owner to install the previously approved, or to submit landscaping plans and specifications for approval by the Architectural Control Committee and install such landscaping. In the event the Architectural Control Committee denies approval of such landscaping plans and specifications, the Architectural Control Committee, the Developer and the Association shall each have the right to determine the appropriate landscaping and require that such landscaping be installed consistent with the integrity of the landscaping contained on other Lots in the Subdivision on which residences have been constructed. The Architectural Control Committee, the Association and the Developer shall each have the right to file an action to enforce compliance by each Lot Owner and recover all its costs, expenses, and attorney fees, as well as to require each Lot Owner to install landscaping pursuant to plans and specifications imposed within thirty (30) days from the date of written demand. In the event a Lot Owner fails to comply therewith, the Architectural Control Committee, the Association and the Developer and any contractor or agent of any of them shall be and is hereby granted a license to enter upon the Lot, to install the

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landscaping, to recover the costs thereof, together with interest and attorney fees from the Lot Owner, in the same manner and pursuant to the same procedures that Assessments may be recovered and liens foreclosed against a Lot Owner pursuant to these Covenants.

6.7 Non-liability of Architectural Control Committee. Plans and specifications are not reviewed for engineering or structural design or quality of materials, or to assure that any improvements constructed pursuant thereto are located within recorded set backs established by either the Plat, the Covenants, or applicable zoning ordinances, or designed or constructed pursuant to Covenants or building codes, and by approving such plans and specifications, neither the Architectural Control Committee, the Developer, its representative, nor the Association assumes liability or responsibility therefor for any defect in any structure constructed from such plans and specifications, nor for any actions of any Builder in connection therewith. Neither the Architectural Control Committee, the Developer, its representative, the Association, the Board of Directors, nor the officer, directors, members, employees, agents, or any appointed representative of any of them shall be liable by way of legal or equitable relief or in damages to anyone by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval, modification, or disapproval of any such plans and specifications. Every Lot owner, for himself and for all parties claimed by or through such Lot owner, agrees not to bring any action or suit against Architectural Control Committee, the Developer, its representative, the Association, the Board of Directors, or the officers, directors, members, employees, agents, or appointed representatives of any of them to recover seeking legal or equitable relief or damages and hereby releases all claims, demands, and causes of action arising out of or in connection with any judgment, negligence, or nonfeasance and hereby waives the provisions of any law which provide that a general release does not extend to claims, demands, and causes of actions not known at the time this release is given.

Section 7 GENERAL PROVISIONS

7.1 Use. Except as otherwise provided in this Section 7.1, Lots may not be used for any uses and purposes other than for single-family residential uses and purposes. No building shall be erected, altered, placed, or permitted to remain on any Lot other than one single-family residence not to exceed two and one-half stories in height. Each residence shall include a garage attached as part of the residence, which garage shall have a floor area of not less than 400 square feet; to accommodate not less than two cars which attached garage shall have one (1) or more overheard garage doors which have an aggregate width of not less than sixteen (16) feet for all such overhead garage doors; such overhead doors to be located on the exterior wall of the garage which is accessed by the driveway. No Lot shall be used for any purpose other than as a single-family residence, provided however, Developer shall have the sole authority to approve a Builder using the home on any Lot as a model for the purpose of selling homes in the Subdivision constructed or to be constructed by the Builder. Developer shall further have the sole authority to

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approve outdoor signage and/or flag poles in connection with the Builder's model home. A home occupation may be permitted so long as:

(i) the Owner has obtained any and all required governmental approvals necessary or required in order to conduct the home occupation on the Lot;

(ii) the Architectural Control Committee has been provided with written notice of the proposed home occupation at the earlier of forty-five (45) days prior to the commencement of the home occupation in the residence or forty-five (45) days prior to the date of filing of any required application with any applicable governmental agency, if required;

(iii) any such home occupation use shall be conducted entirely within the residence and such home occupation shall be clearly incidental and secondary to the use of the residence for single-family dwelling purposes and shall not change the character thereof;

(iv) there shall be no sign attached to the exterior of the residence or free standing sign or display that indicates from the exterior that the residence is being utilized in whole or in part for any purpose other than that of a single-family residence; and

(v) no person shall be employed in such home occupation other than a member of the immediate family who actually resides in the residence;

(vi) the operating of the Association shall not be considered a business activity under this Section 7.1.

