

Also incorporates covenants from Liberty Creek North

CROSS REFERENCE

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FILED

SEP 20 1991

OF

SEP 20 1991

LIBERTY CREEK NORTH AND STRATFORD GLEN

PIKE TOWNSHIP
ASSESSOR

RECORDED
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MARION RECORDER

THIS DECLARATION is made this 12th day of September, 1991 by Davis Land Developers, Inc., an Indiana corporation (the "Developer").

Recitals

1. Developer is the owner of the real estate which is described in Exhibit "A" attached hereto and made a part hereof (the "Initial Real Estate").
2. Developer intends to subdivide the Initial Real Estate into residential lots. Such residential lots will be grouped into the following two separate subcommunities: Liberty Creek North and Stratford Glen. Each of the such subcommunities is part of the Initial Real Estate and shall be subjected to the provisions of this Declaration of Covenants, Conditions and Restrictions as more specifically provided in Recital 3 below. The real estate described in Exhibit A hereto and the additional real estate which, as described in Recital 5 below, Developer expects from time to time to subject to the provisions of this Declaration were originally part of an overall parcel of land referred to in the Declaration of Covenants, Conditions and Restrictions made by American Community Development Corporation and recorded in the office of the Recorder of Marion County, Indiana, on July 25, 1988 as Instrument No. 88-73610 (the "Prior Declaration"). As expressly provided in Article II of the Prior Declaration, the real estate intended to be subjected to the provisions of the Prior Declaration is known as "Liberty Creek North, Section 1" and consists of seventy-nine (79) lots, and the real estate that is or will become subject to this Declaration which, as of the date hereof, has not yet been developed is not affected by the Prior Declaration.
3. Before subdividing the Initial Real Estate, Developer desires to subject the Initial Real Estate to certain rights, privileges, covenants, conditions, restrictions, easements, assessments, charges and liens for the purpose of preserving and protecting the value and desirability of the Initial Real Estate for the benefit of each owner of any part thereof.
4. Developer further desires to create a separate organization to which shall be delegated and assigned the powers of maintaining and administering the common areas and certain other areas of the Initial Real Estate and of administering and enforcing the covenants and restrictions contained in this Declaration and the subdivision plats of the Initial Real Estate as hereafter recorded in the office of the Recorder of Marion County, Indiana and of collecting and disbursing assessments and charges as herein provided.
5. Developer may from time to time subject additional real estate located within the tracts adjacent to the Initial Real Estate to the provisions of this Declaration (the Initial Real Estate, together with any such additions, as and when the same become subject to the provisions of this Declaration as herein provided, is hereinafter referred to as the "Real Estate").

NOW, THEREFORE, Developer hereby declares that the Initial Real Estate is and shall be acquired, held, transferred, sold, hypothecated, leased, rented, improved, used and occupied subject to the following provisions, agreements, covenants, conditions, restrictions, easements, assessments, charges and liens, each of which shall run with the land and be binding upon, and inure to

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NOTICE
BY NOA W HOFF

the benefit of, Developer and any other person or entity hereafter acquiring or having any right, title or interest in or to the Initial Real Estate or any part thereof.

ARTICLE I

DEFINITIONS

The following terms, when used in this Declaration with initial capital letters, shall have the following respective meanings:

1.1 "Association" means the Liberty Creek North and Stratford Glen Community Association, Inc., an Indiana not-for-profit corporation, which Developer has caused or will cause to be incorporated, and its successors and assigns.

1.2 "Architectural Review Committees" means the architectural review committees established pursuant to Article VI, paragraph 6.1, of this Declaration. As provided in such Article VI, paragraph 6.1, there shall be established a separate architectural review committee for each of Liberty Creek North and Stratford Glen.

1.3 "Common Areas" means (i) all portions of the Real Estate shown on any Plat of a part of the Real Estate as a "Common Area" or which are otherwise not located in Lots and are not dedicated to the public and (ii) all facilities, structures, buildings, improvements and personal property owned or leased by the Association from time to time. Common areas may be located within a public right-of-way.

1.4 "Common Expenses" means (i) expenses of and in connection with the maintenance, repair or replacement of the Common Areas and the performance of the responsibilities and duties of the Association, including (without limitation) expenses for the improvement, maintenance or repair of the improvements, lawn, foliage and landscaping not located on a Lot (unless located on a Drainage, Utility or Sewer Easement or unless located on a Landscape Easement or Landscape Preservation Easement located on a Lot to the extent the Association deems it necessary to maintain such easement), (ii) expenses of and in connection with the maintenance, repair or continuation of the drainage facilities located within and upon the Drainage, Utility or Sewer Easements, (iii) all judgments, liens and valid claims against the Association, (iv) all expenses incurred to procure liability, hazard and any other insurance with respect to the Common Areas and (v) all expenses incurred in the administration of the Association.

1.5 "Developer" means Davis Land Developers, Inc., an Indiana corporation, and any successors and assigns whom it designates in one or more written recorded instruments to have the rights of Developer hereunder.

1.6 "Development Period" means the period of time commencing with the date of recordation of this Declaration and ending on the date Developer or its affiliates no longer own any Residence Unit or Lot within or upon the Real Estate, but in no event shall the Development Period extend beyond the date seven (7) years after the date this Declaration is recorded.

1.7 "Landscape Easements" means any areas of ground so designated on a Plat of any part of the Real Estate.

1.8 "Landscape Preservation Easements" means any areas of ground so designated on a Plat of any part of the Real Estate.

1.9 "Lake Easements" means any areas of ground so designated on a Plat of any part of the Real Estate.

1.10 "Lot" means any parcel of land shown and identified as a lot on a Plat of any part of the Real Estate.

1.11 "Mortgagee" means the holder of a recorded first mortgage lien on any Lot or Residence Unit.

1.12 "Nonaffiliated Owner" means any Owner other than Developer or any entity related to Developer.

1.13 "Owner" means the record owner, whether one or more persons or entities, of fee-simple title to any Lot, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation unless specifically indicated to the contrary. The term Owner as used herein shall include Developer so long as Developer shall own any Lot, Residence Unit or any Real Estate in the Real Estate.

1.14 "Plat" means a duly approved final plat of any part of the Real Estate as hereafter recorded in the office of the Recorder of Marion County, Indiana.

1.15 "Residence Unit" means any single family home in the subdivision designed for residential occupancy.

1.16 "Sidewalk Easements" means any areas of ground so designated on a Plat of any part of the Real Estate.

1.17 "Utility, Drainage or Sewer Easements" means any areas of ground so designated on a Plat of any part of the Real Estate.

ARTICLE II

APPLICABILITY

All Owners, their tenants, guests, invitees and mortgagees, and any other person using or occupying a Lot or any other part of the Real Estate shall be subject to and shall observe and comply with the covenants, conditions, restrictions, terms and provisions set forth in this Declaration and any rules and regulations adopted by the Association as herein provided, as the same may be amended from time to time.

The Owner of any Residence Unit (i) by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof, whether from the Developer or its affiliates or any builder or any subsequent Owner of the Residence Unit, or (ii) by the act of occupancy of the Residence Unit, shall conclusively be deemed to have accepted such deed, executed such contract or undertaken such occupancy subject to the covenants, conditions, restrictions, terms and provisions of this Declaration. By acceptance of a deed, execution of a contract or undertaking of such occupancy, each Owner covenants for himself, his heirs, personal representatives, successors and assigns, with Developer and the other Owners from time to time, to keep, observe, comply with and perform the covenants, conditions, restrictions, terms and provisions of this Declaration.

ARTICLE III

PROPERTY RIGHTS

3.1 Owners' Easement of Enjoyment of Common Areas. Developer hereby declares, creates and grants a non-exclusive easement in favor of each Owner for the use and enjoyment of the Common Areas. Such easement shall run with and be appurtenant to each Residence Unit, subject to the following provisions:

(1) the right of the Association to charge reasonable admission and other fees for the use of the recreational facilities, if any, situated upon the Common Areas;

(ii) the right of the Association to fine any Owner or make a special assessment against any Residence Unit or Lot in the event a person permitted to use the Common Areas by the Owner of the Residence Unit violates any rules or regulations of the Association as long as such rules and regulations are applied on a reasonable and nondiscriminatory basis;

(iii) the right of the Association to make reasonable regular assessments for use of the Common Areas;

(iv) the right of the Association to dedicate or transfer all or any part of the Common Areas or to grant easements to any public agency, authority or utility for such purposes and subject to such conditions as may be set forth in the instrument of dedication or transfer;

(v) the right of the Association to enforce collection of any fines or regular or special assessments through the imposition of a lien pursuant to paragraph 7.7;

(vi) the rights of Developer as provided in this Declaration and in any Plat of any part of the Real Estate;

(vii) the terms and provisions of this Declaration;

(viii) the easements reserved elsewhere in this Declaration and in any Plat of any part of the Real Estate; and

(ix) the right of the Association to limit the use of Common Areas in a reasonable nondiscriminatory manner for the common good.

3.2 Permissive Use. Any Owner may permit his or her family members, guests, tenants or contract purchasers who reside in the Residence Unit to use his or her right of use and enjoyment of the Common Areas. Such permissive use shall be subject to the By-Laws of the Association and any reasonable nondiscriminatory rules and regulations promulgated by the Association from time to time.

3.3 Conveyance of Common Areas. Upon sixty (60) days notice to the Association, Developer may convey all of its right, title and interest in and to any of the Common Areas to the Association by quitclaim deed, and such Common Areas so conveyed shall then be the property of the Association.

ARTICLE IV

USE RESTRICTIONS

4.1 Lakes. There shall be no swimming, skating, boating or fishing in or on any lake, pond, creek or stream on the Real Estate. The Association shall promulgate rules and regulations with respect to the permitted uses, if any, of the lakes or other bodies of water on the Real Estate.

4.2 Initial Sale of Units. All initial sales of Residence Units by the Developer or any builder or any affiliate of Developer or any builder shall be to owner-occupants; provided, however, this provision shall not apply to a mortgagee or its successor who acquires the development or a portion thereof through foreclosure or sale in lieu thereof. If any owner-occupant desires to lease his unit, such rental shall be pursuant to a written lease with a minimum term of one year and such lease shall expressly provide that the lessee shall be subject to all rules and regulations of the Association.

4.3 Use of Common Areas. The Common Areas shall not be used for commercial purposes.

4.4 Lot Access. All Lots shall be accessed from the interior streets of the subdivision. No direct access is permitted to any Lot from West 62nd Street

4.5 Other Use Restrictions Contained in Plat Covenants and Restrictions. The Plat Covenants and Restrictions relating to the Real Estate contain additional restrictions on the use of the Lots in the Subdivision, including without limitation prohibitions against commercial use, detached accessory buildings and nuisances; restrictions relating to the use of Landscape Easements, Landscape Preservation Easements, Lake Easements, Sidewalk Easements and Utility, Drainage and Sewer Easements; and restrictions relating to temporary structures, vehicle parking, signs, mailboxes, garbage and refuse disposal, storage tanks, water supply and sewage systems, ditches and swales, driveways, antenna and satellite dishes, awnings, fencing, swimming pools, solar panels and outside lighting. Such prohibitions and restrictions contained in the Plat Covenants and Restrictions are hereby incorporated by reference as though fully set forth herein.

ARTICLE V

ASSOCIATION

5.1 Membership. Each Owner, automatically upon becoming an Owner, shall be and become a member of the Association and shall remain a member of the Association so long as he or she owns the Lot.

5.2 Classes of Membership and Vote. The Association shall have two (2) classes of membership, as follows:

(i) Class A Members. Class A members shall be all Owners other than Developer (unless Class B membership has been converted to Class A membership as provided in the following subparagraph (ii), in which event Developer shall then be a Class A member). Each Class A member shall be entitled to one (1) vote.

(ii) Class B Member. The Class B member shall be the Developer. The Class B member shall be entitled to three (3) votes for each Lot owned by Developer. The Class B membership shall cease and terminate and be converted to Class A membership upon the "Applicable Date" (as such term is hereinafter defined in paragraph 5.3).

5.3 Applicable Date. As used herein, the term "Applicable Date" shall mean the date when the total votes outstanding in the Class A membership is equal to the total votes outstanding in the Class B membership.

5.4 Multiple or Entity Owners. Where more than one person or entity constitutes the Owner of a Lot, all such persons or entities shall be members of the Association, but the single vote in respect of such Lot shall be exercised as the persons or entities holding an interest in such Lot determine among themselves. In no event shall more than one person exercise a Lot's vote under paragraph 5.2 (in the case of Class A membership). No Lot's vote shall be split.

5.5 Board of Directors. The members of the Association shall elect a Board of Directors of the Association as prescribed by the Association's Articles of Incorporation and By-Laws. The Board of Directors of the Association shall manage the affairs of the Association.

5.6 Professional Management. No contract or agreement for professional management of the Association, nor any contract between Developer and the Association, shall be for a term in excess of three (3) years. Any such agreement or contract shall

provide for termination by either party with or without cause, without any termination penalty, on written notice of ninety (90) days or less.

