

Part W

DECLARATION OF COVENANTS, CONDITIONS, COMMITMENTS,
RESTRICTIONS, EASEMENT AND ASSESSMENTS
OF THE LANDING AT VALLEY LAKES, PHASE I,
AND SUBSEQUENT SECTIONS THERETO
LAFAYETTE, INDIANA

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DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER.

JUN 09 2000

Robert A. Blawie
REGISTRAR OF TIPPECANOE CO.

Doc. No. 00-012105

DECLARATION OF COVENANTS, CONDITIONS, COMMITMENTS,
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 OF THE LANDING AT VALLEY LAKES, PHASE 1,
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LAFAYETTE, INDIANA

THIS DECLARATION of Covenants, Conditions, Commitments, Restrictions, Easements, and Assessments, hereinafter referred to as the "Declaration" or the "Covenants," is made this ____ day of March, 2000 by Cedar Run Limited, Inc., an Indiana Corporation, hereinafter referred to as "Declarant" or "Developer,"

WITNESSETH:

WHEREAS, Declarant is the owner of a certain 75.78 acre parcel of real property, hereinafter referred to as the "Real Estate/Development," as described in Exhibit "A" attached hereto and by reference is made a part hereof;

WHEREAS, Declarant hereby subdivides a portion of said Real Estate into single-family lots known and designates said subdivision as THE LANDING AT VALLEY LAKES, PHASE I, hereinafter referred to as the "Subdivision", as per plat thereof recorded on the ____ day of _____, 1999, under Instrument No. _____, Plat Cabinet ____, Slide ____, in the records of the Office of the Recorder of Tippecanoe County, Indiana, and by reference made a part hereof; and

WHEREAS, Declarant establishes a system of assessments and charges, hereinafter referred to as the "Assessments," to be borne by Lot Owners (hereinafter referred to as "Owners") of the Development, to provide for maintenance of the Common Property in the Development, for insurance coverage, and for mutual enforcement of the Covenants; and

NOW, THEREFORE, Declarant hereby affirms that the Real Estate described in Exhibit "A" attached hereto and by reference made a part hereof shall be held, subdivided, sold and conveyed subject to the following Covenants which purport to protect the value and desirability of the Development, and which shall run with the Real Estate and shall be binding on all parties having any right, title or interest in the Real Estate or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I
DEFINITIONS

A. The following are the definitions of terms used in this Declaration:

1. "Assessment" shall mean that share of the Common Expenses imposed upon each Lot, as determined and levied pursuant to the provisions of Article XVII herein.
2. "Association" shall mean The Landing at Valley Lakes Homeowners' Association, Inc. or an organization of similar name, its successors and assigns, and shall be created as an Indiana not-for-profit corporation. Its membership shall consist of Owners who pay mandatory assessments for liability insurance, project sign maintenance, storm water detention area maintenance, maintenance of landscaped areas in landscape easements, management fees and other expenses as determined by the Association.
3. "Builder" shall mean the contractor(s) constructing the first residence on each

Lot, which may be the Developer for one or more Lots.

4. "Committee" shall mean The Landing at Valley Lakes Development Control Committee, composed of three (3) members appointed by Developer who shall be subject to removal by Developer at any time with or without cause as long as Developer owns one (1) lot. Developer by appointment shall fill vacancies which may occur from time to time on the Committee until such time as the Subdivision is completely developed, at which time the Association shall appoint the Committee from its membership.
5. "Common Expenses" shall mean the actual and estimated cost to the Association for maintenance, management, operation, repair, improvement, and replacement of the Common Property as hereinafter defined and including, but not limited to, the maintenance of the storm water detention areas, but excluding normal mowing and cleaning of such areas, etc., and any other costs or expenses incurred by the Association for the benefit of the Common Property, including the cost of insurance as required herein. Common Expenses shall not include any costs or expenses incurred in connection with the initial installation and completion of streets, utility lines and mains, the drainage system, or other public improvements constructed by Developer.
6. "Common Property/Common Area" shall mean all real and personal property which is in the nature of common or public improvements.

It is anticipated all future sections may have certain additional amenities.

On Outlots A and B there are landscape, utility, stormwater, and sign easements.

Any medians within the public rights-of-way shall be Common Area and shall be maintained by the Association as such.

7. "Dwelling Unit" shall mean a single-family residence, including attached garage, situated upon a Lot in the Development.
8. "Lot" shall mean any residential parcel of Real Estate identified by number and as shown on the Plat of the Development which is recorded in the Office of the Recorder of Tippecanoe County, Indiana. No Lot may be subsequently subdivided for development purposes, except to adjust for minor side yard infractions which may occur.
9. "Owner" shall mean a person who acquires any right, title or interest, legal or equitable, in and to a Lot, but shall exclude those persons having such interest merely as security for the performance of an obligation.
10. "Plat" shall mean the subdivision plat of the Development identified as the Final Plat of The Landing at Valley Lakes, Phase I, recorded on the 9TH day of JUNE _____, 2000, under Instrument Number 00012104 in the Office of the Recorder of Tippecanoe County, Indiana, and any Plats of subsequent Phases recorded thereafter. **PLAT CABINET # 6 SLIDE 141**

ARTICLE II CHARACTER OF THE DEVELOPMENT

- A. **In General:** Each Lot in the Development shall be a residential lot and shall be used exclusively for single family residential purposes. No structure shall be erected, placed or permitted to remain upon any Lot except a Dwelling Unit.

No business buildings may be erected on any Lots thereof. No business may be conducted on any Lots thereof, other than those occupations permitted in the Unified Zoning Ordinance of the City of Lafayette, Indiana.

Outlots A and B are non-residential Lots; the purpose of Outlots A and B is recreational, for drainage and utilities, as well as entry sign and greenspace. Ownership is to be deeded to the Homeowners' Association.

- B. **Other Restrictions:** All Lots in the Development shall be subject to the easements, restrictions and limitations of record, and to all governmental zoning authority and regulations affecting the Development, all of which are incorporated herein by reference.

ARTICLE III
RESTRICTIONS CONCERNING SIZE, PLACEMENT, AND MAINTENANCE OF
DWELLING UNITS AND OTHER STRUCTURES

- A. **Type, Size, and Nature of Construction Permitted and Approvals Required:** No Dwelling Unit, greenhouse, porch, garage, swimming pool, exterior structure, fences, basketball court, tennis court or other recreational facility may be erected, placed or altered on any Lot without the prior written approval of the Committee. Such approval shall be obtained prior to the commencement of construction and shall take into account restrictions as to the type of materials, exterior facade, design, layout, location, landscaping and finished grade elevations. Builders may submit sets of Master Plans of typical homes to the Committee. When approved by the Committee, these Master Plans shall not require subsequent approval unless there are changes thereto.

1. **Minimum Areas:** The following restrictions shall apply: Any Dwelling Unit erected, placed, or altered shall have the following minimum areas, exclusive of garages and open porches:
 - a. 1,400 square feet of main floor area for a one-story dwelling unit; or
 - b. 900 square feet of main floor area if higher than one-story; any dwelling unit higher than one story having a minimum of 1,800 square feet of finished living space.
2. **Masonry Requirement:** The front elevation of all homes shall be a minimum of fifty percent (50%) masonry of the first floor exterior wall area, exclusive of doors, windows, gables, and garage doors.

Side elevations of all homes on corner lots shall have a minimum masonry requirement on the side facing the street of three feet (3') side masonry.

A waiver of this requirement may be allowed by The Landing at Valley Lakes Development Committee on any two-story dwelling.

3. **Attached Garages:** Each Dwelling Unit shall have a minimum of a two-car attached garage.
4. **Driveways and Off-Street Parking Spaces:** There shall be a minimum of two (2) off street parking spaces in each driveway. All driveways shall be constructed of concrete or asphalt material.

A driveway shall not exceed in width the side boundaries of the garage it serves.

A driveway must be a minimum width of no less than the interior width of the

garage door or doors it serves.

Side entry garages are permitted, provided that the entry side of the garage meets the width requirements immediately preceding.

Any other driveway design requires the approval of both Committee and Governmental Authorities and must be submitted with site plan.

No additional parking shall be permitted on a Lot other than in the existing driveway.

Builders shall install driveways during original construction of the Dwelling Units.

No inoperative or unlicensed vehicles shall be stored or repaired on the outside on any Lot or on the driveway thereof. No camper, trailer, motor home, mobile home, boat, truck, school bus or other vehicle of like kind may be parked within the subdivision unless such vehicle is kept in the garage, except for personal automobiles, vans, and pick-up trucks. Also, refer to Article V, D.

5. Prohibition of Relocated or Moveable Structures: No Dwelling Unit, garage, or building or other structure of any kind may be moved onto any Lot. No trailer, mobile home, tent, basement, shack, garage, motor home, barn or other structure may be placed or constructed on any Lot at any time for use as either a temporary or permanent residence or for any other purpose, except as reasonably required in connection with the construction of a Dwelling Unit on a Lot.
6. Time Limits on Construction: The exterior of every Dwelling Unit, garage, or other structure permitted to be constructed or to remain on any Lot shall be completed within six (6) months from the start of construction, including the application of at least one (1) coat of paint, stain or varnish on any exterior wood surfaces.

All structures must be One Hundred Percent (100%) complete, and the site graded, sodded, or seeded and reasonably landscaped within one (1) year from the date of the commencement of construction thereof.

7. Maintenance of Lots During Construction: All Lots shall be kept and maintained in a slightly and orderly manner during the period of construction of any structures on said Lots. No trash or rubbish of any kind shall be permitted to accumulate on any Lot or adjacent Lots. Construction debris shall be placed in dumpsters or wire/plastic trash enclosures which shall be placed on the Lots and not on the streets. The streets shall be kept clear of mud and dirt from water run off and excavation.
8. Basketball Goals and Similar Structures: To preserve the natural quality and aesthetic appearance of the Development, basketball goals or similar structures shall be approved by the Committee for size, location, height, composition, and color prior to installation.
 - A. No goal or structure may be installed or maintained such that playing basketball occurs in the street.

No portable goals shall be approved.

Backboards of all basketball goals shall be translucent fiberglass with a black pole (or approved equal). The Committee reserves the right to approve or disapprove the location of all basketball goals.