7.2 Dwelling Size. No residence shall be built on a Lots having a ground floor area upon the foundation, exclusive of any open porches, breezeways or garages, of less than 1,200 square feet for a one-story residence, or a total living area exclusive of open porches, breezeways and garages of less than 1,400 square feet for a residence that has more than one story.

7.3 Building Lines. No dwelling or structure shall be located on a Lot in violation of the front building setback line as shown on the Plat. No dwelling or structure other than a fence shall be located in violation of the side yard building setback lines as shown on the Plat, nor nearer than a distance of five (5) feet from each side yard Lot line. The aggregate width of both side yards for any dwelling or structure other than a fence shall be a minimum of twelve (12) feet or the minimum specified in the applicable zoning ordinance (currently the Allen County Control Subdivision Ordinance); whichever is less. No dwelling or structure other than a fence shall be located within twenty-five (25) feet of the rear Lot line.

7.4 Minimum Lot Size. No residence shall be erected or placed on a Lot having a width of less than 65 feet at the front Lot minimum building setback line, nor shall any residence be erected or placed on any Lot having an area of less than 8,000 square feet.

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7.5 Utility Easements. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the Plat. No Owner shall erect on a Lot, or grant to any person, firm or corporation the right, license, or privilege to erect or use, or permit the use of, overhead wires, cable, poles or overhead facilities of any kind for any utility service or 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 contained in these Covenants shall be construed to prohibit street lighting or ornamental yard lighting serviced by underground wires or cables. Electrical service entrance facilities installed for any residence or other structure on a Lot connecting it to the electrical distribution system of any electric public utility shall be provided by the Owner of the Lot that constructs the residence or structure, and shall carry not less than three (3) wires and have a capacity of not less than two hundred (200) amperes. Any public utility charged with the maintenance of underground installations shall have access to all easements in which said installations are located for operation, maintenance and replacement of service connections.

7.5.1 All easements dedicated on the Plat or these Covenants shall be kept free of all permanent structures, and any structure, shrubbery, trees, or other installation thereon, whether temporary or permanent, shall be subject to the paramount right of the entities for which such easements are intended to benefit, to install, repair, maintain or place any utilities, including but not limited to electrical, phone, water and sewage utilities, and the removal of any such obstructions by utilities or sewage treatment works shall in no way obligate them either in damages or to restore the easement or any obstruction thereon to its original form.

7.6 Surface Drainage Easements. Surface drainage easements and Common Area 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 grading of the drainage easements shall be constructed and maintained so as to achieve this purpose. Such easements shall be maintained in an unobstructed condition and the County Surveyor (or any other proper public authority having jurisdiction over storm drainage) shall have the right to determine if any obstruction exists, and to repair and maintain, or require such repair and maintenance, as shall be reasonably necessary to keep the drainage easements and conductors unobstructed.

7.7 Tiled Storm Drainage Easements. The Developer has filed and there is pending a petition (the "Petition") before the Allen County Drainage Board ("ACDB") to make certain portions of the Underground Storm Drainage System contained in the Storm Sewer Drainage Easements, shown on the plat, Regulated drains in the widths and dimensions shown thereon. To the extent lawfully allowable, the ACDB may in its sole and absolute discretion without further notice or hearing, or in any other manner permitted by law, designate and declare any or all of those certain portions of the Underground Storm Sewer System, as described in the Petition, Regulated Drains with a Right of Entry Right of Way no greater than the width shown on the plat, and subject to the control and under the jurisdiction of the ACDB and the Allen County Surveyor. The terms and conditions of this restrictive covenant are expressly intended for and made to and for the benefit of the ACDB and the Surveyor and may be revoked, amended or modified only with the prior written consent and approval of either the ACDB or the Surveyor.

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The Petition may, at the discretion of the ACDB, remain pending until state law is amended or modified to permit the statutory right of entry and right-of-way pursuant to I.C. § 36-9-27-33 to be reduced to not less than fourteen (14) feet in width seven (7) feet from the centerline of the underground storm sewer as measured at right angles or the ACDB elects to dismiss that portion of the Petition which remains pending.

7.7.1 All platted Lots in Ravenswood Section V are required to pay the established stormwater maintenance assessments as established by the Allen County Drainage Board. These assessments are collected and held in the Ravenswood Regulated Drain maintenance fund and may be used by the Allen County Surveyor as the representative for the Allen County Drainage Board for purposes as defined in I.C. § 36-9-27. These monies may also be used for maintenance and/or reconstruction on the storm drainage system described in the Petition to create a Regulated Drain as approved by the Allen County Drainage Board.