5.7 Responsibilities of the Association. The responsibilities of the Association include, but shall not be limited to:

(i) Maintenance of the Common Areas including any and all improvements thereon in good repair as the Association deems necessary or appropriate.

(ii) Installation and replacement of any and all improvements, signs, lawn, foliage and landscaping in and upon the Common Areas or Lake Easements or Landscape Easements or Landscape Preservation Easements or Sidewalk Easements as the Association deems necessary or appropriate.

(iii) Maintenance, repair and replacement of any private street signs.

(iv) Replacement of the drainage system in and upon the Common Areas as the Association deems necessary or appropriate and the maintenance of any drainage system installed in or upon the Common Areas by Developer or the Association. Nothing herein shall relieve or replace the obligation of the Owner, including any builder, of a Lot subject to a Drainage Easement to keep the portion of the drainage system and Drainage Easement on his Lot free from obstructions so that the storm water drainage will be unimpeded.

(v) Maintenance of lake water levels so as not to create stagnant or polluted waters affecting the health and welfare of the community through recirculation of accumulated water or chemical treatment.

(vi) Procuring and maintaining for the benefit of the Association, its officers and Board of Directors and the Owners, the insurance coverage required under this Declaration and such other insurance as the Board of Directors deems necessary or advisable.

(vii) Payment of taxes, if any, assessed against and payable with respect to the Common Areas.

(viii) Assessment and collection from the Owners of the Common Expenses.

(ix) Contracting for such services as management, snow removal, Common Area maintenance, security control, trash removal or other services as the Association deems necessary or advisable.

(x) Enforcing the rules and regulations of the Association and the requirements of this Declaration and the zoning covenants and commitments.

5.8 Powers of the Association. The Association may adopt, amend, or rescind, reasonable rules and regulations (not inconsistent with the provisions of this Declaration) governing the use and enjoyment of the Common Areas and the management and administration of the Association, as the Association deems necessary or advisable. The rules and regulations promulgated by the Association may provide for reasonable interest and late charges on past due installments of any regular or special assessments or other charges against any Residence Unit or Lot. The Association shall furnish or make copies available of its rules and regulations to the Owners prior to the time when the rules and regulations become effective.

5.9 Compensation. No director or officer of the Association shall receive compensation for his or her services as such director or officer except to the extent expressly authorized by a majority vote of the Owners present at a duly constituted meeting of the Association members.

5.10 Non-Liability of Directors and Officers. The directors and officers of the Association shall not be liable to the Owners or any other persons for any error or mistake of judgment in carrying out their duties and responsibilities as directors or officers of the Association, except for their own individual willful misconduct or gross negligence. It is intended that the directors and officers of the Association shall have no personal liability with respect to any contract made by them on behalf of the Association except in their capacity as Owners.

5.11 Indemnity of Directors and Officers. The Association shall indemnify, hold harmless and defend any person, his or her heirs, assigns and legal representatives (collectively, the "Indemnitee") made or threatened to be made a party to any action, suit or proceeding by reason of the fact that he or she is or was a director or officer of the Association, against all costs and expenses, including attorneys fees, actually and reasonably incurred by the Indemnitee in connection with the defense of such action, suit or proceeding, or in connection with any appeal thereof, except in relation to matters as to which it shall be adjudged in such action, suit or proceeding that such Indemnitee is guilty of gross negligence or willful misconduct in the performance of his or her duties. The Association shall also reimburse any such Indemnitee for the reasonable costs of settlement of or for any judgment rendered in any action, suit or proceeding, unless it shall be adjudged in such action, suit or proceeding that such Indemnitee was guilty of gross negligence or willful misconduct. In making such findings and notwithstanding the adjudication in any action, suit or proceeding against an Indemnitee, no director or officer shall be considered or deemed to be guilty of or liable for gross negligence or willful misconduct in the performance of his or her duties where, acting in good faith, such director or officer relied on the books and records of the Association or statements or advice made by or prepared by any managing agent of the Association or any director or officer of the Association, or any accountant, attorney or other person or firm employed or retained by the Association to render advice or service, unless such director or officer had actual knowledge of the falsity or incorrectness thereof, nor shall a director be deemed guilty of gross negligence or willful misconduct by virtue of the fact that he or she failed or neglected to attend a meeting or meetings of the Board of Directors of the Association. The costs and expenses incurred by any Indemnitee in defending any action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding upon receipt of an undertaking by or on behalf of the Indemnitee to repay the amount paid by the Association if it shall ultimately be determined that the Indemnitee is not entitled to indemnification or reimbursement as provided in this paragraph 5.11.

5.12 Bond. The Board of Directors of the Association may provide surety bonds and may require the managing agent of the Association (if any), the treasurer of the Association and such other officers as the Board of Directors deems necessary, to provide surety bonds, indemnifying the Association against larceny, theft, embezzlement, forgery, misappropriation, wrongful abstraction, willful misapplication and other acts of theft, fraud or dishonesty in such sums and with such sureties as may be approved by the Board of Directors, and any such bond may specifically include protection for any insurance proceeds received for any reason by the Board of Directors. The expense of any such bonds shall be a Common Expense.

ARTICLE VI

ARCHITECTURAL REVIEW COMMITTEES

6.1 Creation. There shall be, and hereby are, created and established an Architectural Review Committee for each of Liberty Creek North and Stratford Glen (the two subcommunities comprising the subdivision) to perform the functions provided for herein. At all times during the Development Period, each Architectural Review Committee shall consist of three (3) members appointed, from time to time, by Developer and who shall be subject to removal by Developer at any time with or without cause. After the end of the Development Period, each Architectural Review Committee shall be a standing committee of the Association, consisting of three (3) persons appointed, from time to time, by the Board of Directors of the Association. The three persons appointed by the Board of Directors to each Architectural Review Committee shall consist of Owners of Lots within the specific subcommunity to which such Architectural Review Committee relates. The Board of Directors may at any time after the end of the Development Period remove any member of any Architectural Review Committee at any time upon a majority vote of the members of the Board of Directors.

6.2 Purposes and Powers of Architectural Review Committees. Each Architectural Review Committee shall review and approve the design, appearance and location of all residences, buildings, structures or any other improvements placed by any person, including any builder, on any Lot within the subcommunity to which such Architectural Review Committee relates, and the installation and removal of any trees, bushes, shrubbery and other landscaping on any Lot within such subcommunity, in such a manner as to preserve and enhance the value and desirability of the Real Estate and to preserve the harmonious relationship among structures and the natural vegetation and topography.

(i) In General. No residence, building, structure antenna, walkway, fence, deck, wall, patio or other improvement of any type or kind shall be erected, constructed, placed or altered on any Lot and no change shall be made in the exterior color of any Residence Unit or accessory building located on any Lot without the prior written approval of the Architectural Review Committee governing the subcommunity in which such Lot is located. Such approval shall be obtained only after written application has been made to such Architectural Review Committee by the Owner of the Lot requesting authorization from the Architectural Review Committee. Such written application shall be in the manner and form prescribed from time to time by the Architectural Review Committee and, in the case of construction or placement of any improvement, 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 the location of all improvements existing 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 Architectural Review Committee may reasonably require. Unless otherwise specified by the Architectural Review Committee, plot plans shall be prepared by either a registered land surveyor, engineer or architect. Plot plans submitted for the Improvement Location Permit shall bear the stamp or signature of the relevant Architectural Review Committee acknowledging the approval thereof. It is contemplated that the Architectural Review Committees will review and grant general approval of the floorplans and exterior styles of the homes expected to be offered and sold in each subcommunity by the builders and that such review and approval will occur prior to

the builders selling any homes in the community. Unless otherwise directed in writing by the relevant Architectural Review Committee, once a builder has received written approval of a particular floorplan and exterior style, it shall not be necessary to reapply to such Architectural Review Committee in order for such builder to build the same floorplan and exterior style on other Lots in the subcommunity.

(ii) Power of Disapproval. Each Architectural Review Committee may refuse to approve any application made to it as required under paragraph 6.2 (i) above (a "Requested Change") when:

(a) The plans, specifications, drawings or other material submitted are inadequate or incomplete, or show the Requested Change to be in violation of any restrictions in this Declaration or in a Plat of any part of the Real Estate;

(b) The design or color scheme of a Requested Change is not in harmony with the general surroundings of the Lot or with the adjacent buildings or structures; or

(c) The Requested Change, or any part thereof, in the opinion of such Architectural Review Committee, would not preserve or enhance the value and desirability of the Real Estate or would otherwise be contrary to the interests, welfare or rights of the Developer or any other Owner.

(iii) Rules and Regulations. Each Architectural Review Committee, from time to time, may promulgate, amend or modify additional rules and regulations as it may deem necessary or desirable to guide Owners as to the requirements of such Architectural Review Committee for the submission and approval of items to it. Such rules and regulations may set forth additional requirements to those set forth in this Declaration or a Plat of any part of the Real Estate, as long as the same are not inconsistent with this Declaration or such Plat(s).

6.3 Duties of Architectural Review Committees. If an Architectural Review Committee does not approve a Requested Change within thirty (30) days after all required information on the Requested Change shall have been submitted to it, then such Requested Change shall be deemed denied. One copy of submitted material shall be retained by the Architectural Review Committee for its permanent files.

6.4 Liability of the Architectural Review Committees. Neither any Architectural Review Committee, the Association nor any agent of any of the foregoing, 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 or for any decision made by it unless made in bad faith or by willful misconduct.

6.5 Inspection. Each Architectural Review Committee or its representative may, but shall not be required to, inspect work being performed to assure compliance with this Declaration and the materials submitted to it pursuant to this Article VI and may require any work not consistent with the approved Requested Change, or not approved, to be stopped and removed.

ARTICLE VII

ASSESSMENTS

7.1 Purpose of Assessments. The purpose of Regular and Special Assessments is to provide funds to maintain and improve the Common Areas and related facilities for the benefit of the

Owners, and the same shall be levied for the following purposes: (i) to promote the health, safety and welfare of the residents occupying the Real Estate, (ii) for the improvement, maintenance and repair of the Common Areas, the improvements, lawn foliage and landscaping within and upon the Common Areas, Landscape Easements, Landscape Preservation Easements, Drainage, Utility or Sewer Easements or Lake Easements and the drainage system; (iii) for the performance of the responsibilities and duties and satisfaction of the obligations of the Association and (iv) for such other purposes as are reasonably necessary or specifically provided herein. A portion of the Regular Assessment may be set aside or otherwise allocated in a reserve fund for the purpose of providing repair and replacement of any capital improvements which the Association is required to maintain. The Regular and Special Assessments levied by the Association shall be uniform for all Lots and Residence Units within the subdivision.

7.2 Regular Assessments. The Board of Directors of the Association shall have the right, power and authority, without any vote of the members of the Association, to fix from time to time the Regular Assessment against each Residence Unit at any amount not in excess of the Maximum Regular Assessment as follows:

(i) Until December 31, 1992, the Maximum Regular Assessment on any Residence Unit for any calendar year shall not exceed Four Hundred Twenty Dollars (\$420.00).

(ii) From and after January 1, 1993, the Maximum Regular Assessment on any Residence Unit for any calendar year may be increased by not more than fifteen percent (15%) above the Regular Assessment for the previous calendar year without a vote of the members of the Association as provided in the following subparagraph (iii).

(iii) From and after January 1, 1993, the Board of Directors of the Association may fix the Regular Assessment at an amount in excess of the maximum amount specified in subparagraph (ii) above only with the approval of a majority of those members of each class of members of the Association who cast votes in person or by proxy at a meeting of the members of the Association duly called for such purpose.

(iv) Each Residence Unit shall be assessed an equal amount for any Regular Assessment, excepting any proration for ownership during only a portion of the assessment period.

7.3 Special Assessments. In addition to Regular Assessments, the Board of Directors of the Association may make Special Assessments against each Residence Unit, for the purpose of defraying, in whole or in part, the cost of constructing, reconstructing, repairing or replacing any capital improvement which the Association is required to maintain or the cost of special maintenance and repairs or to recover any deficits (whether from operations or any other loss) which the Association may from time incur, but only with the assent of two-thirds (2/3) of the members of each class of members of the Association who cast votes in person or by proxy at a duly constituted meeting of the members of the Association called for such purpose.

7.4 No Assessment against Developer During the Development Period. Neither the Developer nor any related entity shall be assessed any portion of any Regular or Special Assessment during the Development Period.

7.5 Date of Commencement of Regular or Special Assessments; Due Dates. The Regular Assessment or Special Assessment, if any, shall commence as to each Residence Unit on the first day of the first calendar month following the first conveyance of the related Lot to an Owner, provided that in the case of the

conveyance by Developer of a Lot to any builder, such commencement shall occur on the first day of the sixth calendar month following the first conveyance of the Lot to the builder.

The Board of Directors of the Association shall fix the amount of the Regular Assessment at least thirty (30) days in advance of each annual assessment period. Written notice of the Regular Assessment, any Special Assessments and such other assessment notices as the Board of Directors shall deem appropriate shall be sent to each Owner subject thereto. The due dates for all assessments shall be established by the Board of Directors. The Board of Directors may provide for reasonable interest and late charges on past due installments of assessments.