- B. Play equipment. Children's play equipment such as sandboxes, temporary swimming pools having a depth less than twenty-four (24) inches, swing and slide etc., playhouses and tents shall not require approval by the Committee provided such equipment is not more than six (6) feet high, maintained by the Lot owner in good repair (including painting) and every reasonable effort has been made by the Lot owner to screen or shield such equipment from view of adjacent Lot owners and the equipment shall be located in the rear of the Lot. Equipment higher than six (6) feet shall require approval of design, location, color, material, and use by the Committee.
9. Fences: All fences and masonry landscape walls except those built by the Developer, shall meet the following standards, must be approved by the approved by the Committee prior to installation, and shall comply with the standards of the Unified Zoning Ordinance of the City of Lafayette, Indiana:
- a. Pool fences, where required, shall be a decorative type with some screen landscaping of the sides exposed to the streets. All pool fences must meet requirements of the City Engineer, City of Lafayette, codes and regulations, including, but not limited to, the requirement that all pool fences must be six (6) feet in height.
 - b. No solid fence construction shall be permitted without approval of the Committee.
 - c. Fences shall be shadow box, split rail, black vinyl clad chain link, or black ornamental picket style, unless otherwise approved by the Committee.
 - d. The Committee shall require fences to be painted or stained to blend with the color of the respective houses.
 - e. For non-corner lots, no fence may be installed between the street and the rear face of a house.

For corner lots, no fence may be installed between the street and the side and the rear corner of the house facing the two respective streets.

Landscaping shall be required along corner lot side-yard fences exposed to the street yard and must be approved by the Committee.
 - f. All corner lot fences shall meet the requirements of Article III, Section B of these covenants.
 - g. The height of shadow box fences or pool fences may not exceed six (6) feet. The height of any other type of fence may not exceed four (4) feet. All owners shall maintain their respective fences in good condition including repainting and/or restaining wood fences, removing rust and repainting metal fences, and repairing any structural defects or signs of deterioration.
 - h. Any deviation from the above requirements shall require approval from the Committee.
 - i. The Committee shall have the discretion to allow other fence types, based on the plans submitted under Article III, Section A. and Article VI, Section A.

10. **Landscaping:** Initial landscaping of each lot will be required by Declarant to include specific numbers of each of the following: deciduous shade (overstory) trees, deciduous ornamental (understory) trees, and shrubs for foundation. Each Lot shall have a sod requirement, as specified by the Declarant. Builder is to install required planting material as part of the initial construction of the Dwelling Unit on each Lot.

City of Lafayette regulations prohibit trees from being planted in the right-of-way (i.e., specifically, between the curb and sidewalk) of any of the street in the subdivision.

11. **Mailboxes:** Builders shall install matching Committee-approved and Post Office-approved curb side rural mail boxes during original construction of the Dwelling Units. Each Owner shall maintain and replace his or her mailbox with the same type, unless a change in design and color is approved by the Committee.

The City of Lafayette prohibits permanent structures (example: brick mailboxes) to be constructed in the right-of-way of the streets in the subdivision (i.e., specifically, between the sidewalk and the curb).

12. **Storage Tanks:** Gasoline or other fuel storage tanks will not be permitted in the Development.
13. **Gutters and Downspouts:** All gutters and downspouts shall be painted, except is copper gutters are installed.
14. **Awnings and Patio Covers:** Awnings and patio covers made of metal, fiberglass or similar type materials will not be permitted in the Development.
15. **Above Ground Swimming Pools:** Above ground swimming pools will not be permitted in the Development.
16. **In Ground Swimming Pools:** In ground swimming pools shall be permitted in the Development, with the approval of the Committee.
17. **Storage Sheds:** All accessory buildings shall be placed on a permanent foundation, shall be constructed of new materials, shall be architecturally compatible with the dwelling unit, shall be constructed with the same or equivalent materials as the dwelling unit and shall be subject to the approval of the Committee. Accessory buildings shall not exceed ten (10) feet in width, ten (10) feet in height, and ten (10) feet in length. Only one accessory building shall be permitted per lot.
18. **Satellite Dish Antennas:** Satellite dish antennas exceeding 29 inches in diameter will not be allowed. Satellite dishes 29 inches in diameter or less shall not be visible from the public street; similarly, the satellite dishes shall not be visible from the first floor level of adjoining homes.

All antennas shall be approved by the Committee and shall be screened from view, as required by the Committee. The color of the dish shall blend with the color of the background in such a way that the dish shall become essentially invisible.

Any television or communication antenna shall not extend more than five (5) feet above the highest point of the dwelling unit, shall be new or in like-new condition, and shall be maintained in good condition.

19. **No dog kennels or dog runs:** No dog kennels or dog runs will be allowed in the

development.

20. Clothes lines: No clothes lines fixtures of any type shall be permitted.
 21. Solar Heat Panels: Solar heat panels will not be permitted.
 22. Utility Lines: All utility lines in the Development shall be placed underground. Utility lines shall be installed under completed streets by jacking or boring methods. Street cuts will not be permitted.
 23. Utility Meters and HVAC Units: Wherever possible, all utility meters and HVAC units in the Development shall be located in places not seen from the street or shall be screened, if located in the fronts of the Dwellings.
 24. Notice: The Developer shall include a copy of the recorded Plat and a copy of the recorded Declaration with all Builder's Agreements or forward same to Builder as soon as these documents are recorded. The aforesaid Plat and Declaration shall be presented to and reviewed with the Home Buyer by the Builder during the selection of the Lot by the Buyer (prior to the Closing of the Lot).
 25. Street Lights. Developer shall enter into a lease agreement for the installation of uniform street lights as a part of the development improvements; the Association shall pay the lease payments and maintain street lights, according to the lease with the supplier.
- B. Sight Distance at Intersections: No fence, wall, hedge, shrub, or landscape planting which obstructs sight lines at elevations between two (2) and six (6) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points twenty-five (25) feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sight line limitations shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at a height sufficient to prevent obstruction of such sight lines.
- C. Building Setback Lines: Front building setback lines are established as shown on the Plat. Between said lines and the right-of-way lines of the streets no structures may be erected or maintained. Additionally, no structures may be erected or maintained between the side and rear lot lines and the right-of-way lines of the street.
- D. Damaged Structures: No dwelling unit which has been partially or totally destroyed by fire or other catastrophic event shall be allowed to remain in such state for more than thirty (30) days from the date of such occurrence.
- E. Maintenance of Lots and Improvements: The Owner of any Lot in the Development shall at all times maintain the Lot and any improvements thereon in such a manner to prevent the Lot and its improvements from becoming unsightly. Specifically, the Owner shall:
1. Establish and mow the grass with reasonable frequency to prevent its growth from exceeding four (4) inches in height. This mowing requirement shall not apply to Lots owned by the Declarant.
 2. Keep Lot free of debris and rubbish;
 3. Prevent conditions of any kind from evolving which in the Committee's opinion may detract from or diminish in any way the aesthetic value of the Development;

4. Remove dead trees and replace with like species; and,
 5. Maintain the exterior of all improvements in a state of good repair.
- F. Requirement to Mow Grass in Public Rights-of-Way: All Owners shall be required to mow the grass in public rights-of-way including the areas between the sidewalk and the curb for their respective Lots.

On Outlots A and B, Lots 15, 16, and 17 the grass in the landscape easement and the right-of-way for County Roads shall be maintained by the Association.

ARTICLE IV EASEMENTS

The strips of ground shown on the recorded plat of the Development which are marked "D. & U. Ease." (Drainage and Utility Easements) are reserved for the use of public utility companies, including cable television companies and municipal agencies, but not including transportation companies, for the purpose of installing and maintaining drainage swales, ducts, poles, lines, wires, sewers, drains and appurtenances thereto. Said easements shall be perpetual from the date of this Instrument as subscribed to by the Developer, its successors and assigns. No permanent or other structures may be erected or maintained in said easements except for temporary structures, fences, driveways and walkways. The Owners of Lots in the Development shall take title to said Lots subject to the rights of said companies and agencies and the other owners of said Lots in the Development for purposes of ingress and egress and maintenance and repair in, along and through said easements so reserved.

ARTICLE V MISCELLANEOUS PROVISIONS AND PROHIBITIONS

- A. Nuisances: No noxious or offensive activities shall be conducted on any Lot in the Development, nor shall anything be done on any Lot which shall be or shall become an unreasonable annoyance or nuisance to the Owners of other Lots in the Development. Nor shall Developer, any officer, agent, employee or contractor thereof, the Association, or any Owner be liable for any damage which may result from enforcement of the provisions of this paragraph.
- B. Signs: No signs or advertisements shall be displayed or placed on any Lot or structure in the Development without the prior written approval of the Committee, except for the sale of a Lot or residence. However, Developer and designated Builders may use for sale and advertising signs during the sale of lots and the construction of houses in the Development.
- C. 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
 1. shall not be kept, bred, or maintained for any commercial purpose;
 2. shall not become a nuisance to other Owners; and
 3. shall be leashed upon leaving Owner's property.

Not more than three (3) pets of 20 pounds or less, not more than two (2) pets of 21 to 75 pounds, and not more than 1 pet 76 to 150 pounds shall be permitted to be domiciled in a Dwelling Unit or on a Lot. Pets which exceed 150 pounds shall be approved by the Committee.

D. Vehicle Parking:

No Street Parking; No Semi Tractor-Trailers. No motor vehicle shall be continuously or habitually parked on any street or public right-of-way in the Development. This being the intent of Declarant and this Declaration that vehicles be kept in driveways and garages. No semi tractor-trailers, other large trucks, vans, or other vehicles, as determined by Declarant in its sole discretion, shall be permitted within the Development, except for limited periods as determined by Declarant in its sole discretion for moving cans being utilized by residents for moving in or out of a residence, except for such construction, delivery, or other vehicles as Declarant may permit from time-to-time in its sole discretion.

Any motor vehicle which is inoperative and not being used for normal transportation will not be permitted to remain on any street or lot except within a closed garage. Motor vehicles may not be parked upon grassy or landscaped areas.

Unless otherwise provided by the rules and regulations of the Committee, motor homes, mobile homes, boats, campers, trailers, commercial trucks and similar vehicles may not be parked or stored upon a Lot unless within a closed garage.

All passenger vehicles shall be parked in garages or in driveways. Guest vehicles may be parked on the public streets for a period not to exceed twenty-four (24) hours. Guest vehicle does not include any vehicle which is parked frequently on public streets (i.e., if a vehicle is parked on the street for more than 24 hours per month is does NOT qualify as a guest vehicle). basis. Vehicles may not be placed on blocks or jacks for purposes of repair, except for repairs made in garages.