7.8 Nuisance. No noxious or offensive activity shall be carried upon any Lot, nor shall anything be done there which may be or become an annoyance or nuisance to residents in the Subdivision.

7.9 Structures Other Than Single-Family Residence. Except as specifically permitted hereinafter, no structure, whether temporary, permanent, or otherwise, shall be erected, maintained, or used on any Lot other than one single-family residence. Prohibited structures include, by way of illustration and not limitation, detached garage, shack, storage shed, portable basketball goal and an above ground pool. Notwithstanding the foregoing, the Architectural Control Committee may, subject to compliance with Section 6, permit to be erected and maintained in its sole and absolute discretion residential playground equipment such as swing sets, in-ground swimming pools, cabanas, and fences. In exercising such discretion, the Architectural Control Committee may establish, maintain, and revise from time to time guidelines for consideration and evaluation of such structures, and shall endeavor to act reasonably consistent in the application of its guidelines then in effect and in consideration and evaluation of any such requested approvals. The decision of the Architectural Control Committee shall not be subject to appeal or challenge.

7.10 Outside Storage. No boat, boat trailer, jet ski, snowmobile, recreational vehicle, motor home, truck, bus, camper, any motor vehicle not currently titled, registered, or having a current license plate, or any non-operable motor vehicle shall be permitted to be parked outside an enclosed garage on a Lot or on any public or private street in the Subdivision for periods in excess of forty-eight (48) hours, or for a period which is the aggregate is in excess of sixteen (16) days per calendar year. The term "truck" as used in this Section 7.9 is defined to mean any motor vehicle which has a gross vehicle weight in excess of 8,700 pounds or which is rated at a load carrying capacity of one-ton or more. In determining the 48-hour or sixteen-calendar day requirements of this Section, there shall be included any temporary removal or moving of such prohibited parking or storage where the primary purpose of such removal or moving is to avoid or evade the requirements of this Section.

7.11 Free-Standing Poles. No clotheslines, clothes poles, post or any other free-standing, semi-permanent or permanent poles, posts, rigs, or devices, regardless of purpose, with

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the exception of (i) a flagpole displaying the United States federal or state flag; (ii) a permanent basketball pole; or a yard light post shall be constructed, erected, or located or used on a Lot. Further, the installation and location of any permitted pole, post or other such device must in any and all events be approved by the Architectural Control Committee under Sections 6 and 7.9.

7.12 Signs. Except as provided in Section 7.1, no sign of any kind shall be displayed to the public view on a Lot except one professional sign of not more than five square feet, advertising a Lot for sale or rent, or signs used by a Builder to advertise a Lot during the construction and sales periods.

7.13 Antennas. No radio or television antenna with more than twenty-four (24) square feet of grid area, or that attains a height in excess of six (6) feet above the highest point of the roof of a residence, shall be attached to a residence on a Lot. No free-standing radio or television antenna shall be permitted on a Lot. No solar panels (attached, detached or free-standing) are permitted on a Lot. Satellite receiving disk or dish shall be permitted on a Lot, provided however, that the installation and location of a satellite dish must be approved by the Committee under Sections 6 and 7.8.

7.14 Oil Drilling. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted on or in a Lot. No derrick or other structure designed for boring for oil or natural gas shall be erected, maintained or permitted on a Lot.

7.15 Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on a Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. In case of a dispute or disagreement, the Architectural Control Committee is herewith granted the authority to conclusively determine whether an animal is or is not a permitted household pet.

7.16 Garbage/Dumping. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. No incinerators shall be kept or allowed on a Lot. Garbage cans shall not be placed at the street for collection and pick-up earlier than 4:00 p.m. on the day prior to the scheduled pickup. Garbage cans shall be located inside an enclosed garage except when placed at the street for trash pick up.

7.17 Workmanship and Maintenance of Lots and Dwelling Units. All structures on a Lot shall be constructed in a substantial, good and workmanlike manner and of new materials. No roof siding, asbestos siding or siding containing asphalt or tar as one of its principal ingredients shall be used in the exterior construction of any structure on a Lot, and no roll roofing of any description or character shall be used on the roof of any residence or attached garage on a Lot. No Lot, lawn, landscaping or structure shall be permitted to become overgrown, unsightly or fall into disrepair. Should the Lot Owner fail to comply with the requirements as set forth within, the Architectural Control Committee shall have the right to make any necessary alterations, repairs or maintenance approved by the Architectural Control Committee to carry out the provision herein. The Association shall have the right to claim a lien upon the Lot, and to recover personally from the Lot Owner, for all of their costs, expenses and attorney fees.