7.6 Failure of Owner to Pay Assessments.

(i) No Owner may exempt himself from paying Regular Assessments and Special Assessments due to such Owner's nonuse of the Common Areas or abandonment of the Residence Unit or Lot belonging to such Owner. If any Owner shall fail, refuse or neglect to make any payment of any assessment (or periodic installment of an assessment, if applicable) when due, the lien for such assessment (as described in paragraph 7.7 below) may be foreclosed by the Board of Directors of the Association for and on behalf of the Association as a mortgage on real property or as otherwise provided by law. Upon the failure of an Owner to make timely payments of any assessment when due, the Board of Directors of the Association may in its discretion accelerate the entire balance of any unpaid assessments and declare the same immediately due and payable, notwithstanding any other provisions hereof to the contrary. In any action to foreclose the lien for any assessment, the Owner and any occupant of the Residence Unit shall be jointly and severally liable for the payment to the Association of reasonable rental for such Residence Unit, and the Board of Directors shall be entitled to the appointment of a receiver for the purpose of preserving the Residence Unit or Lot, and to collect the rentals and other profits therefrom for the benefit of the Association to be applied to the unpaid assessments. The Board of Directors of the Association, at its option, may in the alternative bring suit to recover a money judgment for any unpaid assessment without foreclosing or waiving the lien securing the same. In any action to recover an assessment, whether by foreclosure or otherwise, the Board of Directors of the Association, for and on behalf of the Association, shall be entitled to recover from the Owner of the respective Residence Unit or Lot, costs and expenses of such action incurred (including but not limited to attorneys reasonable fees) and interest from the date such assessments were due until paid.

(ii) Notwithstanding anything contained in this paragraph 7.6 or elsewhere in this Declaration, any sale or transfer of a Residence Unit or Lot to a Mortgagee pursuant to a foreclosure of its mortgage or conveyance in lieu thereof, or a conveyance to any person at a public sale in the manner provided by law with respect to mortgage foreclosures, shall extinguish the lien of any unpaid assessments (or periodic installments, if applicable) which became due prior to such sale, transfer or conveyance; provided, however, that the extinguishment of such lien shall not relieve the prior Owner from personal liability therefor. No such sale, transfer or conveyance shall relieve the Residence Unit, or the purchaser thereof, at such foreclosure sale, or the grantee in the event of conveyance in lieu thereof, from liability for any assessments (or periodic installments of such assessments, if applicable) thereafter becoming due or from the lien therefor.

7.7 Creation of Lien and Personal Obligation. Each Owner (other than the Developer during the Development Period) of a Residence Unit or Lot by acceptance for itself and related entities of a deed therefor, whether or not it shall be so

expressed in such deed, is deemed to covenant and agree to pay to the Association for his obligation for (i) regular assessments for Common Expenses ("Regular Assessments") and (ii) special assessments for capital improvements and operating deficits and for special maintenance and repairs ("Special Assessments"). Such assessments shall be established, shall commence upon such dates and shall be collected as herein provided. All such assessments, together with interest, costs of collection and attorneys reasonable fees, shall be a continuing lien upon the Residence Unit or Lot against which such assessment is made prior to all other liens except only (i) tax liens on any Residence Unit or Lot in favor of any unit of government or special taxing district and (ii) the lien of any first mortgage of record. Each such assessment, together with interest, costs of collection and reasonable attorneys' fees, shall also be the personal obligation of the Owner of the Residence Unit at the time such assessment became due and payable. Where the Owner constitutes more than one person, the liability of such persons shall be joint and several. The personal obligation for delinquent assessments (as distinguished from the lien upon the Residence Unit) shall not pass to such Owner's successors in title unless expressly assumed by them. The Association, upon request of a proposed Mortgagee or proposed purchaser having a contractual right to purchase a Residence Unit, shall furnish to such Mortgagee or purchaser a statement setting forth the amount of any unpaid Regular or Special Assessments or other charges against the Residence Unit or Lot. Such statement shall be binding upon the Association as of the date of such statement.

7.8 Expense Incurred to Clear Drainage, Utility or Sewer Easement Deemed a Special Assessment. As provided in the Plat covenants relating to the Real Estate, the Owner of any Lot subject to a Drainage, Utility or Sewer Easement, including any builder, shall be required to keep the portion of said Drainage, Utility or Sewer Easement on his Lot free from obstructions so that the storm water drainage will not be impeded and will not be changed or altered without a permit from the Department of Public Works and prior written approval of the Developer. Also, no structures or improvements, including without limitation decks, patios, fences, walkways or landscaping of any kind, shall be erected or maintained upon said easements, and any such structure or improvement so erected shall, at Developer's written request, be removed by the Owner at the Owner's sole cost and expense. If, within thirty (30) days after the date of Developer's written request, such Owner shall not have commenced and diligently and continuously effected the removal of any obstruction of storm water drainage or any prohibited structure or improvement, Developer may, on behalf of the Association, enter upon the lot and cause such obstruction, structure or improvement to be removed so that the Drainage Utility and Sewer Easement is returned to its original designed condition. In such event, Developer, on behalf of the Association, shall be entitled to recover the full cost of such work from the offending Owner and such amount shall be deemed a Special Assessment against the Lot owned by such Owner which, if unpaid, shall constitute a lien against such Lot and may be collected by the Association pursuant to this Article 7 in the same manner as any other Regular Assessment or Special Assessment may be collected.

ARTICLE VIII

INSURANCE

8.1 Casualty Insurance. The Association shall purchase and maintain fire and extended coverage insurance in an amount equal to the full insurable replacement cost of any improvements owned by the Association. If the Association can obtain such coverage for a reasonable amount, it shall also obtain "all risk coverage". The Association shall also insure any other property, whether real or personal, owned by the Association, against loss

or damage by fire and such other hazards as the Association may deem desirable. Such insurance policy shall name the Association as the insured. The insurance policy or policies shall, if possible, contain provisions that the insurer (i) waives its rights to subrogation as to any claim against the Association, its Board of Directors, officers, agents and employees, any committee of the Association or of the Board of Directors and all Owners and their respective agents and guests and (ii) waives any defense to payment based on invalidity arising from the acts of the insured. Insurance proceeds shall be used by the Association for the repair or replacement of the property for which the insurance was carried.

8.2 Liability Insurance. The Association shall also purchase and maintain a master comprehensive public liability insurance policy in such amount or amounts as the Board of Directors shall deem appropriate from time to time, but in any event with a minimum combined limit of One Million Dollars (\$1,000,000) per occurrence. Such comprehensive public liability insurance shall cover all of the Common Areas and shall inure to the benefit of the Association, its Board of Directors, officers, agents and employees, any committee of the Association or of the Board of Directors, all persons acting or who may come to act as agents or employees of any of the foregoing with respect to the Real Estate and the Developer.

8.3 Other Insurance. The Association shall also purchase and maintain any other insurance required by law to be maintained, including but not limited to workers compensation and occupational disease insurance, and such other insurance as the Board of Directors shall from time to time deem necessary, advisable or appropriate but not limited to officers' and directors' liability insurance.

8.4 Miscellaneous. The premiums for the insurance described above shall be paid by the Association as part of the Common Expenses.

ARTICLE IX

MAINTENANCE

9.1 Maintenance of Lots and Improvements. Except to the extent such maintenance shall be the responsibility of the Association under any of the foregoing provisions of this Declaration, it shall be the duty of the Owner of each Lot, including any builder during the building process, to keep the grass on the Lot properly cut and keep the Lot, including any Drainage, Utility or Sewer Easements located on the Lot, free of weeds, trash or construction debris and otherwise neat and attractive in appearance, including, without limitation, the proper maintenance of the exterior of any structures on such Lot. If the Owner of any Lot fails to do so in a manner satisfactory to the Association, the Association, after approval by a majority vote of the Board of Directors, shall have the right (but not the obligation), through its agents, employees and contractors, to enter upon said Lot and to clean, repair, maintain or restore the Lot, as the case may be, and the exterior of the improvements erected thereon. The cost of any such work shall be and constitute a Special Assessment against such Lot and the owner thereof, whether or not a builder, and may be collected and enforced in the manner provided in this Declaration for the collection and enforcement of assessments in general. Neither the Association nor any of its agents, employees or contractors shall be liable for any damage which may result from any maintenance work performed hereunder.

9.2 Damage to Common Areas. In the event of damage to or destruction of any part of the Common Areas or any improvements which the Association is required to maintain hereunder, the

Association shall repair or replace the same from the insurance to the extent of the availability of such insurance proceeds. If such insurance proceeds are insufficient to cover the costs of repair or replacement of the property damaged or destroyed, the Association may make a Special Assessment against all Owners to cover the additional cost of repair or replacement not covered by the insurance proceeds or against such Owners who benefit by the Special Assessments if less than all benefit. Notwithstanding any obligation or duty of the Association hereunder to repair or maintain the Common Areas if, due to the willful, intentional or negligent acts or omissions of any Owner (including any builder) or of a member of his family or of a guest, tenant, invitee or other occupant or visitor of such Owner, damage shall be caused to the Common Areas, or if maintenance, repairs or replacements shall be required thereby which would otherwise be a Common Expense, then the Association shall cause such repairs to be made and such Owner shall pay for such damage and such maintenance, repairs and replacements, unless such loss is covered by the Association's insurance with such policy having a waiver of subrogation clause. If not paid by such Owner upon demand by the Association, the cost of repairing such damage shall be added to and constitute a Special Assessment against such Owner, whether or not a builder, and its Residence Unit and Lot, to be collected and enforced in the manner provided in this Declaration for the collection and enforcement of assessments in general.

ARTICLE X

MORTGAGES

10.1 Notice to Mortgagees. The Association, upon request, shall provide to any Mortgagee a written certificate or notice specifying unpaid assessments and other defaults, if any, of the Owner of a Residence Unit or Lot in the performance of the Owner's obligations under this Declaration or any other applicable documents.

10.2 Notice to Association. Any Mortgagee who holds a first mortgage lien on a Lot or Residence Unit may notify the Secretary of the Association of the existence of such mortgage and provide the name and address of the Mortgagee. A record of the Mortgagee and name and address shall be maintained by the Secretary of the Association and any notice required to be given to the Mortgagee pursuant to the terms of this Declaration, the By-Laws of the Association or otherwise shall be deemed effectively given if mailed to the Mortgagee at the address shown in such record in the time provided. Unless notification of a Mortgagee and the name and address of the Mortgagee are furnished to the Secretary, as herein provided, no notice to any Mortgagee as may be otherwise required by this Declaration, the By-Laws of the Association or otherwise shall be required, and no Mortgagee shall be entitled to vote on any matter to which it otherwise may be entitled by virtue of this Declaration, the By-Laws of the Association, a proxy granted to such Mortgagee in connection with the mortgage, or otherwise.

10.3 Mortgagees' Rights Upon Default by Association. If the Association fails (i) to pay taxes or the charges that are in default and that have or may become charges against the Common Areas, or (ii) to pay on a timely basis any premium on hazard insurance policies on Common Areas or to secure hazard insurance coverage for the Common Areas upon lapse of a policy, then the Mortgagee on any Lot or Residence Unit may make the payment on behalf of the Association.

9100.99410

ARTICLE XI

AMENDMENTS

11.1 By the Association. Except as otherwise provided in this Declaration, amendments to this Declaration shall be proposed and adopted in the following manner:

(i) Notice. Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting of the members of the Association at which the proposed amendment is to be considered.

(ii) Resolution. A resolution to adopt a proposed amendment may be proposed by the Board of Directors or Owners having in the aggregate at least a majority of votes of all Owners.

(iii) Meeting. The resolution concerning a proposed amendment must be adopted by the vote required by paragraph 11.1 (iv) at a meeting of the members of the Association duly called and held in accordance with the provisions of the By-Laws.

(iv) Adoption. Any proposed amendment to this Declaration must be approved by a vote of not less than sixty-seven percent (67%) in the aggregate of all Owners; provided, however, that any such amendment shall require the prior written approval of Developer so long as Developer or any entity related to Developer owns any Lot or Residence unit within and upon the Real Estate. In the event any Residence Unit is subject to a first mortgage, the Mortgagee shall be notified of the meeting and the proposed amendment in the same manner as an Owner if the Mortgagee has given prior notice of its mortgage interest to the Board of Directors of the Association in accordance with the provisions of the foregoing paragraph 10.2.

(v) Mortgagees' Vote on Special Amendments. No amendments to this Declaration shall be adopted which changes any provision of this Declaration which would be deemed to be of a material nature by the Federal National Mortgage Association under Section 601.02 of Part V, Chapter 4, of the Fannie Mae Selling Guide, or any similar provision of any subsequent guidelines published in lieu of or in substitution for the Selling Guide, or which would be deemed to require the first mortgagee's consent under the Freddie Mac Sellers' and Servicers' Guide, Vol. 1, Section 2103(d) without the written approval of at least sixty-seven percent (67%) of the Mortgagees who have given prior notice of their mortgage interest to the Board of Directors of the Association in accordance with the provisions of the foregoing paragraph 10.2.