The above restriction does not prohibit the temporary parking of such vehicles for loading and unloading purposes either on the street or in the driveway, as long as, it is removed from the Subdivision within twenty-four (24) hours of its being parked in the Subdivision.

- E. Ditches and Swales: All Owners shall keep unobstructed and in good repair, all open storm water drainage ditches and swales located on their respective Lots. Owners of all Lots in the Development shall comply at all times with the provisions of the Development and Grading Plans for the Plat as approved by the Drainage Board, City of Lafayette, Indiana, and with the requirements of all drainage permits issued for any Lot within the Development. Any field tile or underground drain encountered during the construction of any improvements within the Development shall be perpetuated. All Lot Owners in the Development, their successors, and assigns, shall comply with the Indiana Drainage Code of 1965, and all amendments thereto. No culverts shall be installed by any Lot Owner without the written consent of the City of Lafayette Drainage Board.

No sanitary waste or other wastes shall be permitted to enter the storm drainage system. Discharge from any floor drain shall be permitted to discharge into the sanitary sewer system. Footing drains and downspouts shall not discharge into the sanitary sewer system. Downspouts shall discharge onto the surface at the ground. Footing drains shall be connected to yard subdrains or storm drains. With the purchase of a Lot, each Owner agrees that any violation of this paragraph constitutes a nuisance which may be abated by Developer, the Association, or any Owner in the Development in any manner provided at law or in equity. The cost or expense of abatement, including court costs and attorneys' fees, shall become a lien upon the Lot, and may be collected in any manner provided by law or in equity for collection of a liquidated debt.

- F. Annexation to the City of Lafayette: In consideration of the City of Lafayette, Indiana, for permitting the Developer to connect, at its request, to the City sewerage system and for other good and valuable consideration, the Developer, being the fee simple owner

of all the real estate to be serviced, for itself and its successors-in-interest, hereby waives all rights to participate in any attempt for dis-annexation of the subdivision from the City of Lafayette.

- G. No Vehicular Access: No vehicular access permitted from South Eighteenth Street from Lots 15 through 17, inclusive, and Outlots A and B.

This no vehicular access requirement shall be irrevocable by the Association and/or Lot Owners, and is enforceable by the Tippecanoe County Area Plan Commission.

- H. Garbage, Trash, and Other Refuse: No owner of a Lot in the Development shall burn or bury out-of-doors, any garbage or refuse. Nor shall any such Owner accumulate or permit the accumulation out-of-doors of such refuse on his or her Lot.

- I. Outside toilets: No outside toilets shall be permitted on any Lot in the Development (except during the period of construction and then only with the consent of Committee).

- J. Regulated Drain: The Development's water surface drainage system, including the public storm sewer pipes, the open channels, and the off-site drainage easements will be part of the Kirkpatrick Ditch Regulated Drain. Each Lot Owner will receive an annual assessment from the County of Tippecanoe for the upkeep of this regulated drain.

ARTICLE VI SUBMITTAL AND APPROVAL OF PLANS

- A. Submittal of Plans: No building, wall or other structure, except original construction of buildings by or on behalf of Declarant or an original Builder, may be commenced, erected or maintained in the Development, nor may any exterior additions, changes, or alterations therein or thereto be made until the plans and specifications for said additions, changes or alterations are submitted to and approved in writing by the Committee for harmony of external design and location in relation to surrounding structures and topography.

- B. Approval of Plans: Approvals, determinations, permissions or consents of and for plans required herein shall be deemed granted if given in writing and signed with respect to Developer by an authorized Officer or agent thereof, or with respect to the Committee by two of its authorized designee(s).

- C. Development Control Committee: Upon transfer of control of the Association to the Board of Directors and/or Officers of the Association, Developer will retain the approval of the first Dwelling constructed upon any Lot. All other approvals of plans will be transferred to the Development Control Committee.

1. Power of Committee:

- a. In General: No building structure, or improvement of any type of kind shall be constructed or placed on any Lot in the Development without prior approval of the Committee. Such approval shall be obtained only after written application has been made to the Committee by the Owner of the Lot requesting authorization from the Committee.

Such written application shall be in the manner and form prescribed from time to time by the Committee, and shall be accompanied by two (2) complete sets of plans and specifications for any such proposed construction or improvement. Such plans shall include plot plans showing all existing conditions upon the Lot and the location of the improvement proposed to be constructed or placed upon the Lot, each properly and

clearly designated. Such plans and specifications shall set forth the color and composition of all exterior materials proposed to be used and any proposed landscaping, together with any other material or information which the Committee may require. All plans and drawings required to be submitted to the Committee shall be drawn to a scale of one-quarter (1/4) inch equals one foot (1'), or to such other scales as the Committee may require. There shall also be submitted, where applicable, the permits or plot plans which shall be prepared by either a registered land surveyor, engineer, or architect. Plot plans submitted for Building Permits shall bear the stamp or signature of the Committee acknowledging the approval thereof.

b. Power of Disapproval. The Committee may refuse to grant permission to remove trees, repaint, construct, place or make the requested improvement, when:

1. the plans, specifications, drawings, or other material submitted are inadequate or incomplete, or show the proposed improvement to be in violation of these Restrictions;
2. the design or color scheme of a proposed improvement is not in harmony with the general surroundings of the Lot or with adjacent buildings or structures; or
3. the proposed improvement, or any part thereof, would, in the opinion of the Committee, be contrary to the interests, welfare, or rights of all or any part of the other Owners.

c. Developer Improvements: The Committee shall have no power with respect to any improvements or structures erected or constructed by the Developer (or any Builder, if Developer has approved the plans therefore).

d. Duties of Committee. The Committee shall approve or disapprove the proposed improvements within fifteen (15) days after all required information is received by it. One (1) copy of submitted material shall be retained by the Committee for its permanent files. All notifications to applicants shall be in writing, and, in the event that such notification is one of disapproval, it shall specify the reason or reasons for such disapproval. In the event that a written approval is not received from the Committee within fifteen (15) days from the date of receipt of the information required to be submitted by these Subdivision Restrictions, the failure to issue such written approval shall be construed as the disapproval of any such plans submitted.

The submitting party can re-submit and if no written approval or denial is received, after the next fifteen (15) days, the no action shall be construed as

approval.

- e. In General. Any party to whose benefit these restrictions inure, including Developer, Association and any Owner in the Development, may proceed at law or in equity to prevent the occurrence or continuation of any violation of these Restrictions, but neither Developer nor Association shall be liable for damages of any kind to any person for failing to abide by, enforce, or carry out any of these Restrictions.
- f. Liability of Committee. Neither the Committee nor any agency thereof, nor the Developer, shall be responsible in any way for any defects in any plans, specifications, or other materials submitted to it, nor for any defects in any work done according thereto.
- g. Inspections. The Committee may inspect work being performed to assure compliance with these Restrictions and applicable regulations.
- h. The failure of the Committee to act in any particular situation with any particular party shall in no way be a waiver of any right of action or enforcement in the future.

ARTICLE VII
RULES GOVERNING BUILDING ON SEVERAL
CONTIGUOUS LOTS HAVING ONE OWNER

Whenever two or more contiguous Lots in the Development are owned by the same Owner, and said Owner proposes to use two or more of said Lots as a site for one (1) Dwelling Unit, said Owner shall apply in writing to the Committee for permission to use said Lots for this purpose. If permission is granted, Owner must comply with all requirements of the Tippecanoe County/City of Lafayette Unified Subdivision Ordinance. The Lots constituting the site for said Dwelling Unit shall be treated as a single Lot for the purpose of applying these restrictions while the Lots remain improved with one (1) Dwelling Unit. No two-family dwellings shall be permitted in the Development.

ARTICLE VIII
REMEDIES

- A. Available Remedies: In the event of a violation, or threatened violation, of any of the Covenants herein recited, Declarant, the Owners and all other parties claiming under them ("Interested Parties"), individually or through the Association, shall have the right to enforce the Covenants contained herein, and may pursue any and all remedies, at law or in equity, available under applicable Indiana law, with or without proving any actual damages, and including the right to secure injunctive relief or to secure removal by due process of any structure not in compliance with the Covenants contained herein, and shall be entitled to recover reasonable attorneys' fees and the costs and expenses incurred as a result thereof.
- B. Government Enforcement: The Tippecanoe County Area Plan Commission, its successors and assigns, shall have no right, power or authority to enforce any Covenants contained in this Declaration other than those Covenants which expressly run in favor of

the Tippecanoe County Area Plan Commission; provided further, that nothing herein shall be construed to prevent the Tippecanoe County Area Plan Commission from enforcing any provisions of the Unified Subdivision Ordinance, as amended, or any conditions attached to approval of the plat of The Landing at Valley Lakes, Phase I, by the Plat Committee, and any subsequent sections approved thereafter.

- C. Delay or Failure to Enforce: No delay or failure on the part of any aggrieved party to invoke any available remedy with respect to a violation of any one or more of these Covenants shall be held to be a waiver by that party (or any estoppel of that party to assert) of any right available to him upon the occurrence, recurrence or continuation of such violation or violations of these Covenants.

ARTICLE IX EFFECT OF BECOMING AN OWNER

All present and future Owners, Mortgagees, tenants and occupants of the Lots and Dwelling Units, and other Persons claiming by, through, or under them, shall be subject to and shall comply with the provisions of this Declaration and the Articles, the By-Laws, and the rules and regulations adopted by the Board of Directors of the Association as each may be amended or supplemented from time to time. The acceptance of a deed or conveyance of the act of occupancy of any Lot or Dwelling Units shall constitute an agreement that the provisions of this Declaration and the Articles, the By-laws and the rules and regulations of the Association as each may be amended or supplemented from time to time, are accepted and ratified by such owner, tenant or occupant, and all such provisions shall be covenants running with the land and shall bind any Person having at any time any interest or estate in a Lot or Dwelling Unit or the Real Estate, all as though such provisions were recited and stipulated at length in each and every deed, conveyance, mortgage or lease thereof. All Persons who may own, occupy, use, enjoy or control a Lot or Dwelling Unit or any part of the Real Estate in any manner shall be subject to this Declaration and the Articles, the By-Laws, and the rules and regulations of the Association applicable thereto as each may be amended or supplemented from time to time.