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7.18 Driveways. All driveways on Lots from the street to the garage shall be poured concrete and not less than sixteen (16) feet in width, provided however, in the event the driveway serves a side loading garage, then in that event, the driveway shall be poured concrete and not less than 14 feet in width at the street.

7.19 Individual Utilities. No individual water supply system or individual sewage disposal system shall be installed, maintained or used on a Lot in the Subdivision except that an individual water system may be used for the purpose of a swimming pool or lawn irrigation.

7.20 Street Utility Easements. In addition to the utility easements designated in this document, easements in the streets, as shown on the Plat, are reserved and granted to all public utility companies, the Owners of the Real Estate and their respective successors and assigns, to install, lay, erect, construct, renew, operate, repair, replace, maintain and remove every type of gas main, water main and sewer main (sanitary and storm), electric, telephone, or cable TV service, or any other public utility with all necessary appliances, subject, nevertheless, to all reasonable requirements of any governmental body having jurisdiction over the maintenance and repair of said streets.

7.21 Storm Water Runoff. No rain and storm water runoff, sump pump, or such things as roof water, street pavement and surface water caused by natural precipitation, shall at any time be discharged or permitted to flow into the sanitary sewage system serving the Subdivision, which shall be a separate sewer system from any storm water and surface water runoff sewer system. No sanitary sewage shall at any time be discharged or permitted to flow into the Subdivision's storm and surface water runoff sewer system.

7.22 Completion of Infrastructure. Before any residence on a Lot shall be used and occupied as such, the Developer shall install all infrastructure improvements serving the Lot as shown on the approved plans and specifications for the Subdivision filed with the Zoning Authority and other governmental agencies having jurisdiction over the Subdivision. This covenant shall run with the land and be enforceable by the Zoning Authority or by any aggrieved Owner.

7.23 Certificate of Compliance. Before a Lot may be used or occupied, such user or occupier shall first obtain from the Zoning Authority the improvement location permit and certificate of occupancy or compliance then required by the Zoning Authority.

7.24 Enforcement. Except as otherwise provided in these Covenants, the Association, Developer and any Owner (individually or collectively) shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, Covenants, reservations, liens and charges now or subsequently imposed by the provisions of these Covenants or the Plat. Failure by the Association, Developer or an Owner to enforce any provisions in the Covenants shall in no event be deemed a waiver of the right to do so later.

7.25 Invalidation. Invalidation of any one of these Covenants by judgment or court order shall not affect the remaining provisions, and such provisions shall remain in full force and effect.

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7.26 Duration of Covenants. These Covenants shall run with the land and be effective for a period of twenty (20) years from the date the Plat and these Covenants are recorded; after which time the Covenants shall automatically be renewed for successive periods of ten (10) years.

7.27 Amendments. Any provision of these Covenants may be amended, but such amendment is subject to the following requirements and limitations:

7.27.1 Except as otherwise provided in Section 7.27.2, in order to amend any provisions of these Covenants, the amendment shall require the written consent of at least 75% of each class of members of the Association in the Subdivisions and the written consent of 75% of each class of members in any then platted additional Sections, if any, of the Subdivision. For purposes of this Section 7.27.1, the term "Owner" and "Lots" shall have the same meaning with respect to "Owners" and "Lots" in such future sections, as the term "Owner" and "Lots" is defined in Sections 1.11 and 1.12 Further, until single-family residences are constructed on all Lots in the Subdivision and certificates of occupancy are issued for those residences, in order to amend these Covenants, the Developer, in addition to those persons whose signatures are required under this Section 7.27.1, also must approve and sign the amendment in order for the amendment to be valid and effective.

7.27.2 Notwithstanding the provisions of Section 7.27.1, Developer and its successors and assigns shall have the exclusive right for a period of four years from the date the Plat and these Covenants are recorded, to amend the Plat or any of the Covenant provisions, provided however such amendment shall not serve to reduce the minimum size and other requirements contained in Section 7.2, without the written consent of at least 75% of the Owners.

7.28 Lot Size Alterations. No Lot or combination of Lots may be further subdivided until approval for such subdivision has been obtained from the Zoning Authority; except, however, the Developer and its successors in title shall have the absolute right to increase the size of any Lot by adding to such Lot a part of an adjoining Lot (thus decreasing the size of such adjoining Lot) so long as neither of the Lots from which land was added or deleted violates the limitations imposed under Section 1.11 and the requirements of Section 7.4.