Any Mortgagee which has been duly notified of the nature of any proposed amendment shall be deemed to have approved the same if the Mortgagee or a representative thereof fails to appear at the meeting in which such amendment is to be considered (if proper notice of such meeting was timely given to such Mortgagee) or if the Mortgagee does not send its written objection to the proposed amendment prior to such meeting. In the event that a proposed amendment is deemed by the Board of Directors of the Association to be one which is not of a material nature, the Board of Directors shall notify all Mortgagees whose interests have been made known to the Board of Directors of the nature of such proposed amendment, and such amendment shall be conclusively deemed not material if no Mortgagee so notified objects to such proposed amendment within thirty (30) days of the date such notices are mailed and if such notice advises the Mortgagee of the time limitation contained in this sentence.

11.2 By the Developer. Developer hereby reserves the right, so long as Developer or any entity related to Developer owns any Lot or Residence Unit within and upon the Real Estate, to make any amendments to this declaration, without the approval of any other person or entity, for any purpose reasonably deemed necessary or appropriate by the Developer, including without limitation: to bring Developer or this Declaration into compliance with the requirement of any statute, ordinance, regulation or order of any public agency having jurisdiction thereof; to conform with zoning covenants and conditions; to comply with the requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Veterans Administration or any other governmental agency or to induce any of such agencies to make, purchase, sell, insure or guarantee first mortgages; or to correct clerical or typographical errors in this Declaration or any amendment or supplement hereto; provided that in no event shall Developer be entitled to make any amendment which has a material adverse effect on the rights of any Mortgagee, or which substantially impairs the rights granted by this Declaration to any Owner or substantially increases the obligations imposed by this Declaration on any Owner.

11.3 Recording. Each amendment to this Declaration shall be executed by Developer only in any case where Developer has the right to amend this Declaration without any further consent or approval, and otherwise by the President or Vice President and Secretary of the Association; provided that any amendment requiring the consent of Developer shall contain Developer's signed consent. All amendments shall be recorded in the office of the Recorder of Marion County, Indiana, and no amendment shall become effective until so recorded.

ARTICLE XII

MISCELLANEOUS

12.1 Right of Enforcement. Violation or threatened violation of any of the covenants, conditions or restrictions enumerated in this Declaration or in a Plat of any part of the Real Estate now or hereafter recorded in the office of the Recorder of Marion County, Indiana, or zoning covenants shall be grounds for an action by Developer, the Association, any Owner and all persons or entities claiming under them, against the person or entity violating or threatening to violate any such covenants, conditions or restrictions. Available relief in any such action shall include recovery of damages or other sums due for such violation, injunctive relief against any such violation or threatened violation, declaratory relief and the recovery of costs and attorneys fees reasonably incurred by any party successfully enforcing such covenants and restrictions; provided, however, that neither Developer, any Owner nor the Association shall be liable for damages of any kind to any person for failing to enforce any such covenants, conditions or restrictions.

12.2 Delay or Failure to Enforce. No delay or failure on the part of any aggrieved party, including without limitation the Developer, to invoke any available remedy with respect to any violation or threatened violation of any covenants, conditions or restrictions enumerated in this Declaration or in a Plat of any part of the Real Estate shall be held to be a waiver by that party (or an estoppel of that party to assert) any right available to it upon the occurrence, recurrence or continuance of such violation or violations.

12.3 Duration. These covenants, conditions and restrictions and all other provisions of this Declaration (as the same may be amended from time to time as herein provided) shall run with the land and shall be binding on all persons and entities from time to time having any right, title or interest in the Real Estate or any part thereof, and on all persons claiming under them, until December 31, 2005, and thereafter shall continue automatically until terminated or modified by vote in the majority of all Owners at any time thereafter; provided, however, that no termination of this Declaration shall affect any easement hereby created and reserved unless all persons entitled to the beneficial use of such easement shall consent thereto.

12.4 Severability. Invalidation of any of the covenants, restrictions or provisions contained in this Declaration by judgment or court order shall not in any way affect any of the other provisions hereof, which shall remain in full force and effect.

12.5 Titles. The underlined titles preceding the various paragraphs and subparagraphs of this Declaration are for the convenience of reference only; and none of them shall be used as an aid to the construction of any provisions of this Declaration. 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 to the neuter.

12.6 Applicable Law. This Declaration shall be governed by the laws of the State of Indiana.

12.7 Annexation. Additional land adjacent to the Initial Real Estate may be annexed by Developer to the Initial Real Estate (and from and after such annexation shall be deemed part of the Real Estate for all purposes of this Declaration) by execution and recordation in the office of the Recorder of Marion County, Indiana, of a supplemental declaration by Developer; and such action shall require no approvals or action of the Owners.

12.8 Government Financing Entities' Approval. If there is Class B membership in the Association and if there is financing provided for any of the Huntington Real Estate by the Federal Housing Administration, Veterans Administration, Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association, and any of these entities requires that their consent be obtained prior to amending this Declaration or dedicating the Common Areas subject to this Declaration, then while there is Class B Membership the Developer and the Association must obtain the consent of such entity. If none of the Huntington Real Estate is financed by any of such entities, then the Developer, while there is Class B Membership, or the Association may amend this Declaration or dedicate any Common Areas without obtaining the consent of the above referenced entities.

XIII

DEVELOPER'S RIGHTS

13.1 Access Rights. Developer hereby declares, creates and reserves an access license over and across all of the Real Estate (subject to the limitations hereinafter provided in this paragraph 13.1) for the use of Developer and its representatives, agents, designees, contractors and affiliates during the Development Period. Notwithstanding the foregoing, the area of the access license created by this paragraph 13.1 shall be limited to that part of the Real Estate which is not in, on, under, over, across or through a building or other improvement or the foundation of a building or other improvement properly located on the Real Estate. The parties for whose benefit this access license is herein created and reserved shall exercise such access easement rights only to the extent reasonably necessary and appropriate.

13.2 Signs. Developer shall have the right to use signs of any size during the Development Period and shall not be subject to the Plat limitations with respect to signs during the Development Period. The Developer shall also have the right to construct or change any building, improvement or landscaping on the Real Estate without obtaining the approval of the Architectural Review Committee at any time during the Development Period.

13.3 Sales Offices and Models. Notwithstanding anything to the contrary contained in this Declaration or a Plat of any part of the Real Estate now or hereafter recorded in the office of the Recorder of Marion County, Indiana, Developer, any entity related to Developer and any other person or entity with the prior written consent of Developer, during the Development Period, shall be entitled to construct, install, erect and maintain such facilities upon any portion of the Real Estate owned by Developer or such person or entity as, in the sole opinion of Developer, may be reasonably required or convenient or incidental to the development of the Real Estate and the sale of Lots and the construction of residences thereon. Such facilities may include, without limitation, storage areas or tanks, parking areas, signs, model residences, construction offices and sales offices.

IN WITNESS WHEREOF, this Declaration has been executed by Developer as of the date first above written.

By: Davis Land Developers, Inc.,

By: 
C. Richard Davis
President

APPROVED
DMD-DDS BY DSG
9-25-91

CHICAGO TITLE

Also incorporates covenants from Liberty Creek North

STATE OF INDIANA)
COUNTY OF MARION) SS:

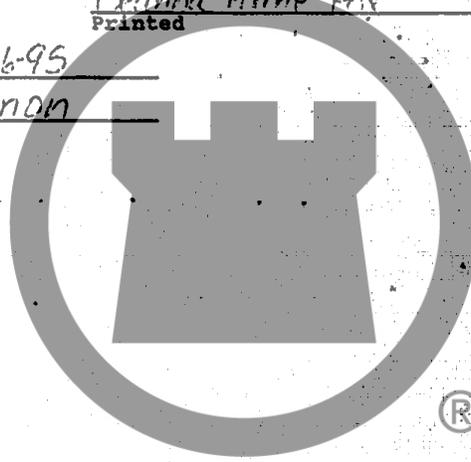
Before me, a Notary Public, in and for the State of Indiana, personally appeared C. Richard Davis, President of Davis Land Developers, Inc., an Indiana corporation, who acknowledged the execution of the foregoing Declaration of Covenants, Conditions and Restrictions of Liberty Creek North and Stratford Glen.

WITNESS my hand and Notarial Seal this 12th day of September, 1991.

Deanna Mink Fox
Notary Public

Deanna Mink Fox
Printed

My Commission Expires: 8-26-95
County of Residence: Marion



CHICAGO TITLE

This instrument was prepared by C. Richard Davis, President of Davis Land Developers, Inc., 8250 Haverstick Road, Suite 290, Indianapolis, Indiana 46240, (317) 759-6217.

EXHIBIT " A "

(STRATFORD GLEN SECTION ONE)

Part of the Northwest Quarter of Section 1, Township 16 North, Range 2 East in Marion County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 35, Township 17 North, Range 2 East; thence along the South line thereof and the North line of the Northwest Quarter of said Section 1, South 89 degrees 09 minutes 41 seconds West (assumed bearing) 1095.48 feet to the Point of Beginning; thence South 00 degrees 40 minutes 35 seconds East 767.00 feet; thence South 89 degrees 32 minutes 49 seconds West 164.00 feet; thence North 58 degrees 03 minutes 11 seconds West 132.00 feet; thence North 19 degrees 38 minutes 11 seconds West 159.00 feet; thence North 88 degrees 35 minutes 34 seconds West 143.95 feet to a point on a curve having a radius of 330.00 feet, the radius point of which bears South 88 degrees 01 minutes 50 seconds East; thence Northerly along said curve, 21.08 feet to a point which bears North 82 degrees 22 minutes 11 seconds West from said radius point; thence North 07 degrees 37 minutes 49 seconds East 2.83 feet; thence North 85 degrees 22 minutes 53 seconds West 94.99 feet; thence South 03 degrees 53 minutes 52 seconds West 144.15 feet; thence South 48 degrees 47 minutes 45 seconds West 112.00 feet to the approximate center line of Glen Creek (the following two courses are along the approximate center line of said Glen Creek): (1) thence North 41 degrees 38 minutes 34 seconds West 44.11 feet; (2) thence South 87 degrees 58 minutes 45 seconds West 168.77 feet; thence North 00 degrees 40 minutes 35 seconds West 691.76 feet to a point on the North line of the Northwest Quarter of said Section 1, which point bears South 89 degrees 09 minutes 41 seconds West 856.74 feet from the point of beginning; thence along said North line, North 89 degrees 09 minutes 41 seconds East 856.74 feet to the Point of Beginning, containing 12.976 acres, more or less.



CHICAGO TITLE

910099410

LIBERTY CREEK NORTH SECTION 6

PL. W¹/₂ NE¹/₄ SECTION R2E

Commencing at the Southwest corner of the Northwest Quarter of said Section 1; thence North 89 degrees 19 minutes 36 seconds East (assumed bearing) 2786.80 feet along the South line of the North Half of said Section 1 to the Southwest corner of Liberty Creek North, Section One, the plot of which is recorded as Instrument Number 870086919 in the Office of the Recorder of Marlon County, Indiana; thence North 00 degrees 51 minutes 40 seconds West 838.30 feet (838.27 feet by plot) along the West line of said Liberty Creek North, Section One to the Northwest corner of Lot 46 thereof and the Point of Beginning; thence South 78 degrees 16 minutes 02 seconds East 153.83 feet along the North line of said Lot 46 to the Northeast corner thereof, which corner is also the Southwest corner of Liberty Creek North, Section Two, the plot of which is recorded as Instrument Number 880064126 in the said Office of the Recorder (the next twelve courses are along the Westerly lines of said Liberty Creek North, Section Two, which lines are also the Westerly lines of Terrytown Parkway); (1) thence North 07 degrees 40 minutes 15 seconds West 49.97 feet (48.40 feet by plot) to a curve to the right having a radius of 175.00 feet, the radius point of which bears North 82 degrees 19 minutes 45 seconds East; (2) thence Northeasterly along said curve 126.09 feet (126.16 feet by plot) to a point which bears North 56 degrees 23 minutes 14 seconds West from said radius point; (3) thence North 33 degrees 36 minutes 46 seconds East 96.81 feet (97.31 feet by plot) to a curve to the right having a radius of 180.00 feet, the radius point of which bears South 56 degrees 23 minutes 14 seconds East; (4) thence Northeasterly along said curve 82.29 feet (82.10 feet by plot) to a point which bears North 30 degrees 11 minutes 38 seconds West from said radius point; (5) thence North 62 degrees 34 minutes 16 seconds East 103.65 feet (103.60 feet by plot) to a curve to the left having a radius of 125.00 feet, the radius point of which bears North 30 degrees 11 minutes 38 seconds West; (6) thence Northeasterly along said curve 72.85 feet (72.86 feet by plot) to a point which bears South 63 degrees 35 minutes 05 seconds East from said radius point; (7) thence North 26 degrees 24 minutes 55 seconds East 231.15 feet (231.08 feet by plot) to a curve to the right having a radius of 275.00 feet, the radius point of which bears South 63 degrees 35 minutes 05 seconds East; (8) thence Northeasterly along said curve 108.11 feet (108.06 feet by plot) to a point which bears North 41 degrees 03 minutes 34 seconds West from said radius point; (9) thence North 48 degrees 36 minutes 26 seconds East 225.43 feet (225.43 feet by plot) to a curve to the left having a radius of 150.00 feet, the radius point of which bears North 41 degrees 03 minutes 34 seconds West; (10) thence Northerly along said curve 171.41 feet (171.39 feet by plot) to a point which bears North 73 degrees 28 minutes 03 seconds East from said radius point; (11) thence North 16 degrees 31 minutes 57 seconds West 170.17 feet; (12) thence North 19 degrees 30 minutes 49 seconds West 151.46 feet to the Southeast corner of a parcel of land conveyed to American Community Development Corporation, the deed of which is recorded as Instrument Number 890023769 in the said Recorder's Office; thence North 79 degrees 36 minutes 05 seconds West 153.80 feet along the South line of said parcel of land; thence South 16 degrees 31 minutes 57 seconds East 416.28 feet; thence South 48 degrees 56 minutes 26 seconds West 238.58 feet; thence South 30 degrees 56 minutes 47 seconds West 180.00 feet; thence South 26 degrees 24 minutes 55 seconds West 150.00 feet; thence South 44 degrees 56 minutes 00 seconds West 325.84 feet; thence South 25 degrees 13 minutes 02 seconds West 117.18 feet; thence South 84 degrees 43 minutes 28 seconds West 100.45 feet; thence South 00 degrees 51 minutes 40 seconds East 115.00 feet; thence North 89 degrees 08 minutes 20 seconds East 40.00 feet to the Point of Beginning, containing 4.556 acres, more or less.