ARTICLE X TITLES

The underlined titles of the various Articles and Sections of these Covenants are for the convenience of reference only. None of them shall be used as an aid to the construction of any provisions of the Covenants. Wherever and whenever applicable, the singular form of any word shall be taken to mean or apply to the plural, and the masculine form shall be taken to mean or apply to the feminine or the neuter.

ARTICLE XI DURATION AND AMENDMENT

- A. Duration of Declaration: This Declaration shall be effective for an initial term of twenty (20) years from the date of its recordation by the Recorder of Tippecanoe County, Indiana, and shall automatically renew for additional terms of ten (10) years each, in perpetuity, unless at the end of any term the Owners' vote pursuant to Article XVII, Section K. to terminate this Declaration, in which case this Declaration shall terminate as of the end of the term during which such vote was taken. Notwithstanding the preceding sentence, all easements created or reserved by this Declaration shall be perpetual unless otherwise expressly indicated herein.
- B. Amendment of Declaration: As long as Developer is a Class B member as defined in Article XV, Section B.2., Developer hereby reserves the right to make such amendments to this Declaration as Developer may deem necessary or appropriate without the approval

of any other person or entity, in order to bring this Declaration into compliance with the requirements of any public agency having jurisdiction thereof or any agency guaranteeing, insuring, or approving mortgages, or to change or modify Covenants for amendments to the Plat or Article III Restrictions which would apply to future construction, provided that Developer shall not be entitled to make any amendment which will have a materially adverse effect on the rights of any Mortgagee, nor which will substantially impair the benefits of the Covenants to any Owner or substantially increase the obligations imposed by the Covenants on any Owner without the written approval of said Owners as provided for under Article XVII, Section K.

Upon conversion of Class B membership to Class A membership as provided in Article XV, Section B.2, the Covenants may be amended as provided for under Article XVII, Section K.

Amendments to this Declaration shall require HUD/VA prior approval as long as there is a Class B membership, except for Amendments due to typographical and clerical errors.

ARTICLE XII SEVERABILITY

The within Covenants shall run with the land and shall be binding on all parties claiming under them. Invalidation or unenforceability of any of the Covenants by Judgment or Court Order shall in no way affect the validity or enforceability of any of the other provisions which shall remain in full force and effect.

ARTICLE XIII DEDICATION OF STREET RIGHTS-OF-WAY

All street rights-of-way shown on the plat and not heretofore dedicated to the public are hereby dedicated to the public.

ARTICLE XIV HOMEOWNERS' ASSOCIATION

The Association shall be an Indiana not-for-profit corporation and shall operate in accordance with Articles XV through XVIII of this Declaration.

ARTICLE XV ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

- A. Membership: Every Owner of a Lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from the ownership of any Lot. In addition, the Association, and/or its members therein, may be members in any one or more umbrella or joint homeowners' associations, if any, composed of associations and/or members from surrounding areas or, if organized by the Builders or Lot Owners of a community.
- B. Classes of Membership: The Association shall have two (2) classes of voting members:
1. Class A: Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The

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 Lot.

2. Class B: The Class B member(s) shall be the Declarant, who shall be entitled to three (3) votes for each Lot owned, and the members of the first Board of Directors during their respective terms, who shall have no voting rights. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events in The Landing at Valley Lakes, Phase I and subsequent phases thereto, whichever occurs earlier:
 - a. When 75% of the Lots are deeded to homeowners; or
 - b. on April 1, 2008.
- C. Board of Directors: The members shall elect a Board of Directors of the Association as prescribed by the Association's By-Laws. The Board of Directors shall manage the affairs of the Association. The initial Board of Directors shall be appointed by Developer and shall manage the affairs of the Association until Developer transfers control of the Association to the Owners as required herein.
- D. Responsibilities of the Association: The Association is hereby authorized to act and shall act on behalf of, and in the name, place, and stead of, the individual Owners in all matters pertaining to the determination of Common Expenses, the collection of annual and special Assessments, and the granting of any approvals whenever and to the extent called for by the Declaration for the common benefit of all such Owners. The Association shall also have the right, but not the obligation, to act on behalf of any Owner or Owners seeking enforcement of the Covenants contained in this Declaration. Neither the Association nor its officers or authorized agents shall have any liability whatsoever to any Owner for any action taken under color of authority of the Declaration or for any failure to take any action called for by the Declaration, unless such act or failure to act is in the nature of a willful or reckless disregard of the rights of the Owners or in the nature of willful, intentional, fraudulent, or reckless misconduct. The Association shall procure and maintain casualty insurance, liability insurance and such other insurance as it deems necessary or advisable. The Association by its Board of Directors may contract for management services and such other services as the Association deems necessary or advisable.
- E. Transfer of Control of Association: Developer shall transfer control of the Association to the Owners no later than the earlier of:
 1. four (4) months after three-fourths (3/4) of the Lots in the Development have been conveyed to Owners; or
 2. on April 1, 2008.

ARTICLE XVI INSURANCE

- A. Public Liability Insurance for Common Property: The Association shall maintain in force adequate public liability insurance protecting the Association against liability for property damage and personal injury occurring on or in connection with any and all of the Common Property, if any, as the Board of Directors shall deem appropriate.
- B. Comprehensive Public Liability Insurance: The Association also shall maintain in force comprehensive public liability insurance and such other liability insurance, with such coverages and limits, as the Board of Directors shall deem appropriate. All such policies of insurance shall contain an endorsement or clause whereby the insurer waives any right to be subrogated to any claim against the Association, its officers, the Board of Directors,

the Developer, any Managing Agent, their respective employees and agents, or the Owners, and shall further contain a clause whereby the insurer waives any defenses based on acts of individual Owners whose interests are insured thereunder, and shall cover claims of one or more insured parties against other insured parties. All such policies shall name the Association, for the use and benefit of the Owners, as the insured; shall provide that the coverage thereunder is primary even if an Owner has other insurance covering the same loss; shall show the Association or insurance trustee, in trust for each Owner and Mortgagee, as the party to which proceeds shall be payable; shall contain a standard mortgage clause and shall name Mortgagees as Mortgagee; and shall prohibit any cancellation or substantial modification to coverage without at least thirty (30) days prior written notice to the Association and to the Mortgagees. Such insurance shall inure to the benefit of each individual Owner, the Association, the Board of Directors and any managing agent or company acting on behalf of the Association. The individual Owners, as well as any lessees of any Owners, shall have the right to recover losses insured for their benefit.

- C. **Professional Management Firm Insurance:** A professional management firm shall provide insurance coverage to the same extent as the Association would be required to provide if it were managing its own operation and shall submit evidence of such coverage to the Association.
- D. **Owner's Responsibility for Loss:** Each Owner shall be solely responsible for loss of or damage to the improvements and his personal property located on his Lot, however caused. Each Owner shall be solely responsible for obtaining his own insurance to cover any such loss and risk.

ARTICLE XVII COVENANT FOR ASSESSMENTS

- A. **Purpose of Assessments:** The Assessments levied by the Association shall be used exclusively for the purpose of improving, repairing, replacing and maintaining project sign structures; maintaining the landscaping for said project signs and landscaping in the landscaping easements on Outlots A and B in Phase I and on Outlot C in a subsequent Phase, including utilities and maintenance for a sprinkler system and entrance street light; maintaining storm water retention areas; providing insurance coverage therefor; professional management fees; and paying for any other expenses related to the Association, including lease payments and maintenance fees for street lights for the subdivision.
 - 1. Each owner covenants and agrees to pay the Association:
 - a. A Pro Rata Share (as hereinafter defined) of the annual Assessments established and determined from time to time as hereinafter provided.
 - b. A Pro Rata Share (as hereinafter defined) of any special Assessments established and determined from time to time, as hereinafter provided.
- B. **Pro Rata Share:** The pro rata share for each Owner for purposes of this paragraph shall be the percentage obtained by the fraction of one over the total number of lots (1/Total no. of Lots) within the Plat.
- C. **Liability for Assessments:** The Assessment on each Lot, together with any interest thereon and any costs for collection thereof, including attorneys' fees, shall be a charge on each Lot and shall constitute a lien upon each Lot from and after the due date thereof in favor of the Association. Each such Assessment, together with any interest thereon and any costs for collection thereof, including attorneys' fees, shall also be the personal obligation of the Owner of each Lot at the time the Assessment is due. 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 payments which become due prior to such sale or transfer. The lien for any Assessment shall for all purposes be subordinate to the lien of any Mortgagee whose mortgage was recorded prior to the date such Assessment first became due and payable. No sale or transfer shall relieve such Lot from liability for any Assessments thereafter becoming due or from the lien thereof, nor shall any sale or transfer relieve any Owner of the personal liability hereby imposed. The personal obligation for delinquent Assessments shall not pass to any successor in title unless such obligation is expressly assumed by such successor.

- D. Basis of Annual Assessments: The Board of Directors of the Association shall establish an annual budget at the beginning of each fiscal year, setting forth all anticipated Common Expenses for the coming fiscal year, together with a reasonable allowance for contingencies and reserves for periodic repair and replacement of the Common Property. A copy of this budget shall be delivered to each Owner of the Association.
- E. Basis of Special Assessments: Should the Board of Directors of the Association at any time during the fiscal year determine that the Assessments levied for such year may be insufficient to pay the Common Expenses for such year, the Board of Directors shall call a special meeting of the Association to consider imposing such special Assessments as may be necessary for meeting the Common Expenses for such year. A special Assessment shall be imposed only with the approval of the Owners in attendance at the special meeting convened under Clause K of this Article XVII, and shall be due and payable on the date(s) determined by such Owners, or if not so determined, then as may be determined by the Board of Directors.
- F. Fiscal Year; Date of Commencement of Assessments; Due Date: The fiscal year of the Association shall be the calendar year and may be changed from time to time by action of the Association. The annual Assessments on each Lot in the Development shall commence no sooner than on the first day of the first month following the month in which Declarant first conveys ownership of any Lot to an Owner; provided, that if any Lot is first occupied for residential purposes prior to being conveyed by Declarant, full Assessments shall be payable with respect to such Lot commencing on the first day of the first month following the date of such occupancy. The Declarant shall have the right, but not the obligation, to make up any deficit in the budget for the Common Expenses for any year in which Declarant controls the Association, subject to its right to be reimbursed therefor as provided herein.