Section 8. MANDATORY SOLID WASTE DISPOSAL. Unless weekly refuse/garbage pickup services are provided by a governmental entity having jurisdiction thereof, the Association shall be obligated to contract for disposal of garbage and other solid waste and may pay for the cost of such disposal through assessments established under Section 5. An Owner who privately arranges for solid waste disposal to service the Owner's Lot shall not be exempt from payment of any part of an assessment attributable to the cost of waste disposal for which the Association contracts under this Section 8.

Section 9. ATTORNEY FEES AND RELATED EXPENSES. In the event the Association, Developer, an Owner, or the Zoning Authority is successful in any proceeding, whether at law or in equity, brought against an Owner to enforce any restriction, covenant, limitation, easement, condition, reservation, lien, or charge now or subsequently imposed by the

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provisions of these Covenants, the successful party seeking enforcement thereof shall be entitled to recover from the party against whom the proceeding was brought, the reasonable attorney fees and related litigation costs and expenses incurred in such proceeding; and provided further, however, in no event shall the Developer or the Association or their respective officers, directors, agents, or employees ever be held liable for any attorney fees or litigation costs and expenses of any other party in any legal proceeding.

Section 10. **SIDEWALKS**. Plans and specifications for the Subdivision approved by and on file with the Zoning Authority require the installation of five (5) feet concrete sidewalks within the street rights-of-way in front of Lots 140 through 152 and 162 through167, as the obligation of the Owner of the Lot (exclusive of Developer). The sidewalk to be located on a Lot shall be completed in accordance with such plans and specifications prior to the issuance of a certificate of occupancy for such Lot. This Covenant is enforceable by the Zoning Authority, the Developer, the Association, or an Owner, by specific performance or other appropriate legal or equitable remedy. Should a certificate of occupancy be issued to Developer for a Lot on which a sidewalk is required to be constructed, Developer shall be considered as an Owner subject to enforcement of this Covenant but only with respect to that Lot.

Section 11. **FLOOD PROTECTION GRADES.** In order to minimize potential damage to residences from surface water, minimum flood protection grades are hereby established as set forth below. All residences on such Lots shall be constructed so that the minimum elevation of the first floor, or the minimum sill elevation of any opening below the first floor, equals or exceeds the applicable minimum flood protection grade established in this Section 11. The flood protection grades shall be Mean Sea Level and shall be as follows:

Lot 140	846.6 feet Mean Sea Level
Lots 141 through 142	848.0 front 846.6 rear feet Mean Sea Level
Lot 143	846.6 feet Mean Sea Level

Section 12. **ZONING ORDINANCE REQUIREMENTS.** Notwithstanding any other provision herein to the contrary, in the event any applicable zoning ordinance (as modified by any variance that may have been granted with respect to any Lot or the Subdivision) in effect at the time of the recordation of these Covenants contains more stringent requirements than these Covenants, the more stringent zoning ordinance requirements (but as modified by any granted variance) in effect on the date of recordation of these Covenants shall apply; provided, however, nothing contained herein shall prohibit any Lot or the Subdivision from applying for or from being granted a variance with respect to any current or future enacted zoning ordinance, but no variance may be granted which would establish less stringent requirements than the terms and provisions of these Covenants.

Section 13. **AGRICULTURAL FARMING/EQUINE ACTIVITIES.** The owners of Lots in the Subdivision and their successors-in-title hereby waive and release any and all rights, which they may have or hereafter have to remonstrate against or otherwise object to, interfere with, or oppose any pending or future farming or equine operations adjacent to this Subdivision.

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IN WITNESS WHEREOF, PT Development Corp., by its duly authorized President, Joseph L. Zehr, Owner of the Real Estate, has signed this document on this 2nd day of October, 2015.

Developer
PT Development, Corp.,

By: Joseph L. Zehr
its, President

STATE OF INDIANA)
) ss:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, this 2nd day of October, 2015, personally appeared Joseph L. Zehr, known to me to be the duly authorized President of PT Development Corp., and acknowledged the execution of the above and foregoing as his voluntary act and deed and on behalf of said corporation for the purposes and uses set forth in this document.

Witness my hand and notarial seal.

My Commission Expires:

October 17, 2019

Lisa A. Downey, Notary Public

Resident of Allen County

This instrument prepared by Vincent J. Heiny, Attorney at Law, Haller & Colvin, P.C., 444 East Main Street, Fort Wayne, Indiana 46802, Telephone: (260) 426-0444.

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. Lisa Downey.

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