71506 m.c.

FILED

OCT 19 1994

JOHN R. VON ARY
MARION COUNTY ASSESSOR
NINTH SUPPLEMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF LIBERTY CREEK NORTH AND STRATFORD GLEN
OCT 7 5 94
ONLY ENTERED FOR
TAXATION

TOWNSHIP
ASSESSOR

This Ninth Supplement is made this 14th day of October, 1994, by Davis Development, L.P., an Indiana limited partnership and successor in interest to Davis Land Developers, Inc. (the "Developer").

1. Developer is the owner of certain real estate more particularly described in Exhibit "A" attached hereto (the "Additional Real Estate").

2. Developer executed that certain Declaration of Covenants, Conditions and Restrictions of Liberty Creek North and Stratford Glen, on September 12, 1991 and recorded the same on September 26, 1991 as Instrument No. 91-99410 in the Office of the Recorder of Marion County, Indiana (the "Declaration").

3. Developer reserved in said Declaration the right from time to time, acting alone, to subject to the terms and provisions of the Declaration certain additional real estate located within the tracts adjacent to the Initial Real Estate (as defined in the Declaration) by execution and recordation in the Office of the Recorder of Marion County of a supplemental declaration so annexing all or any part of such real estate.

4. The Additional Real Estate constitutes a part of the tract adjacent to the Initial Real Estate.

NOW, THEREFORE, Declarant, in accordance with the rights reserved in the Declaration, makes this Ninth Supplement as follows:

1. Definitions. All terms used in this Ninth Supplement not otherwise defined in this Ninth Supplement shall have the meanings set forth in the Declaration. Accordingly, the Additional Real Estate shall hereafter for all purposes be included in the definition of Real Estate in the Declaration, as the same may be amended or supplemented from time to time as therein provided.

2. Ninth Supplement to Declaration. Developer hereby expressly declares that the Additional Real Estate, together with all improvements of every kind and nature whatsoever located thereon, shall be annexed to the Real Estate and be subject to the provisions of the Declaration, as the same may be amended or supplemented from time to time as therein provided, and the Real Estate is hereby expanded to include the Additional Real Estate, all as if the same had originally been included in the Declaration. The Additional Real Estate shall be hereafter held, transferred, sold, conveyed, hypothecated, encumbered, leased, rented, used, improved and occupied subject to all of the provisions, agreements,

Also incorporates covenants from Liberty Creek North

covenants, conditions, restrictions, easements, assessments, charges and liens of the Declaration, as the same may be amended or supplemented from time to time as therein provided.

3. Effect of Covenants. All such provisions of the Declaration, as the same may be amended or supplemented from time to time as therein provided, shall be covenants running with the land and shall be binding upon, and inure to the benefit of Developer and any other person or entity having any right, title or interest in the Real Estate or any part thereof.

4. Declaration Continuous. Except as expressly supplemented by this Ninth Supplement, the Declaration shall continue unchanged and in full force and effect.

IN WITNESS WHEREOF, this Ninth Supplement has been executed by Developer as of the date first above written.

By: Davis Development, L.P.,
an Indiana limited partnership

By: Davis Development, Inc.,
general partner

By: 
C. Richard Davis
President



CHICAGO TITLE

Also incorporates covenants from Liberty Creek North

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for the State of Indiana, personally appeared C. Richard Davis, President of Davis Development, Inc., who acknowledged the execution of the foregoing Ninth Supplement to Declaration of Covenants, Conditions and Restrictions of Liberty Creek North and Stratford Glen.

WITNESS my hand and Notarial Seal this 14th day of October, 1994.

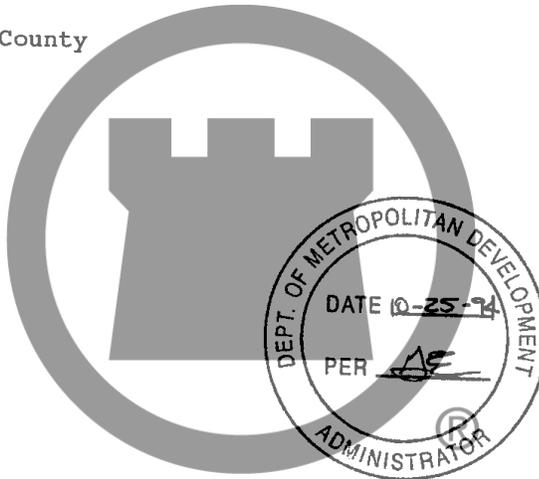
Li-Ching Wu
Notary Public

Li-Ching Wu
Printed Name



My Commission Expires: 4-21-96

Residing in Hamilton County



CHICAGO TITLE

This instrument was prepared by C. Richard Davis, President of Davis Development, Inc., 3755 East 82nd Street, Suite 120, Indianapolis, Indiana 46240 (317)595-2900.

Also incorporates covenants from Liberty Creek North

LIBERTY VILLAGE SECTION ONE

Part of the South Half of Section 1, Township 16 North, Range 2 East in Marion County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the South Half of said Section; thence North 89 degrees 19 minutes 36 seconds East (assumed bearing) , along the North line of the South Half of said Section, 1536.56 feet to the Southeast corner of lot #370 Liberty Creek North, Section 5B, the plat of which is recorded as Instrument #92-91088 in the Office of the Recorder of Marion County, Indiana; thence South 27 degrees 54 minutes 44 seconds East 49.94 feet to the Point of Beginning; thence continuing South 27 degrees 54 minutes 44 seconds East 180.58 feet; to a non-tangent curve having a radius of 225.00 feet, the radius point of which bears South 27 degrees 54 minutes 44 seconds East; thence curving Northeasterly along said curve an arc distance of 37.06 feet to a point which bears North 18 degrees 28 minutes 32 seconds West from the said radius point; thence South 44 degrees 52 minutes 43 seconds East 138.42 feet; thence North 89 degrees 19 minutes 36 seconds East 543.13 feet; thence North 88 degrees 14 minutes 56 seconds East 50.35 feet; thence South 89 degrees 56 minutes 08 seconds East 471.00 feet to the West line of Liberty Creek, Section Five, the plat of which is recorded as Instrument #87-106306 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 34 minutes 09 seconds West 248.93 feet to the Southwest corner thereof, and which said corner is also the Northeast corner of Liberty Creek, Section Nine, the plat of which is recorded as Instrument Number 92-110965 in the said Recorder's Office; thence South 84 degrees 45 minutes 41 seconds West along the North line of said Liberty Creek, Section Nine, a distance of 303.06 feet to the Northwest corner thereof, and which said corner is also the Northeast corner of Liberty Creek, Section Eight, the plat of which is recorded as Instrument Number 86-129937 in the said Recorder's Office (the following fourteen courses are along the Northerly lines of said Liberty Creek, Section Eight); (1) thence South 85 degrees 21 minutes 11 seconds West 155.72 feet; (2) thence South 44 degrees 51 minutes 35 seconds West 28.82 feet; (3) thence North 81 degrees 00 minutes 30 seconds West 99.32 feet; (4) thence South 46 degrees 55 minutes 21 seconds West 47.32 feet; (5) thence North 73 degrees 31 minutes 32 seconds West 55.78 feet; (6) thence North 89 degrees 04 minutes 52 seconds West 26.16 feet; (7) thence South 81 degrees 10 minutes 19 seconds West 35.22 feet; (8) thence South 87 degrees 30 minutes 08 seconds West 48.17 feet; (9) thence South 80 degrees 17 minutes 08 seconds West 42.37 feet; (10) thence North 70 degrees 38 minutes 02 seconds West 22.39 feet (11) thence North 86 degrees 17 minutes 34 seconds West 29.07 feet; (12) thence South 69 degrees 06 minutes 35 seconds West 43.66 feet; (13) thence North 78 degrees 34 minutes 51 seconds West 29.80 feet; (14) thence South 36 degrees 21 minutes 38 seconds West 80.00 feet to the centerline of Pilgrim Drive, said centerline being a non-tangent curve having a radius of 250.00 feet, the radius point of which bears South 36 degrees 21 minutes 38 seconds West (the following two courses are along the Northerly lines of a parcel of land described in Instrument Number 91-25463 in said Recorder's Office); (1) thence curving Northwesterly, Westerly and Southwesterly along the extension of said centerline of Pilgrim Drive an arc distance of 320.46 feet to a point which bears North 37 degrees 05 minutes 02 seconds West from the said radius point; (2) thence South 52 degrees 54 minutes 58 seconds West 18.80 feet; thence North 02 degrees 53 minutes 58 seconds East 257.17 feet; thence North 44 degrees 52 minutes 43 seconds West 372.48 feet; thence North 56 degrees 14 minutes 20 seconds East 175.64 feet; thence North 65 degrees 15 minutes 23 seconds East 134.15 feet to the Point of Beginning, containing 11.963 acres, more or less.

Also incorporates covenants from Liberty Creek North

JOHN R. VON ARX
MARION COUNTY AUDITOR
PLAT COVENANTS AND RESTRICTIONS

OCT 25 1994 071507

ONLY ENTERED FOR
TAXATION
SUBJECT TO FINAL
RECORDATION AND TRANSFER

LIBERTY VILLAGE

SECTION 1

FILED

1994

PARTNERSHIP
ASSESSOR

The undersigned, DAVIS DEVELOPMENT, L.P., an Indiana limited partnership (the "Developer"), is the Owner of the real estate more specifically described in Exhibit "A" attached hereto (the "Real Estate"). The Developer is concurrently platting and subdividing the Real Estate as shown on the plat for Liberty Village, Section 1, which is filed of record Oct 25, 1994 in the office of the Recorder of Marion County, Indiana (the "Plat") and desires in the Plat to subject the Real Estate to the provisions of these Plat Covenants and Restrictions. The subdivision created by the Plat (the "Subdivision") is to be known and designated as "Liberty Village Section 1". In addition to the covenants and restrictions hereinafter set forth, the Real Estate is also subject to those covenants and restrictions contained in the Declaration of Covenants, Conditions and Restrictions of Liberty Creek North & Stratford Glen, dated September 12, 1991 and recorded on September 26, 1991 as Instrument No. 91-99410, in the office of the Recorder of Marion County, Indiana, as the same may be amended or supplemented from time to time as therein provided (the "Declaration"), and to the rights, powers, duties and obligations of the Liberty Creek North and Stratford Glen Community Association, Inc. (the "Association"), set forth in the Declaration. If there is any irreconcilable conflict between any of the covenants and restrictions contained herein and any of the covenants and restrictions contained in the Declaration, the covenants and restrictions contained in the Declaration shall govern and control, but only to the extent of the irreconcilable conflict, it being the intent hereof that all covenants and restrictions contained herein shall be applicable to the Real Estate to the fullest extent possible. Capitalized terms used herein shall have the same meaning as given in the Declaration.

In order to provide adequate protection to all present and future Owners of Lots or Residence Units in the Subdivision, the following covenants and restrictions, in addition to those set forth in the Declaration, are hereby imposed upon the Real Estate:

1. PUBLIC RIGHT OF WAY. The rights-of-way of the streets as shown on the Plat, if not heretofore dedicated to the public, are hereby dedicated to the public for use as a public right-of-way.

2. COMMON AREAS. There are areas of ground on the Plat marked "Common Area". Developer hereby declares, creates and grants a non-exclusive easement in favor of each Owner for the use and enjoyment of the Common Areas, subject to the conditions and restrictions contained in the Declaration.