The first annual Assessment shall be made for the balance of the fiscal year of the Association in which such Assessment is made and, with respect to particular Lots, shall become due and payable on the date of initial transfer of title to a Lot to the Owner thereof. The annual Assessment for each year after the first assessment year shall be due and payable on the first day of each fiscal year of the Association. Annual Assessments shall be due and payable, in full, as of the above date or as of the transfer of a Lot to an owner other than the Declarant, except that the Board of Directors may, from time to time by resolution, authorize the payment of such Assessments in monthly, quarterly, or semi-annual installments. The Declarant shall not pay an assessment on Lots which are not sold.

- G. Duties of the Association:
1. Books and Records: The Board of Directors of the Association shall cause proper books and records of the levy and collection of each annual and special Assessment to be kept and maintained, including a roster setting forth the identification of each Lot and each Assessment applicable thereto, which books and records shall be kept by the Association and shall be available for the inspection and copying by each Owner (or duly authorized representative of any Owner) at all reasonable times. Except as may be otherwise provided in the

Association's By-Laws, the Association shall cause financial statements to be prepared at least annually for each fiscal year of the Association, and shall furnish copies of the same to any Owner or Mortgagee upon request. The Board of Directors of the Association shall cause written notice of all Assessments levied by the Association upon the Lots and upon the Owners to be delivered to the Owners or their designated representatives. Notices of the amount of Annual Assessments and the days following the determination thereof and Notices of the amounts of special Assessments shall be sent as promptly as practical and, in any event, not less than thirty (30) days prior to the due date of such Assessment or any installment thereof. In the event such notice is delivered less than thirty (30) days prior to the due date of the Assessment to which such notice pertains, payment of such Assessment shall not be deemed past due for any purpose if paid by the Owner within thirty (30) days after the date of actual delivery of such notice.

2. Certificate of Assessments: Upon request the Association shall promptly furnish to any Owner, prospective purchaser, title insurance company, or Mortgagee, a certificate in writing signed by an officer of the Association, setting forth the extent to which Assessments have been levied and paid with respect to any Lot in which the requesting party has a legitimate interest. For any person relying thereon, such certificate shall be conclusive evidence that of any Assessment therein stated has been paid.
3. Request for Notice from Mortgagee: The Association shall notify any Mortgagee from which it has received a request for notice:
 - a. of any default in the performance of any obligation under this Declaration by any Owner which is not remedied within sixty (60) days;
 - b. of any condemnation of casualty loss that affects either a material portion of the Development of the Lot securing its mortgage;
 - c. of any lapse, cancellation, or material modification of any insurance policy required to be maintained by the Association; and
 - d. of any proposed action which requires the consent of the Mortgagees or a specified percentage thereof, as set forth in the Declaration.

H. Association Remedies for Non-Payment of Assessments:

1. Lien for Non-Payment of Assessment: If any Assessment is not paid on the date when due, then such Assessment shall be deemed delinquent and shall, together with any interest thereon and any cost of collection thereof, including attorneys' fees, become a continuing lien on the Lot against which such Assessment was made, and such lien shall be binding upon and enforceable as a personal liability of the Owner of such Lot as of the date of levy of such Assessment, and shall be enforceable against the interest of such Owner and all future successors and assignees of such Owner in said Lot; provided however, that the lien of the Assessment provided for herein shall be subordinate to the lien of any first mortgage.
2. Initiation of Action by Association for Non-Payment of Assessment: If any Assessment upon any Lot is not paid within thirty (30) days after the due date, such Assessment and all cost of collection thereof, including attorneys' fees, shall bear interest from the date of delinquency until paid at a rate of eighteen percent (18%) per annum. The Association may bring an action against the delinquent Owner in any court having jurisdiction to enforce payment of the same and/or to foreclose the lien against Owner's Lot. There shall be added to the

amount of such Assessment all costs of such action, including the Association's attorneys' fees, and in the event a judgment is obtained, such judgment shall include such interest, costs, and attorneys' fees.

I. Adjustments: In the event that the amounts actually expended by the Association for Common Expenses in any fiscal year exceed the amounts budgeted and assessed for Common Expenses for that fiscal year, the amount of such deficit shall be carried over and become an additional basis for Assessments for the following year, except that so long as the Declarant controls the Association, Declarant may, at its sole discretion, make up such deficit; provided, however, that Declarant shall be reimbursed by the Association for such funded deficits, together with interest at 18% per annum until so reimbursed, from available surpluses in later years or through a special assessment at the time of transfer of control of the Association to the Owners.

J. Initial Assessments: During the first year in which the date when the Declaration is recorded, the annual Assessment per Lot shall not exceed One Hundred Twenty dollars (\$120.00) for Class A members, payable annually. This amount shall not indicate amounts of future annual Assessments. Future Assessments shall be based on an annual budget and shall be for a full year.

Regular Assessments may be increased up to 15% each year without a vote of the membership; provided that proper notice is given to the Owners not less than thirty (30) days in advance of the meeting to approve the annual budget.

The Declarant, at its sole discretion, may advance to the Association any of the first year deficit and may be reimbursed by subsequent assessments.

K. Notice and Quorum for any Action to Increase Assessments In Excess of 15% or to Amend the Declaration: Written notice of any meeting called for the purpose of increasing the regular or special Assessments of the Association or an Amendment to the Declaration shall be sent to all Owners not less than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of Owners or of proxies entitled to cast sixty percent (60%) of all the votes shall constitute a quorum.

If the required quorum is not present, another meeting may be called, subject to the same notice requirement, and the required quorum shall be those Owners who are present at this subsequent meeting. A majority of the lots represented in this Quorum must approve the assessment or amendment.


L. Subordination of the Lien to Mortgages: The Lien of the assessments 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. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof. Provided, however, the sale or transfer of any Lot pursuant to the foreclosure of any first mortgage on such Lot (without the necessity of joining the Association in any such foreclosure action) or any proceedings or deed in lieu thereof shall extinguish the lien of all assessments becoming due prior to the date of such sale or transfer. If and to the extent this Paragraph is inconsistent with any other paragraph in the Declaration, then this paragraph shall prevail.

ARTICLE XVIII
FUTURE IMPROVEMENTS

- A. The Developer has preliminary plans to construct and develop adjacent subdivisions to The Landing at Valley Lakes, which may contain certain amenities, such as a swimming pool, tennis and basketball courts, and walking paths. If the amenities are constructed, the Lot Owners shall be required to participate in the maintenance of those amenities through an increase in the monthly Association assessment. Such increase shall be determined at the time said amenities are constructed, but said increase shall not exceed One Hundred Fifty (\$150.00) annually in the first year when the amenities are completed. **Thereafter, the new assessment shall be determined as per Article XVII, Paragraphs I and J. Therefore, the total assessment shall be the Class A assessment as stated in Article XVII. J. plus the assessment addition shown in this article (initially, \$120.00 + \$150.00 = \$270.00) after the amenities are constructed.**

IN WITNESS WHEREOF, the undersigned officer of Declarant has hereunto caused his name to be subscribed this 31st day of March, 2000.

DECLARANT
CEDAR RUN LIMITED, INC.,
an Indiana Corporation

BY: 
Timmy J. Shrout, Vice President

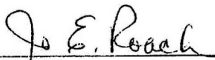
STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Timmy J. Shrout, President of Cedar Run Limited, Inc., an Indiana Corporation, who acknowledged the execution of the foregoing Declaration of Covenants, Conditions, Commitments, Restrictions, Easements and Assessments as such Officer acting for and on behalf of said Corporation, and who, having been duly sworn, stated that any representations herein contained are true.

Witness my hand and Notarial Seal this 31st day of March, 2000.



JO E. ROACH, Notary Public
My Commission Expires: 8-3-07
Residing in Marion County


Notary Public - Signature

This instrument prepared by: William T. Rees, Attorney at Law, 8355 Rockville Road,
Indianapolis, IN 46234

Exhibit "A"

The Landing at Valley Lakes
Record Description (Deed Record 303, Page 414)

A part of the Northeast Quarter of Section 16, Township 22 North, Range 4 West and the Northwest Quarter of Section 15, Township 22 North, Range 4 West, in Wea Township, Tippecanoe County, Indiana, more completely described as follows, to wit:

Beginning at the Northwest corner of said Northeast Quarter of said Section 16 and running thence South 89 degrees 57 minutes 20 seconds East along the North line of the Northeast Quarter of said Section 16, a distance of 2,629.0 feet to the Northeast corner of said Northeast Quarter of said Section 16; thence continuing South 89 degrees 57 minutes 20 seconds East along the North line of the Northwest Quarter of said Section 15 a distance of 991.45 feet to an iron pipe; thence South 0 degrees 28 minutes 40 East along an existing fence a distance of 782.5 feet to an iron pipe; thence North 87 degrees 35 minutes 20 seconds West a distance of 1,152.6 feet to an iron pipe; thence South 01 degrees 09 minutes West a distance of 285.5 feet to an iron pipe; thence North 87 degrees 40 minutes 40 seconds West a distance of 1,141.15 feet to an iron pipe; thence North 89 degrees 57 minutes West a distance of 1,328.1 feet to an iron pipe on the West line of said Northeast Quarter of Section 16 and the center line of County Road 150 East; thence North 0 degrees 00 minutes East along said West line of Northeast Quarter and center line of road a distance of 973.3 feet to the place of beginning, containing 76.31 acres more or less.

The Landing at Valley Lakes
Modernized Description

A part of the Northeast Quarter of Section 16 and the Northwest Quarter of Section 15, both in Township 22 North, Range 4 West, in Wea Township, Tippecanoe County, Indiana, and more completely described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Section 16; thence South 89 degrees 50 minutes 05 seconds East along the North line of said Northeast Quarter of said Section 16 a distance of 2,627.95 feet to the Northeast Corner of said Northeast Quarter of said Section 16; thence South 89 degrees 45 minutes 09 seconds East along the North line of said Northwest Quarter of said Section 15 a distance of 991.45 feet to a capped iron pipe (stamped Fisher PC 5092); thence South 0 degrees 21 seconds 09 minutes East 779.45 feet to an iron pipe found at the Northeast Corner of the land conveyed to L.A. Reynolds by Quitclaim Deed recorded as Document Number 90-10211 in the Office of the Recorder of said county; thence North 87 degrees 29 minutes 03 seconds West crossing back into the Northeast Quarter of said Section 16 a distance of 1,152.40 feet to a 5/8-inch reinforcing bar found at a northwest corner of the land conveyed to B. Yundt and J.E. Kuszmaul by Quitclaim Deed recorded as Document Number 94-16604 in said Office of the Recorder; thence South 1 degree 18 minutes 27 seconds West along a West line of said land 285.57 feet to a 6-inch diameter wood post; thence North 87 degrees 31 minutes 11 seconds West 1,138.64 feet to an iron pipe found marking an angle point on the northern line of the land conveyed to Victory Baptist Church by Warranty Deed recorded as Deed Record No. 1984, page 2080; thence North 89 degrees 47 minutes 19 seconds West 1,329.77 feet to a P.K. Nail on the Western line of said Northwest Quarter, and the Northwest corner of the land conveyed to E.L. and D.L. Riehle by Warranty Deed recorded as Document Number 90-03223 in said Office of the Recorder; thence North 0 degrees 03 minutes 24 seconds East along said Western line 972.03 feet to the point of beginning containing 75.78 acres, more or less, of which 58.49 acres are in said Section 16, and 17.29 acres are in said Section 15.

The above bearings are based upon an assumed bearing of South 89 degrees 50 minutes 05 seconds East along the North line of said Northwest Quarter of said Section 16, as used in previous surveys in the area by John E. Fisher and Associates, P.C., Job No. 93.56.1D.

The Landing at Valley Lakes, Phase I

A part of the Northeast Quarter of Section 16, Township 22 North, Range 4 West, Second Principal Meridian, Wea Township, Tippecanoe County, Indiana, being more completely described as follows:

Beginning at the Northwest corner of said Northeast Quarter; thence South 89 degrees 50 minutes 05 seconds East along the North Line of said Northeast Quarter 1234.18 feet; thence South 0 degrees 50

Exhibit "A" Page 1 of 2

Exhibit "A"
(Continued)

minutes 55 seconds West perpendicular to said north Line 150.00 feet; thence South 89 degrees 50 minutes 05 seconds East parallel with said North Line 31.10 feet; thence South 0 degrees 09 minutes 55 seconds West perpendicular to said North line 488.06 feet; thence North 89 degrees 47 minutes 58 seconds West 30.00 feet; thence South 0 degrees 12 minutes 02 seconds West 135.00 feet; thence South 89 degrees 47 minutes 58 seconds East 4.60 feet; thence South 0 degrees 12 minutes 02 seconds West 199.98 feet to the North Line of the land conveyed to Lighthouse Baptist Church (formerly known as Victory Baptist Church) in Deed Record No. 1984, Page 2080, as recorded in the Tippecanoe County Recorder's Office; thence North 89 degrees 47 minutes 19 seconds West 1237.83 feet to the West Line of said Northeast Quarter; thence North 0 degrees 03 minutes 24 seconds East along said West Line 972.03 feet to the Point of Beginning, containing 27.911 acres, more or less.

The above bearings are based on a previous job performed by John E. Fisher & Associates, P.C. dated December 27, 1994, and job number 94.46.1S.

Exhibit "A" Page 2 of 2

Cross-References:

The Landing at Valley Lakes, Declaration, Instrument #00-012105
The Commons at Valley Lakes, Declaration, Instrument #02-013412
Waterstone at Valley Lakes, Declaration, Instrument #9624097
Waterstone at Valley Lakes, First Amendment to Declaration, Instrument #9715153
Waterstone at Valley Lakes, Third Amendment to Declaration, Instrument #04015578
Waterstone at Valley Lakes, Third Amendment to Declaration, Instrument #05004823
Easement and License of Use to Amenities, Instrument #04022199

**FIRST AMENDMENT
TO
EASEMENT AND LICENSE OF USE TO AMENITIES**

This First Amendment to Easement and License of Use to Amenities ("First Amendment") is entered into by The Commons at Valley Lakes Homeowners Association, Inc. ("The Commons"), The Landing at Valley Lakes Homeowners Association, Inc. ("The Landing"), and Waterstone at Valley Lakes Homeowners Association, Inc. ("Waterstone") on July 2, 2019.

INTRODUCTION

The Developer of the Valley Lakes community, Cedar Run Limited, Inc. ("Cedar Run") created and recorded an Easement and License of Use to Amenities ("Easement") on August 2, 2004, as Instrument #04022199 in the Office of the Recorder of Tippecanoe County, Indiana.

The Easement was for the express purpose of establishing a non-exclusive easement and license in favor of the Lot Owners, and their successors and assigns, within The Commons, The Landing, and Waterstone communities to use the Amenities located in The Commons subdivision.

The parties now wish to amend the Easement to clarify certain terms within the Easement document, including the payment of the Annual Fee to pay for the maintenance, repair and replacement of the Amenities ("Annual Fee").

Therefore, the Easement is amended to state as follows:

1. **Maintenance of the Amenities.** The Commons will have the responsibility for the maintenance, repair and replacement of the Amenities. The Commons may also adopt reasonable rules regarding the use of the Amenities by Owners and their guests.

2. **Inspection of Records.** The Board of Directors of The Landing may request in writing served upon The Commons to inspect the financial records, including all contracts, invoices, bills, receipts, and bank records, of The Commons as they relate to the maintenance, repair and replacement of the Amenities, and the Board of Directors of The Landing has the right to inspect the minutes from any meeting where the maintenance, repair and replacement of the Amenities is to be or has been discussed upon the written request of The Landing Board of Directors.

3. **Annual Fee.** The Annual Fee will be determined, or set, by The Commons. The Annual Fee is based on the actual maintenance and replacement costs and all other related expenses, including, but not limited to, real estate taxes, if any, insurance, and establishing a proper reserve account for future or unforeseen expenses. The Commons and The Landing communities are responsible for paying their respective portion of the Annual Fee. The Commons will notify The Landing of the amount per Lot Annual Fee assessment to be charged each year on or before October 15th for the upcoming calendar year.

4. **Increases in the Annual Fee.** The proposed Annual Fee cannot be increased more than fifteen percent (15%) over the Annual Fee of the current fiscal year's Annual Fee unless the increase is approved by the Board of Directors for both The Commons and The Landing.

5. **Payment of Annual Fee.** The Landing will pay its portion of the Annual Fee for the current calendar year to The Commons by May 1st of each calendar year. At the same time The Landing pays its portion of the Annual Fee, The Landing will also provide The Commons with a list of Owners in The Landing who have not paid the Amenities Annual Fee so The Commons may withhold those Owners' pool cards or fobs. If The Landing fails to pay its portion of the Annual Fee by May 1st, then a 2.5% monthly late fee based on the outstanding portion of the Annual Fee owed by The Landing will be assessed to the outstanding balance. If the full Annual Fee is not paid by The Landing by July 1st, then The Commons may take legal action to collect any outstanding balances of the Annual Fee owed to it by The Landing. If legal action becomes necessary, The Landing will also be responsible for reimbursing The Commons its expenses, costs, and reasonable attorney fees incurred in the collection action.

6. **Collection of Annual Fee by Each Association.** The Annual Fee will be paid on a pro-rata basis by the Lot Owners living in The Commons and The Landing communities. The Commons and The Landing will be responsible for collecting from its respective Owners each Owner's pro-rata share of the Annual Fee as part of that respective Association's assessments as set forth in Article XVIII in the Declaration of Covenants, Conditions, Commitments, Restrictions, Easements, Assessments of The Commons at Valley Lakes and the Declaration of Covenants, Conditions, Commitments, Restrictions, Easements, Assessments of The Landing at Valley Lakes.

7. Distribution of Pool Cards or Fobs. All unused pool cards or fobs, yearly pool applications and an accurate recording of all pool cards or key fobs will be kept by The Commons and handed out to the Lot Owners by The Commons following receipt of the Annual Fee.

8. Removal of Waterstone. The Commons, Landings, and Waterstone agree, pursuant to the Third Amendment to the Declaration of Covenants, Conditions, Commitments, Restrictions, Easements, Assessments of Waterstone at Valley Lakes, Phase I, II, III, recorded on June 1, 2004, as Instrument #04015578, and recorded again on March 7, 2005, as Instrument #05004823, both in the Office of the Recorder of Tippecanoe County, Indiana, that the Lot Owners in Waterstone are hereby removed from the Easement Agreement and will not be included in the computation of each individual Lot Owner's pro-rata amount of the Annual Fee. However, per the Amendments recorded in 2004 and 2005, the Lot Owners in Waterstone may individually elect to use the Amenities and will be granted an Associated Membership to use the Amenities. Any Waterstone Lot Owner electing to use the Amenities will be obligated to pay directly to The Commons a Membership Fee in the same amount as the pro-rated share of the Annual Fee paid by the Owners in The Commons and The Landing.

9. Insurance. The Commons is to be named as an additional insured under The Landing's liability insurance policies; likewise, The Landing is to be named as an additional insured under The Commons' liability insurance policies. The Landing and The Commons agree to provide certificates of insurance showing this coverage upon the request of the other.

10. Enforcement. If a court action or lawsuit becomes necessary to enforce this First Amendment or the original Easement agreements, the party that prevails in the action or lawsuit will be entitled to recover its reasonable attorney fees and costs from the non-prevailing party.

11. Integration. This Agreement represents the entire agreement between The Commons, The Landing, and Waterstone, and may only be modified or amended by a written instrument signed, executed and dated by The Commons and The Landing, except for changes to Paragraph 8 of this Agreement which must be signed, executed and dated by The Commons, The Landing and Waterstone, after the date of this Agreement.

12. Recording This Document. Original and amended copies of this document, including added signatures, will be recorded by The Commons.

[The Remainder of this Page Left Intentionally Blank]

WATERSTONE AT VALLEY LAKES HOMEOWNERS ASSOCIATION, INC.

Sean P Henady

Printed Name: Sean Henady
President

STATE OF INDIANA)
)
COUNTY OF TIPPECANOE)

Before me a Notary Public in and for said County and State, personally appeared Sean Henady, President of Waterstone at Valley Lakes Homeowners Association, Inc., who acknowledged execution of the foregoing First Amendment to Easement and License of Use to Amenities, and who, having been duly sworn, stated that the representations contained herein are true.

Witness my hand and Notarial Seal of this 2 day of July, 2019.

Stephanie Waltz
Notary of Public - Signature

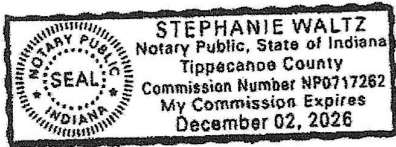
Tippecanoe
County of Residence

Stephanie Waltz
Printed

12.2.26
Date Commission Expires

I hereby 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. -David E. Jacuk

This document was prepared by and should be returned to:
David E. Jacuk, TANNER LAW GROUP, 6125 S. East St., Suite A, Indianapolis, IN 46227



THE COMMONS AT VALLEY LAKES HOMEOWNERS ASSOCIATION, INC.