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Also incorporates covenants from Liberty Creek North

3. LAKE EASEMENTS. There are areas of ground on the Plat marked "Lake Easements". Such Lake Easements are hereby created and reserved: (a) for the use and enjoyment of Owners, subject to the rights of the Association to promulgate reasonable rules and regulations (not inconsistent with the provisions of the Plat or the Declaration) governing such use and enjoyment; and (b) for the use of the Developer during the Development Period for access to and construction, maintenance and control of retention and detention ponds or lakes and the installation, repair and replacement of improvements and vegetation thereon. Except as installed by Developer or installed and maintained by the Association, no improvements, including without limitation piers, decks, walkways, patios and fences, shall be erected or maintained upon any Lake Easements.

4. LANDSCAPE EASEMENTS. There are areas of ground on the Plat marked "Landscape Easements". Such Landscape Easements are hereby created and reserved for the use of the Developer during the Development Period and for the Association for access to and the installation, maintenance and replacement of foliage, landscaping, screening materials, entrance walls, lighting, irrigation and other improvements. Except as installed by Developer or installed and maintained by the Association or with the prior written consent of the Architectural Review Committee, no structures or improvements, including without limitation piers, decks, walkways, patios and fences shall be erected or maintained upon said Landscape Easements.

5. TREE PRESERVATION EASEMENTS. There are areas of ground on the Plat marked "Tree Preservation Easements". Developer hereby creates and reserves the Tree Preservation Easements for the preservation of the trees in such areas. No structures or improvements shall be erected or maintained within or upon such Tree Preservation Easements without the prior written consent of the Architectural Review Committee. No living trees, 2 1/2 inch caliper or larger, shall be removed from any Tree Preservation Easement except (a) by public utility companies, governmental agencies, Developer, the Department of Capital Asset Management of the City of Indianapolis or the Association in connection with such entity's use of the Utility, Drainage or Sewer Easement as herein permitted; or (b) those approved by the Architectural Review Committee.

6. UTILITY, DRAINAGE AND SEWER EASEMENTS. There are areas of ground on the Plat marked "Utility Easements, Drainage Easements and Sewer Easements", either separately or in combination. The Utility Easements are hereby created and reserved for the use of all public utility companies (not including transportation companies), governmental agencies and the Association for access to and installation, maintenance, repair or removal of poles, mains, ducts, drains, lines, wires, cables and other equipment and facilities for the furnishing of utility services, including cable

Also incorporates covenants from Liberty Creek North

television services. The Drainage Easements are hereby created and reserved for (i) the use of Developer during the Development Period for access to and installation, repair or removal of a drainage system, either by surface drainage or appropriate underground installations, for the Real Estate and adjoining property and (ii) the use of the Association and the Department of Capital Asset Management of the City of Indianapolis for access to and maintenance, repair and replacement of such drainage system. The owner of any Lot in the Subdivision subject to a Drainage Easement, including any builder, shall be required to keep the portion of said Drainage Easement on his Lot free from obstructions so that the storm water drainage will be unimpeded and will not be changed or altered without a permit from the Department of Capital Asset Management and prior written approval of the Developer. The Sewer Easements, including without limitation the easement area designated on the Plat along the border of Lots 17 and 18, are hereby created and reserved for the use of the Department of Capital Asset Management and, during the Development Period, for the use of Developer for access to and installation, repair, removal replacement or maintenance of an underground sanitary sewer system. The delineation of the Utility, Drainage and Sewer Easement areas on the Plat shall not be deemed a limitation on the rights of any entity for whose use any such easement is created and reserved to go on any Lot subject to such easement temporarily to the extent reasonably necessary for the exercise of the rights granted to it by this Paragraph 6. Except as installed by Developer or installed as provided above, no structures or improvements, including without limitation decks, patios, fences, walkways or landscaping, shall be erected or maintained upon said easements.

7. BUILDING LOCATION - FRONT, BACK AND SIDE YARD REQUIREMENTS. The building setback lines are established on the Plat. No building shall be erected or maintained between said setback lines and the front, rear or side lot line (as the case may be) of a Lot. The setback lines may vary in depth in excess of the minimum as designated on the Plat. The minimum front yard set back shall be twenty (20) feet. The minimum rear yard setback shall be twenty (20) feet. The side yard set backs shall be established so as to maintain a minimum distance between buildings (measured between foundation wall plates) of not less than ten (10) feet (except for building appendages not exceeding 2.0 feet by 6.0 feet in order to accommodate such items as fireplaces).

8. RESIDENTIAL UNIT SIZE AND OTHER REQUIREMENTS. No residence constructed on a Lot shall have less than one thousand (1000) square feet of total living area, exclusive of garages, carports and open porches. The minimum main (first floor) living area of any building higher than one story shall be six hundred sixty (660) square feet. Each Residence Unit shall include an attached one-car (or larger) enclosed garage. The maximum height of any residential dwelling constructed on a lot shall be thirty-five (35) feet. The

Also incorporates covenants from Liberty Creek North

maximum height of any residential accessory building shall be twenty-five (25) feet.

9. RESIDENTIAL UNIT USE. All Lots in the Subdivision shall be used solely for residential purposes. No business building shall be erected on any Lot, and no business may be conducted on any part thereof. No building shall be erected, placed or permitted to remain on any Lot other than one detached single-family residence not to exceed two stories in height and permanently attached residential accessory buildings. Any garage, tool shed, storage building or any other attached building erected or used as an accessory building to a residence shall be of a permanent type of construction and shall conform to the general architecture and appearance of such residence.
10. ACCESSORY AND TEMPORARY BUILDINGS. No trailers, shacks, outhouses or detached or unenclosed storage sheds, tool sheds or detached accessory buildings of any kind shall be erected or situated on any Lot in the Subdivision, except that used by the Developer or by a builder during the construction of a residential building on the Real Estate, which temporary construction structures shall be removed upon completion of construction of the Subdivision or building, as the case may be.
11. TEMPORARY RESIDENCE. No trailer, camper, motor home, truck, shack, tent, boat, recreational vehicle, basement, garage or outbuilding may be used at any time as a residence, temporary or permanent; nor may any structure of a temporary character be used as a residence.
12. NUISANCES. No domestic animals raised for commercial purposes and no farm animals or fowl shall be kept or permitted on any Lot. No noxious, unlawful or otherwise offensive activity shall be carried out on any Lot, nor shall anything be done thereon which may be or may become a serious annoyance or nuisance to the neighborhood.
13. VEHICLE PARKING. No camper, motor home, truck, trailer, boat, snowmobile or other recreational vehicle of any kind may be stored on any Lot in open public view. No vehicles of any kind may be put up on blocks or jacks to accommodate car repair on a Lot unless such repairs are done in the garage. Disabled vehicles shall not be allowed to remain in open public view.
14. SIGNS. No sign of any kind shall be displayed to the public view on any Lot, except that one sign of not more than six (6) square feet may be displayed at any time for the purpose of advertising a property for sale, and except that Developer and its affiliates and designees, including the builders, may use larger signs during the sale and development of the Subdivision.
15. MAILBOXES. All mailboxes and replacement mailboxes shall

Also incorporates covenants from Liberty Creek North

be uniform and shall conform to the standards set forth by the Architectural Review Committee.

16. GARBAGE AND REFUSE DISPOSAL. Trash and refuse disposal will be on an individual basis, lot by lot. The community shall not contain dumpsters or other forms of general or common trash accumulation except to facilitate development and house construction. No Lot shall be used or maintained as a dumping ground for trash. Rubbish, garbage and other waste shall be kept in sanitary containers. All equipment for storage or disposal of such materials shall be kept clean and shall not be stored on any Lot in open public view. No rubbish, garbage or other waste shall be allowed to accumulate on any Lot. No homeowner or occupant of a Lot shall burn or bury any garbage or refuse.

17. STORAGE TANKS. No gas, oil or other storage tanks shall be installed on any Lot.

18. WATER SUPPLY AND SEWAGE SYSTEMS. No private or semi-private water supply or sewage disposal system may be located upon any Lot. No septic tank, absorption field or similar method of sewage disposal shall be located or constructed on any Lot.

19. DITCHES AND SWALES. All owners, including builders, shall keep unobstructed and in good maintenance and repair all open storm water drainage ditches and swales which may be located on their respective Lots.

20. DRIVEWAYS. Each driveway in the Subdivision shall be of concrete or asphalt material.

21. ANTENNA AND SATELLITE DISHES. No outside antennas, poles, masts, towers or satellite dishes shall be permitted in the Subdivision without the approval of the Architectural Review Committee.

22. AWNINGS. No metal, fiberglass, canvas or similar type material awnings or patio covers shall be permitted in the Subdivision, except that a builder may utilize a canvas or similar type material awning on its model home sales center in the Subdivision.

23. FENCING. No fence shall be erected on or along any Lot line, nor on any Lot, the purposes or result of which will be to obstruct reasonable vision, light or air. All fences shall be kept in good repair and erected so as to enclose the property and decorate the same without unreasonable hindrance or obstruction to any other property. Any fencing permitted to be used in the Subdivision must be wooden or black vinyl coated chain link and shall not be higher than six (6) feet. Uncoated chain link fencing is prohibited. No fencing shall extend forward of the furthest back front corner of the residence. All fencing style, color, location and height shall be generally consistent within the

Also incorporates covenants from Liberty Creek North

Subdivision and shall be subject to prior written approval of the Architectural Review Committee.

24. SWIMMING POOLS. No above-ground swimming pools shall be permitted in the Subdivision.

25. SOLAR PANELS. No solar heat panels shall be permitted on roofs of any structures in the Subdivision. All such panels shall be enclosed within fenced areas and shall be concealed from the view of neighboring Lots, common areas and the streets.

26. OUTSIDE LIGHTING. Except as otherwise approved by the Developer in connection with a builder's model home sales center, all outside lighting contained in or with respect to the Subdivision shall be of an ornamental nature compatible with the architecture of the project and shall provide for projection of light so as not to create a glare, distraction or nuisance to other property owners in the vicinity of or adjacent to the project.

27. SITE OBSTRUCTIONS. No fence, wall, hedge or shrub 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 pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at a sufficient height to prevent obstruction of such sight lines.

28. VIOLATION. Violation or threatened violation of these covenants and restrictions shall be grounds for an action by the Developer, the Association or any person or entity having any right, title or interest in the Real Estate, and all persons or entities claiming under them, against the person or entity violating or threatening to violate any such covenants or restrictions. Available relief in any such action shall include recovery of damages for such violation, injunctive relief against any such violation or threatened violation, declaratory relief and the recovery of costs and attorneys reasonable fees incurred by any party successfully enforcing these covenants and restrictions; provided, however, that neither the Developer nor the Association shall be liable for damages of any kind to any person for failing to enforce such covenants or restrictions.

29. METROPOLITAN DEVELOPMENT COMMISSION. The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants,

Also incorporates covenants from Liberty Creek North

restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the Subdivision Control Ordinance, 58-AO-3, as amended, or any conditions attached to approval of the Plat by the Plat Committee.

30. AMENDMENT. These covenants and restrictions may be amended at any time by the then owners of at least sixty-seven percent (67%) of the Lots in all Subdivisions which are now or hereafter made subject to and annexed to the Declaration; provided, however, that until all of the Lots in such Subdivisions have been sold by Developer, any such amendment shall require the prior written approval of Developer. Each such amendment shall be evidenced by a written instrument, signed by the Owner or Owners concurring therein, which instrument shall set forth facts sufficient to indicate compliance with this paragraph and shall be recorded in the office of the Recorder of Marion County, Indiana. No amendment which adversely affects the rights of a public utility shall be effective with respect to such public utility without its written consent thereto. No amendment which is contrary to a zoning commitment shall be effective without the written approval of the affected adjacent homeowners associations designated by the Department of Metropolitan Development.

31. TERM. The foregoing plat covenants and restrictions, as the same may be amended from time to time, shall run with the land and shall be binding upon all persons or entities from time to time having any right, title or interest in the Real Estate and on all persons or entities claiming under them, until December 31, 2005, and thereafter they shall continue automatically in effect unless terminated by a vote of a majority of the then Owners of the Lots in the Subdivision; provided, however, that no termination of said these covenants and restrictions shall affect any easement hereby created and reserved unless all persons entitled to the beneficial use of such easement shall have consented thereto in writing.

32. SEVERABILITY. Invalidation of any of the foregoing covenants or restrictions by judgment or court order shall in no way affect any of the other covenants and restrictions, which shall remain in full force and effect.

®

CHICAGO TITLE

Also incorporates covenants from Liberty Creek North

IN WITNESS WHEREOF, the undersigned Developer, as the owner of the Real Estate, has hereunto caused its name to be subscribed this 14th day of October, 1994.

By: Davis Development, L.P.