Joseph Stanley
Printed Name: Joseph Stanley
President

STATE OF INDIANA)
)
COUNTY OF TIPPECANOE)

Before me a Notary Public in and for said County and State, personally appeared Joseph Stanley, President of The Commons at Valley Lakes Homeowners Association, Inc., who acknowledged execution of the foregoing First Amendment to Basement and License of Use to Amenities, and who, having been duly sworn, stated that the representations contained herein are true.

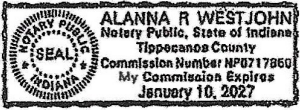
Witness my hand and Notarial Seal of this 6 day of March, 2019.

Alanna R Westjohn
Notary of Public - Signature

Tippecanoe
County of Residence

Alanna R Westjohn
Printed

January 10, 2027
Date Commission Expires



Pam W

SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, COMMITMENTS,
RESTRICTIONS, EASEMENTS AND ASSESSMENTS ("RESTRICTIVE COVENANTS") OF
THE LANDING AT VALLEY LAKES, PHASE I
AND SUBSEQUENT SECTIONS THERETO
LAFAYETTE, INDIANA

WITNESSETH that the undersigned Cedar Run Limited, Inc. is the Owner and Developer (hereinafter the "Developer") of The Landing at Valley Lakes, Phases I and II;

WHEREAS, Restrictive Covenants of The Landing at Valley Lakes Subdivision, Phase I, dated March 31, 2000, were recorded June 9, 2000, under Document No. 00-012105 and amended on July 6, 2000, and were recorded on July 7, 2000, under Document No. 00014441, in the Office of Recorder, Tippecanoe County, Indiana (hereinafter the "Restrictive Covenants");

WHEREAS, a Final Plat (hereinafter the "Plat") of The Landing at Valley Lakes Subdivision, Phase I, dated March 28, 2000, was recorded June 9, 2000, under Document No. 00012104, Plat Cabinet 6, Slide 141, in the Office of Recorder, Tippecanoe County, Indiana;

WHEREAS, the Plat incorporates said Restrictive Covenants as applicable to all the platted lots of said The Landing at Valley Lakes Subdivision, Phase I and subsequent Sections thereto;

WHEREAS, The Landing at Valley Lakes, Phase II, Final plat dated JUNE 15, 2001, was recorded on JULY 9, 2001, under Document No. 01017339, Plat Cabinet 6, Slide ~~175~~ 177, in the Office of the Recorder, Tippecanoe County, Indiana;

WHEREAS, the Developer has reserved the right per Article XI, B. to amend these Restrictive Covenants as long as the amendment "does not have a materially adverse effect on the rights of any Mortgagee, nor which will substantially impair the benefits of the Covenants to any Owner or substantially increase the obligations imposed by the Covenants on any Owner."

NOW THEREFORE, in consideration of the premises, the Developer make the following amendments to the Declaration with respect to specific Phase II Lots:

1. Article III, A, 9, c. and g. Fences shall be amended with the addition of the following restriction:
"Only four (4) foot decorative fences will be allowed on Lots 82 through 92 and Lots 94 through 97 in The Landing at Valley Lakes, Phase II."
2. Article III, A, 17. Storage Sheds shall be amended with the addition of the following restriction:
"Storage sheds shall not be allowed on Lots 82 through 92 and Lots 94 through 97 in The Landing at Valley Lakes, Phase II."

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER.

JUL 09 2001

Robert A. Blanton
AUDITOR OF TIPPECANOE CO.

Doc No. 01017340

STATE OF INDIANA)

) SS:

COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Timmy J. ShROUT, President of Cedar Run Limited, Inc. who acknowledged the execution of the foregoing First Amendment to the Declaration of Covenants and Restrictions acting for and on behalf of said Cedar Run Limited, Inc., and who, having been duly sworn, stated that any representations therein contained are true. Witness my hand and Notarial Seal this 2nd day of June, 2003.



JO E. ROACH, Notary Public
My Commission Expires: 8-3-07
Residing in Marion County

A handwritten signature in cursive script that reads "JO E. ROACH".

This instrument prepared by: William T. Rees, Attorney at Law, 8355 Rockville Road, Indianapolis, Indiana 46234.

THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, COMMITMENTS,
RESTRICTIONS, EASEMENTS AND ASSESSMENTS ("RESTRICTIVE COVENANTS") OF
THE LANDING AT VALLEY LAKES, PHASE I
AND SUBSEQUENT SECTIONS THERETO
LAFAYETTE, INDIANA

WITNESSETH that the undersigned Cedar Run Limited, Inc. is the Owner and Developer (hereinafter the "Developer") of The Landing at Valley Lakes, Phases I, II, and III;

WHEREAS, Restrictive Covenants of The Landing at Valley Lakes Subdivision, Phase I, dated March 31, 2000, were recorded June 9, 2000, under Document No. 00-012105 in the Office of Recorder, Tippecanoe County, Indiana (hereinafter the "Restrictive Covenants");

WHEREAS, a Final Plat (hereinafter the "Plat") of The Landing at Valley Lakes Subdivision, Phase I, dated March 28, 2000, was recorded June 9, 2000, under Document No. 00012104, Plat Cabinet 6, Slide 141, in the Office of Recorder, Tippecanoe County, Indiana, incorporated said Restrictive Covenants;

WHEREAS, a Final Plat (hereinafter the "Plat") of The Landing at Valley Lakes Subdivision, Phase II, dated June 15, 2001, was recorded July 9, 2001, under Document No. 01017339, Plat Cabinet 6, Slide 177, in the Office of Recorder, Tippecanoe County, Indiana, incorporated said Restrictive Covenants;

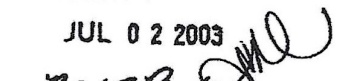
WHEREAS, The Landing at Valley Lakes, Phase III, Final plat dated 6/20 2003, was recorded on 7/2, 2003, under Document No. 03-026457, Plat Cabinet 7, Slide 62, in the Office of the Recorder, Tippecanoe County, Indiana incorporated said Restrictive Covenants;

NOW THEREFORE, the Plat, Phase III, incorporates said Restrictive Covenants as applicable to all the platted lots of said The Landing at Valley Lakes Subdivision, Phase I and subsequent Sections thereto;

IN WITNESS WHEREOF, the undersigned Officer of Declarant has hereunto caused his name to be subscribed this 2nd day of June, 2003.

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER.

JUL 02 2003


AUDITOR OF TIPPECANOE CO.

OWNER/DEVELOPER:
CEDAR RUN LIMITED, INC.

By: 
Timmy J. Shrout, President

FOURTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, COMMITMENTS,
RESTRICTIONS, EASMENTS AND ASSESSMENTS (the "RESTRICTIVE COVENANTS")
OF THE LANDING AT VALLEY LAKES, PHASE I
AND SUBSEQUENT SECTIONS THERETO
LAFAYETTE, INDIANA

THIS FOURTH AMENDMENT TO THE RESTRICTIVE COVENANTS made this
3rd day of November 2005, witnesseth Cedar Run Limited, Inc. is the Developer (the
"Developer") of the Landing at Valley Lakes, Phases I, II, and III;

WHEREAS, Restrictive Covenants of the Landing at Valley Lakes Subdivision, Phase I,
dated March 31, 2000, were recorded June 9, 2000, under Document No. 00-012105 in the
Office of Recorder, Tippecanoe County, Indiana; and

WHEREAS, a Final Plat (the "Phase I Plat") of the Landing at Valley Lakes Subdivision,
Phase I, dated March 28, 2000, was recorded June 9, 2000, under Document No. 0012104, Plat
Cabinet 6, Slide 141, in the Office of Recorder, Tippecanoe County, Indiana, incorporated the
Restrictive Covenants; and

WHEREAS, a Final Plat (the "Phase II Plat") of the Landing at Valley Lakes
Subdivision, Phase II, dated June 15, 2001, was recorded July 9, 2001, under Document No.
01017339, Plat Cabinet 6, Slide 177, in the Office of Recorder, Tippecanoe County, Indiana,
incorporated the Restrictive Covenants; and

WHEREAS, a Final Plat (the "Phase III Plat") of the Landing at Valley Lakes
Subdivision, Phase III, dated June 20, 2003, was recorded July 2, 2003, under Document No. 03-
026457, Plat Cabinet 7, Slide 62, in the Office of Recorder, Tippecanoe County, Indiana,
incorporated the Restrictive Covenants; and

WHEREAS, it is intended to revise and amend certain provisions of the Restrictive
Covenants as provided therein;

NOW THEREFORE, in consideration of the premises, the Restrictive Covenants are
hereby amended as follows:

1. Article III.A.17, Paragraph 17 as provided by the Second Amendment dated June 29,
2001 and recorded July 9, 2001 as Document No. 01017340 in the Office of Recorder of
Tippecanoe County, Indiana, is hereby deleted, and the following provision is inserted in
lieu thereof:

"Storage Sheds shall be allowed on Lots 82 through 92, and Lots 94 through 97 in the
Landing at Valley Lakes, Phase II."

Ph 1 - 162-17104-0010 thru 0560
Ph 2 - 162-17105-0019 thru 0734
Ph 3 - 162-17108-0016 thru 0423

JULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER.

NOV - 3 2005

[Signature]
AUDITOR OF TIPPECANOE CO

2. Article V. Miscellaneous Provisions and Prohibitions. The following provisions are inserted as "Paragraph K, Leasing of Units" to be applicable to all Lots in Phases I, II, and III.