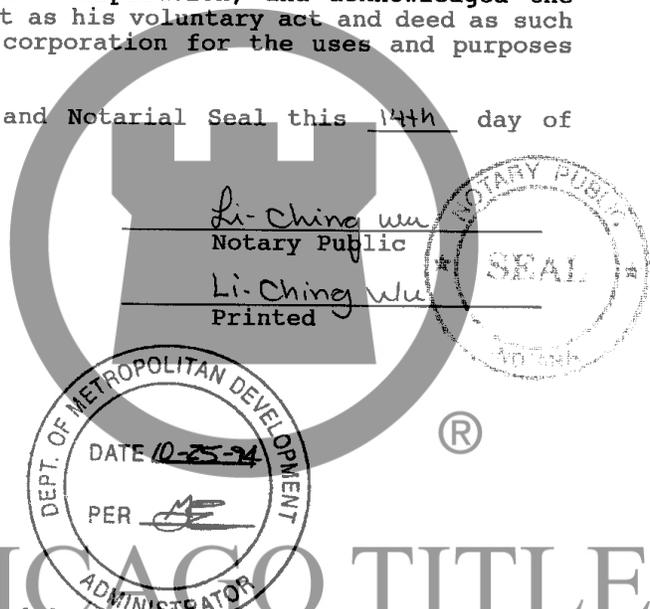
By: Davis Development, Inc.,
general partner

By: [Signature]
C. Richard Davis
President

STATE OF INDIANA)
)SS:
COUNTY OF MARION)

Before me, a Notary Public in and for the State of Indiana, personally appeared C. Richard Davis, the President of Davis Development, Inc., an Indiana corporation, and acknowledged the execution of this instrument as his voluntary act and deed as such officer on behalf of such corporation for the uses and purposes hereinabove set forth.

Witness my signature and Notarial Seal this 14th day of October, 1994.



Li-Ching Wu
Notary Public
Li-Ching Wu
Printed

My commission expires:
4-21-96

I am a resident of
Hamilton County

This instrument was prepared by C. Richard Davis, President of Davis Development, Inc., 3755 East 82nd Street, Suite 120, Indianapolis, Indiana, 46240, (317)595-2900.

Also incorporates covenants from Liberty Creek North

LIBERTY VILLAGE
SECTION ONE

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Commencing at the Northwest corner of the South Half of said Section; thence North 89 degrees 19 minutes 36 seconds East (assumed bearing) , along the North line of the South Half of said Section, 1536.56 feet to the Southeast corner of lot #370 Liberty Creek North, Section 5B, the plat of which is recorded as Instrument #92-91088 in the Office of the Recorder of Marion County, Indiana; thence South 27 degrees 54 minutes 44 seconds East 49.94 feet to the Point of Beginning; thence continuing South 27 degrees 54 minutes 44 seconds East 180.58 feet; to a non-tangent curve having a radius of 225.00 feet, the radius point of which bears South 27 degrees 54 minutes 44 seconds East; thence curving Northeasterly along said curve an arc distance of 37.06 feet to a point which bears North 18 degrees 28 minutes 32 seconds West from the said radius point; thence South 44 degrees 52 minutes 43 seconds East 138.42 feet; thence North 89 degrees 19 minutes 36 seconds East 543.13 feet; thence North 88 degrees 14 minutes 56 seconds East 50.35 feet; thence South 89 degrees 56 minutes 08 seconds East 471.00 feet to the West line of Liberty Creek, Section Five, the plat of which is recorded as Instrument #87-106306 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 34 minutes 09 seconds West 248.93 feet to the Southwest corner thereof, and which said corner is also the Northeast corner of Liberty Creek, Section Nine, the plat of which is recorded as Instrument Number 92-110965 in the said Recorder's Office; thence South 84 degrees 45 minutes 41 seconds West along the North line of said Liberty Creek, Section Nine, a distance of 303.06 feet to the Northwest corner thereof, and which said corner is also the Northeast corner of Liberty Creek, Section Eight, the plat of which is recorded as Instrument Number 86-129937 in the said Recorder's Office (the following fourteen courses are along the Northerly lines of said Liberty Creek, Section Eight); (1) thence South 85 degrees 21 minutes 11 seconds West 155.72 feet; (2) thence South 44 degrees 51 minutes 35 seconds West 28.82 feet; (3) thence North 81 degrees 00 minutes 30 seconds West 99.32 feet; (4) thence South 46 degrees 55 minutes 21 seconds West 47.32 feet; (5) thence North 73 degrees 31 minutes 32 seconds West 55.78 feet; (6) thence North 89 degrees 04 minutes 52 seconds West 26.16 feet; (7) thence South 81 degrees 10 minutes 19 seconds West 35.22 feet; (8) thence South 87 degrees 30 minutes 08 seconds West 48.17 feet; (9) thence South 80 degrees 17 minutes 08 seconds West 42.37 feet; (10) thence North 70 degrees 38 minutes 02 seconds West 22.39 feet (11) thence North 86 degrees 17 minutes 34 seconds West 29.07 feet; (12) thence South 69 degrees 06 minutes 35 seconds West 43.66 feet; (13) thence North 78 degrees 34 minutes 51 seconds West 29.80 feet; (14) thence South 36 degrees 21 minutes 38 seconds West 80.00 feet to the centerline of Pilgrim Drive, said centerline being a non-tangent curve having a radius of 250.00 feet, the radius point of which bears South 36 degrees 21 minutes 38 seconds West (the following two courses are along the Northerly lines of a parcel of land described in Instrument Number 91-25463 in said Recorder's Office); (1) thence curving Northwesterly, Westerly and Southwesterly along the extension of said centerline of Pilgrim Drive an arc distance of 320.46 feet to a point which bears North 37 degrees 05 minutes 02 seconds West from the said radius point; (2) thence South 52 degrees 54 minutes 58 seconds West 18.80 feet; thence North 02 degrees 53 minutes 58 seconds East 257.17 feet; thence North 44 degrees 52 minutes 43 seconds West 372.48 feet; thence North 56 degrees 14 minutes 20 seconds East 175.64 feet; thence North 65 degrees 15 minutes 23 seconds East 134.15 feet to the Point of Beginning, containing 11.963 acres, more or less.

Also incorporates covenants from Liberty Creek North

13

AMENDED AND RESTATED JOINT USE AND MAINTENANCE AGREEMENT

This Amended and Restated Agreement ("Agreement") made and entered into as of the 13 day of June, 1994, by and among Liberty Creek Association, Inc., an Indiana not-for-profit corporation ("Liberty Creek South"), Liberty Creek North Association, Inc., an Indiana not-for-profit corporation ("Liberty Creek North"), and Liberty Creek North and Stratford Glen Community Association, Inc., an Indiana not-for-profit corporation ("Stratford Glen") (collectively, the "Associations" or singly, "Association").

WITNESSETH THAT: 1987-107945

WHEREAS, reference is made to that certain Declaration of Covenants and Restrictions for Liberty Creek South filed in the Office of the Recorder of Marion County, Indiana (the "Liberty Creek South Declaration") in connection with which Liberty Creek South, as a homeowners association, was formed for the purpose of exercising certain functions with respect to the residential subdivision described therein (the "Liberty Creek South Subdivision"). The plat description of the real estate subject thereto, over which Liberty Creek South has jurisdiction is described on Exhibit "A" attached hereto and made a part hereof with the instrument number for the Liberty Creek South Declaration noted thereon.

WHEREAS, reference is made to that certain Declaration of Covenants and Restrictions for Liberty Creek North filed in the Office of the Recorder of Marion County, Indiana (the "Liberty Creek North Declaration") in connection with which Liberty Creek North, as a homeowners association, was formed for the purpose of exercising certain functions with respect to the residential subdivision described therein (the "Liberty Creek North Subdivision"). The plat description of the real estate subject thereto, over which Liberty Creek North has jurisdiction is described on Exhibit "B" attached hereto and made a part hereof with the instrument number for the Liberty Creek North Declaration noted thereon.

WHEREAS, reference is made to that certain Declaration of Covenants and Restrictions for Stratford Glen filed in the Office of the Recorder of Marion County, Indiana (the "Stratford Glen Declaration") in connection with which Stratford Glen, as a homeowners association, was formed for the purpose of exercising certain functions with respect to the residential subdivision described therein (the "Stratford Glen Subdivision"). The legal description of the real estate subject thereto of which Stratford Glen Subdivision is a part and, over which Stratford Glen has jurisdiction is described on Exhibit "C" attached hereto and made a part hereof with the instrument number for the Stratford Glen Declaration noted thereon.

WHEREAS, the Liberty Creek South Subdivision, Liberty Creek North Subdivision and Stratford Glen Subdivision (collectively, the "Subdivisions" or singly, "Subdivision") are generally located and identified as such on Exhibit "D" attached hereto and made a part hereof.

WHEREAS, the Stratford Glen Subdivision is being developed by Davis Development, L.P., an Indiana limited partnership ("Developer").

WHEREAS, certain of the above-referenced declarations and/or certain zoning commitments created by predecessors in title to the parties hereto covering the Liberty Creek South Subdivision contemplated the construction of certain amenities described therein (i.e., "no less than a clubhouse and tennis court(s)") for the separate use of such Subdivision, but which were not constructed by such predecessors in title and are not required to be constructed by Developer until such time as sixty-five percent (65%) of the five hundred forty-three (543) units to be contained in such Subdivision are completed.

WHEREAS, the declarations and/or zoning commitments covering the Liberty Creek North Subdivision and Stratford Glen Subdivision contemplate the construction of certain amenities described therein (i.e., a small clubhouse, tennis court and maintenance shed) for the separate use of such Subdivisions, the construction of which is the responsibility of Developer.

WHEREAS, in consideration of this Agreement, Developer is willing to construct more elaborate amenities comprised of a swimming pool, tennis court, clubhouse, cabana, basketball court, picnic area and volleyball court, as more particularly shown on Exhibit "E" attached hereto and made a part hereof to be located within the Stratford Glen Subdivision as well as an open baseball field with a backstop and bases and a playground area, as more particularly shown on Exhibit "F" attached hereto and made a part hereof (collectively, the "Amenities")

11/22/94 03:34PM JOAN M. ROBERT MARION CTY RECORDER EAR 31.00 PAGES: 13

Inst # 1994-0173836

Also incorporates covenants from Liberty Creek North

so that, upon completion of construction, the owners of lots within each of the three Subdivisions shall have the right to jointly use the Amenities in common with each other.

WHEREAS, construction of the Amenities in the manner contemplated hereby is intended to satisfy and be in lieu of construction of the amenities originally contemplated in the above-referenced declarations and zoning commitments.

WHEREAS, the Amenities are expected to be constructed within the locations generally designated as the "Amenities Areas" on Exhibit "G" attached hereto and made a part hereof.

WHEREAS, the parties hereto are entering into this Agreement for the purpose of creating such rights and establishing control over the maintenance and use of the Amenities as well as the collection of assessments from owners of platted lots within each of the Subdivisions.

WHEREAS, the Liberty Creek South Subdivision is comprised of three hundred eighty-five (385) platted lots, the Liberty Creek North Subdivision is comprised of two hundred seventy-three (273) platted lots, and the Stratford Glen Subdivision is or will be comprised of six hundred fifty-two (652) platted lots, for a total of one thousand three hundred ten (1,310) platted lots.

NOW, THEREFORE, for and in consideration of the foregoing premises, the mutual promises herein contained, One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Liberty Creek South, Liberty Creek North and Stratford Glen, the Associations, being the parties hereto, agree as follows:

1. Recitals. The foregoing recitals are incorporated herein by this reference and made a part of this Agreement.

2. Joint Use. Subject to the timely payment of dues and assessments in the manner contemplated hereunder by the Associations and construction of the Amenities, the owners of platted lots within the Subdivisions shall each have the non-exclusive right to use and enjoy the Amenities, in common with each other, subject to any reasonable and non-discriminatory rules and regulations promulgated by the Management Committee (as defined in paragraph 3 below) from time to time, and subject to the terms hereof.

3. Management Committee. There shall be, and hereby is, created and established a "Management Committee" to control and perform the functions provided for in paragraph 4 below on behalf of the respective Associations. The Management Committee shall consist of three (3) members. Each Association shall appoint and maintain one (1) person from among its officers or directors to serve as a member of the Management Committee on behalf of such Association. The Management Committee shall meet to conduct business at such regular intervals as a majority of the members thereof shall reasonably agree, consistent with good business practice. Special meetings of the Management Committee may be called at any time by any member of the Management Committee. Written notice of such a meeting shall be sent to each member of the Management Committee at his residence or usual place of business, at least ten (10) days before the date of the meeting, stating the place, day and hour of the meeting, and the purpose or purposes for which the meeting is called. Attendance at any meeting shall constitute a waiver of notice of such meeting. At any meeting of the Management Committee, each member shall be entitled to one (1) vote and a majority of the votes entitled to be cast on the business to be transacted at such meeting shall be necessary for the transaction of any business at the meeting. Minutes shall be kept of each meeting of the Management Committee recording in reasonable detail all actions taken and decisions made. Each member of the Management Committee shall be responsible for coordinating the timely remittance of funds payable hereunder by such member's Association to the chairman of the Management Committee. In turn, the chairman of the Management Committee shall be responsible for remittance of such funds to the proper persons in payment of costs incurred with respect to the Amenities as provided in paragraph 4 below. Notwithstanding the foregoing, it is agreed that until Developer or any of its affiliates no longer owns any lots within the Stratford Glen Subdivision, a representative designated by Developer shall serve as chairman of the Management Committee. On or before the time that Developer no longer owns any platted lots within the Stratford Glen Subdivision, Developer on behalf of Stratford Glen shall by notice to the parties call a meeting of the Management Committee to elect the first chairman of the Management Committee to succeed the chairman designee of Developer in the manner contemplated herein. At such meeting, the members of the Management Committee shall appoint one of its members to serve as chairman of the Management Committee for the first following year, a different member to serve as chairman for the second following year and the remaining member to serve as chairman for the third following year. Thereafter, the members shall serve as chairman of the Management Committee on a rotating basis to serve for annual periods with each member serving as chairman every third year.