K. Leasing of Units.

1. **Limitation on Leased Units.** At no time may more than seven (7) percent of the total number of Units, or such lower number as may subsequently be required by a secondary mortgage market lender, be leased, rented, licensed, or let (the "Maximum Lease Limitation"). All units leased after obtaining the prior approval hereinafter setforth shall be rented or leased as single-family residences only (the "Leased Unit" or "Leased Units").
2. **Written Requests.** To ensure that the Maximum Lease Limitation is not exceeded, any Member who intends to lease a Unit shall first send a written request to the Association at the following address:

7050 E. 116th Street
Fishers, IN 46038
3. **Response time.** Upon receiving a written request for permission to lease, the Association shall, within 30 days thereof, notify the Member if the Maximum Lease Limitation has been met and in either case, if the Member's request has been approved or denied.
4. **Written Consent.** No Member shall lease any Unit without prior written consent from the Association. If the Maximum Lease Limitation has not been exceeded, permission shall not be unreasonably denied. The Association may, from time to time, establish additional Rules and Regulation, as deemed necessary and reasonable, at the time for carrying out the intents and purposes thereof.
5. **Lease Term.** No Unit shall be leased for a term of less than twelve (12) months or more than two (2) years.
6. **Premises.** The lease premises of all Leased Units shall include the entire Unity. No more than one lease may be signed for any Leased Unit at one time.
7. **Occupant bound by governing documents.** No Unity may be leased except pursuant to a written agreement (the "Lease") acceptable to the Association in form and content, including, but not limited to, the inclusion of a clause providing that all occupants shall to be bound by the Association's governing documents, and by the Rules and Regulations promulgated pursuant thereto.

8. **Attorney-in-fact.** All Leases shall be approved by the Association, in advance, and shall provide, in part, that the Member has irrevocably appointed the Association as the Member's attorney-in-fact to enforce, at the Member's expense, any breach or violation of the Association's Rules and Regulations including, without limitation, legal proceedings for eviction of the Member's Tenant or Tenants of the Leased Unit. Provided, however, the Association, shall first give the Member notice of violations and provide a reasonable opportunity to cure.
9. **Copy of Lease to Association.** A copy of all lease agreements shall be provided to and approved by the Association prior to use by any Member.
10. **Subletting.** Subletting of Leased Units by member or by occupants is not permitted.
11. **Relationship of the Parties.** Nothing contained herein shall be construed to imply that the Association and any Member are partners or joint ventures in the renting of any Leased Unit. Similarly, nothing contained herein shall imply or create a landlord/tenant relationship between the Association and any tenant or occupant of any Leased Unit.
12. **Extensions of Leases.** The extension of any Lease shall be subject to approval by the Association.
13. **Exceptions of Leases.** The provisions hereof shall not apply to the following:
 - (a). **Grandfathered Units.** Grandfathered Units shall be defined as Units leased at the time of the recording of this instrument. Grandfathered Units shall be exempt from the restrictions herein for the existing term of the lease at the time of recording only. Any subsequent Lease shall be submitted to the Association for approval as outlined herein.
 - (b). **Hardship situations.** Any Member suffering a financial or personal hardship which prevents the Member from residing in the Member's Unit, may apply to the Association for permission to lease the Unit. In such situations, the Association, in its sole discretion, may permit the Member to lease the Unit, notwithstanding that the Maximum Lease Limitation be exceeded.
 - (c). **Lender's foreclosures.** Nothing contained herein shall apply to foreclosing lenders or *impair the right of First Mortgagees to foreclose or take title to a Unit, to accept a Deed-in-Lieu of foreclosure or to take possession and lease an acquired Unit, even if the Maximum Lease Limitation may exceed thereby.*
 - (d). **Immediate family members.** Units occupied by immediate family members of Members shall not be considered Leased Units for purposes hereof.

IN WITNESS WHEREOF, the undersigned Officer of Declarant has executed this Fourth Amendment as of the date first above set forth.

THE LANDING AT VALLEY LAKES
HOMEOWNER ASSOCIATION, INC.

BY: Cara C. Putman
ITS: President Cara C. Putman

STATE OF INDIANA)
)SS:
COUNTY OF Hamilton)

Before me, a Notary Public in and for said County and State, personally appeared Cara C. Putman, President of the Landing at Valley Lakes Homeowner Association, Inc., who acknowledged the execution of the foregoing Fourth Amendment to the Declaration of Covenants and Restrictions acting for an on behalf of said The Landing at Valley Lakes Homeowner Association, Inc., and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 1st day of November, 2005.

(SEAL)

MY COMMISSION EXPIRES:
June 22, 2009

Ronda S. Reidhead
Ronda S. Reidhead, Notary Public
Resident of Hamilton County, IN



This Instrument Prepared By: Michael E. Farrer or Bingham, Farrer & Wilson, P.C., 1601 South Anderson Street, P.O. Box 494, Elwood, Indiana 46036



DocId:8008775

Tx:4006765

Cross Reference

Document No. 00012105
Document No. 00014441
Document No. 01017340
Document No. 03026458
Document No. 05026810

20222018751
FILED FOR RECORD IN
TIPPECANOE COUNTY, IN
SHANNON WITHERS, RECORDER
10/21/2022 02:14 PM
RECORDING FEE 25.00

**FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
COMMITMENTS, RESTRICTIONS, EASEMENT AND ASSESSMENTS OF THE LANDING
AT VALLEY LAKES, PHASE I, AND SUBSEQUENT SECTIONS THERETO
LAFAYETTE, INDIANA**

THIS FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
COMMITMENTS, RESTRICTIONS, EASEMENT AND ASSESSMENTS OF THE LANDING AT
VALLEY LAKES, PHASE I, AND SUBSEQUENT SECTIONS THERETO
LAFAYETTE, INDIANA ("Fifth Amendment") dated effective October 19th, 2022.

RECITALS

WHEREAS, a Declaration of Covenants, Conditions, Commitments, Restrictions, Easement and Assessments of the Landing at Valley Lakes, Phase I, and Subsequent Sections Thereto Lafayette, Indiana dated March 31, 2000, was recorded in the Office of the Recorder of Tippecanoe County on June 9, 2000, as Document No. 00012105 (together with the amendments thereto recorded as Document Nos. 00014441, 01017340, 03026458, and 05026810, the "Declaration").

WHEREAS, a Final Plat of The Landing at Valley Lakes Subdivision, Phase I, dated March 28, 2000, was recorded June 9, 2000, under Document No. 00012104, Plat Cabinet 6, Slide 141, in the Office of Recorder, Tippecanoe County, Indiana, Indiana, incorporated the Declaration.

WHEREAS, a Final Plat of The Landing at Valley Lakes Subdivision, Phase II, dated June 15, 2001, was recorded July 9, 2001, under Document No.01017339, Plat Cabinet 6, Slide 177, in the Office of Recorder, Tippecanoe County, Indiana, incorporated the Declaration.

WHEREAS, The Landing at Valley Lakes, Phase III, Final Plat dated June 20, 2003, was recorded on July 2, 2003, as Document No. 03-026457, Plat Cabinet 7, Slide 62, in the Office of the Recorder of Tippecanoe County, Indiana, incorporated the Declaration.

WHEREAS, it is intended to amend and revise certain provisions of the Declaration as set forth herein.

WHEREAS, this Fifth Amendment has been approved in accordance with Article XVII (K) of the Declaration.

WHEREAS, all acts and things have been done and performed which are necessary to amend the Declaration that, when executed and recorded in the Records of Tippecanoe County, Indiana, are enforceable with their respective terms to make this Fifth Amendment a valid and binding agreement.

WHEREAS, capitalized terms used herein and not otherwise defined herein shall have the meanings given to them in the Declaration.

NOW, THEREFORE, the following amendments are made to the Declaration:

1. Article III.A.9.d. of the Declaration is deleted in its entirety and replaced with the following:

The Committee shall require wood fences to be painted, stained, or sealed with a clear sealant. If painted or stained, the paint or stain shall blend with the color of the house on the lot on which the fence will be located.

2. The following is added as Article III.A.27 to the Declaration:

Wood Surfaces. All wood surfaces on play equipment, decks, pergolas, gazebos, and like structures shall be stained, painted, or sealed with a clear sealant. If painted or stained, the paint or stain shall blend with the color of the house on the lot on which the structure will be located.

3. The following is added as Article III.A.28 to the Declaration:

Metal Roofs. Metal roofs shall be permitted on gazebos and patio furniture. No other structures, including sheds, shall be permitted to have metal roofs.

4. Article XVII.H.2. of the Declaration is deleted in its entirety and replaced with the following:

Initiation of Action by Association for Non-Payment of Assessment. If any Assessment upon any Lot is not paid within thirty (30) days after the due date, a late fee equal to ten percent (10%) of such Assessment shall be due, plus a fee of \$100.00 if the matter is turned over to a third-party for collection. Furthermore, such delinquent Assessment shall bear interest from the date of delinquency until paid at a rate of eighteen percent (18%) per annum. The Association may bring an action against the delinquent Owner in any court having jurisdiction to enforce payment of the same and/or to foreclose the lien against the Owner's Lot. There shall be added to the amount of such Assessment all costs of such action (including, without limitation, filing fees and costs of collection), the reasonable attorneys' fees incurred by the Association to enforce the terms of this Declaration even if a lawsuit is not filed, and in the event a judgment is obtained, such judgment shall include such late fees, interests, costs, and reasonable attorneys' fees.

Notwithstanding any provision to the contrary in this Declaration, in no event shall the interest rate charged exceed the maximum rate of interest permitted under applicable state and/or federal usury law.

5. If any provision of this Fifth Amendment is determined to be unenforceable, the remainder of this Fifth Amendment will remain intact and enforceable.

6. Except to the extent specifically modified, amended, or supplemented by this Fifth Amendment, the Declaration shall remain in full force and effect.

7. In the event of any conflict between the terms of the Declaration and the terms of this Fifth Amendment, the terms of this Fifth Amendment shall control.

[The remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the undersigned officer of The Landing at Valley Lakes Homeowners' Association, Inc. has executed this Fifth Amendment effective as of the Effective Date.

The Landing at Valley Lakes Homeowners' Association, Inc.

By: Lisa A Vester
(written)
Lisa A Vester
(printed) President
Its: _____
(office)

STATE OF INDIANA)
) SS:
Tippecanoe COUNTY)

Before me, a Notary Public in and for said County and State, personally appeared The Landing at Valley Lakes Homeowners' Association, Inc., by Lisa Vester, its President, who acknowledged the execution of the foregoing instrument on behalf of The Landing at Valley Lakes Homeowners' Association, Inc.

WITNESS my hand and Notarial Seal, this 19th day of October, 2022.

Cheryl M. Hart Strong
(written)
Cheryl M. Hart Strong
(printed)
NOTARY PUBLIC
Resident of Tippecanoe County

My Commission Expires: March 12, 2025



This instrument prepared by: Kevin J. Riley of the firm of REILING TEDER & SCHRIER, LLC, 250 Main Street, Suite 601, P.O. Box 280, Lafayette, Indiana 47902. Telephone: (765) 423-5333. E-mail: kjr@rtslawfirm.com

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. Kevin J. Riley