Also incorporates covenants from Liberty Creek North

4. Responsibilities and Powers of Associations. Upon completion of construction of the Amenities, the Management Committee shall be responsible for the Amenities, including, but not limited to: (i) maintenance and operation of the Amenities as the Management Committee shall deem necessary or appropriate, (ii) procuring and maintaining appropriate insurance coverage as the Management Committee shall deem necessary or appropriate, (iii) payment of taxes assessed against and payable with respect to the Amenities, (iv) assessment and collection of dues from the parties hereto to fund the expenses incurred to maintain and operate the Amenities, (v) performing or contracting for the provision of services for the maintenance and operation of the Amenities or other services as the Management Committee shall deem necessary or advisable, (vi) promulgating and enforcing such non-discriminatory rules and regulations concerning the use of the Amenities as the Management Committee shall deem necessary or advisable.

5. Cost Sharing.

(a) All costs incurred with respect to the Amenities, including, without limitation, costs relating to the maintenance, operation and improvement thereof, but excluding costs of the initial construction of the Amenities, shall be shared and paid twenty-nine percent (29%) by Liberty Creek South, twenty-one percent (21%) by Liberty Creek North, and fifty percent (50%) by Stratford Glen. Each Association shall be liable for its respective share of costs referred to herein and thus responsible for assessing and collecting dues from the lot owners within their respective Association's Subdivision pursuant to the terms of their respective declarations and organizational documents to enable such Association to pay its respective share of such costs. Such costs shall be payable by each Association at least quarterly, unless the Management Committee unanimously agrees to a different payment schedule. If an Association shall default hereunder, no owner of a lot within such Association's Subdivision shall have the right to use the Amenities.

(b) Each Association (the "Assigning Association") hereby collaterally assigns to each of the other Associations (the "Assignee Association") all of the Assigning Association's right (but not obligation) to collect dues from the lot owners within the Assigning Association's Subdivision pursuant to the terms of their respective declarations and organizational documents to the extent necessary to secure the Assigning Association's obligation to pay the Assigning Association's respective share of the costs referred to herein, including, but not limited to, the right to exercise the Assigning Association's lien rights thereunder as if the Assignee Association were an original grantee thereof; provided, however, that: (i) the Assignee Association shall not exercise any such rights until a default by the Assigning Association occurs hereunder, and (ii) such collateral assignment is subject to and nothing contained herein shall impair or diminish the existing rights of any mortgagee pursuant to the terms of the respective declarations referred to herein.

6. Contracts. All authorized contracts let for the incurrence of costs with respect to the Amenities as contemplated hereby shall have the effect of binding each of the Associations as if they had each executed such contract in their joint names. All contracts shall be authorized by the Management Committee and shall be executed by each member of the Management Committee so authorized, in a representative capacity on behalf of such member's Association, and when so executed, shall be deemed executed jointly for and on behalf of the Associations.

7. Miscellaneous. The undersigned persons executing this Agreement on behalf of the respective Associations represent and certify that they are duly elected officers of such Association and have been fully empowered, by proper resolution, to execute and deliver this Agreement, that the respective party has full corporate capacity and that all necessary corporate or other action for the execution and delivery of this Agreement has been taken and done. Upon reasonable request by a party hereunder, the other party shall make, execute and deliver to the requesting party any and all such other and further agreements, instruments of further assurance, certificates and other documents as may, in the reasonable opinion of the requesting party, be necessary or desirable in order to effectuate, complete or perfect, or to continue and preserve the rights and obligations contemplated hereunder. The Associations and members of the Management Committee shall each act in good faith in connection with the subject matter hereof and no consent, approval or action required hereunder shall be unreasonably delayed, denied or withheld. This Agreement sets forth all, and is intended by all parties to be an integration of all, of the representations, promises, agreements and understandings among the parties hereto with respect to the subject matter hereof, including, without limitation, any and all zoning commitments, declarations and other instruments, with respect to the subject matter hereof, and this Agreement supersedes and replaces the original Joint Use and Maintenance Agreement, dated as of June 1, 1993. The terms of this Agreement and rights granted hereunder shall constitute covenants running with the land and shall inure to the benefit of and be binding upon the signatories hereto, the lot owners within each of the Subdivisions and their respective successors and assigns and shall be recorded in the Office of the Recorder of Marion County, Indiana.

Also incorporates covenants from Liberty Creek North

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement as of the day and year first above written.

LIBERTY CREEK ASSOCIATION, INC., an Indiana not-for-profit corporation

By: *Dawn M. Smith*
Printed Name: Dawn M. Smith
Title: PRESIDENT LIB CR NPA

("Liberty Creek South")

LIBERTY CREEK NORTH ASSOCIATION, INC., an Indiana not-for-profit corporation

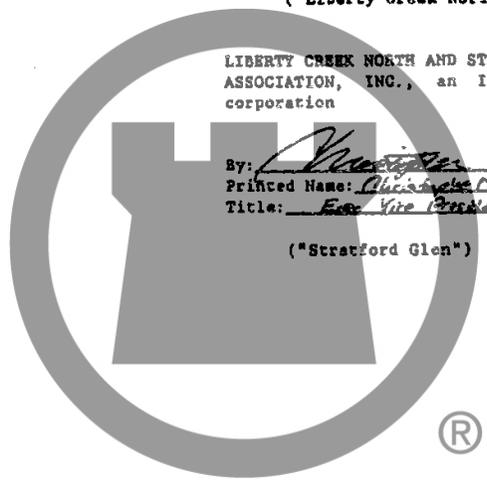
By: *Stephen P. Lutomeki*
Printed Name: STEPHEN P. LUTOMEKI
Title: PRESIDENT LCN NPA

("Liberty Creek North")

LIBERTY CREEK NORTH AND STRATFORD GLEN COMMUNITY ASSOCIATION, INC., an Indiana not-for-profit corporation

By: *Christopher R. White*
Printed Name: CHRISTOPHER R. WHITE
Title: Exec Vice President

("Stratford Glen")



CHICAGO TITLE

Also incorporates covenants from Liberty Creek North

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Dawn M. Smith, the President of Liberty Creek Association, Inc., an Indiana not-for-profit corporation, who acknowledged the execution of the foregoing Joint Use and Maintenance Agreement and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 15th day of June, 1994.

My Commission Expires: 8/4/97

Patricia S. Bradant
Notary Public

My County of Residence: Marion

Printed Name: Patricia S. Bradant



STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Stephen R. Lutwanski, the President of Liberty Creek North Association, Inc., an Indiana not-for-profit corporation, who acknowledged the execution of the foregoing Joint Use and Maintenance Agreement and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 15th day of June, 1994.

My Commission Expires: 8/4/97

Patricia S. Bradant
Notary Public

My County of Residence: Marion

Printed Name: Patricia S. Bradant



STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Christopher K. White, the Exec. Vice President of Liberty Creek North and Stratford Glen Community Association, Inc., an Indiana not-for-profit corporation, who acknowledged the execution of the foregoing Joint Use and Maintenance Agreement and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 15th day of June, 1994.

My Commission Expires: 8/4/97

Patricia S. Bradant
Notary Public

My County of Residence: Marion

Printed Name: Patricia S. Bradant



This instrument prepared by Ronald F. Shady, Jr., Attorney at Law, Kiinemen, Rose and Wolf, P.C., 135 N. Pennsylvania Street, 2100 First Indiana Plaza, Indianapolis, Indiana 46204-2436; (317) 264-5000.

Also incorporates covenants from Liberty Creek NorthLIST OF EXHIBITS

- Exhibit "A" - Liberty Creek South Subdivision Plat description with instrument number of Declaration noted thereon
- Exhibit "B" - Liberty Creek South Subdivision Plat description with instrument number of Declaration noted thereon
- Exhibit "C" - Stratford Glen Subdivision legal description with instrument number of Declaration noted thereon
- Exhibit "D" - Location of Subdivisions
- Exhibit "E" - Description of Amenities (within Stratford Glen)
- Exhibit "F" - Description of Amenities (Baseball facilities)
- Exhibit "G" - Location of Amenities Areas



CHICAGO TITLE

Also incorporates covenants from Liberty Creek North**Exhibit "A"**

The following real estate in Marion County, State of Indiana:

The subdivision known as Liberty Creek Section 1, which plat is filed of record as Instrument Number 83-90188, in the office of the Recorder of Marion County, Indiana.

Also,

The subdivision known as Liberty Creek Section 2, which plat is filed of record as Instrument Number 86-46757, in the office of the Recorder of Marion County, Indiana.

Also,

The subdivision known as Liberty Creek Section 3, which plat is filed of record as Instrument Number 86-129937, in the office of the Recorder of Marion County, Indiana.

Also,

The subdivision known as Liberty Creek Section 4, which plat is filed of record as Instrument Number 84-59062, in the office of the Recorder of Marion County, Indiana.

Also,

The subdivision known as Liberty Creek Section 5, which plat is filed of record as Instrument Number 87-106306, in the office of the Recorder of Marion County, Indiana.

Also,

The subdivision known as Liberty Creek Section 6, which plat is filed of record as Instrument Number 84-91813, in the office of the Recorder of Marion County, Indiana.

Also,

The subdivision known as Liberty Creek Section 7, which plat is filed of record as Instrument Number 85-96448, in the office of the Recorder of Marion County, Indiana.

Also,

The subdivision known as Liberty Creek Section 8, which plat is filed of record as Instrument Number 86-23323, in the office of the Recorder of Marion County, Indiana.

Also,

The subdivision known as Liberty Creek Section 9, which plat is filed of record as Instrument Number 92-110963, in the office of the Recorder of Marion County, Indiana.

Subject to the Declaration of Covenants, Conditions and Restrictions for Liberty Creek recorded as Instrument Number 87-107945, in the office of the Recorder of Marion County, Indiana.

Which contains a total of 395 platted lots.

CHICAGO TITLE

Also incorporates covenants from Liberty Creek North

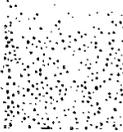


Exhibit "B"

The following real estate in Marion County, State of Indiana:

The subdivision known as Liberty Creek North Section 1, which plat is filed of record as Instrument Number 87-86919, in the office of the Recorder of Marion County, Indiana.

Also,

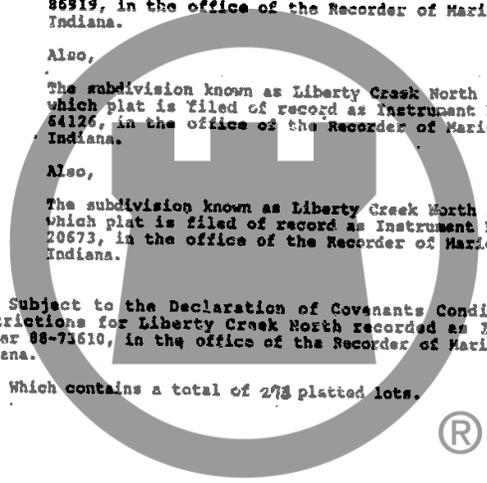
The subdivision known as Liberty Creek North Section 2, which plat is filed of record as Instrument Number 88-64126, in the office of the Recorder of Marion County, Indiana.

Also,

The subdivision known as Liberty Creek North Section 4, which plat is filed of record as Instrument Number 90-20673, in the office of the Recorder of Marion County, Indiana.

Subject to the Declaration of Covenants Conditions and Restrictions for Liberty Creek North recorded as Instrument Number 88-71610, in the office of the Recorder of Marion County, Indiana.

Which contains a total of 273 platted lots.



CHICAGO TITLE

Also incorporates covenants from Liberty Creek North

EXHIBIT "C"

The following real estate in Marion County, State of Indiana:

The subdivisions known as Liberty Creek North Sections 3, 5A, 5B, 6, 7, 8, 9 and 10 as recorded in the office of the Recorder of Marion County, Indiana.

The subdivisions known as Stratford Glen Sections 1, 2, 3, 4, 5, 6 and 7 as recorded in the office of the Recorder of Marion County, Indiana.

The subdivisions known as Liberty Village Sections 1 and 2 as recorded in the office of the Recorder of Marion County, Indiana.

Subject to the Declaration of Covenants, Conditions and Restrictions of Liberty Creek North and Stratford Glen, recorded as Instrument Number 91-99410, in the office of the Recorder of Marion County, Indiana.

Which will contain a total of 662 platted lots.



CHICAGO TITLE

Also incorporates covenants from Liberty Creek North

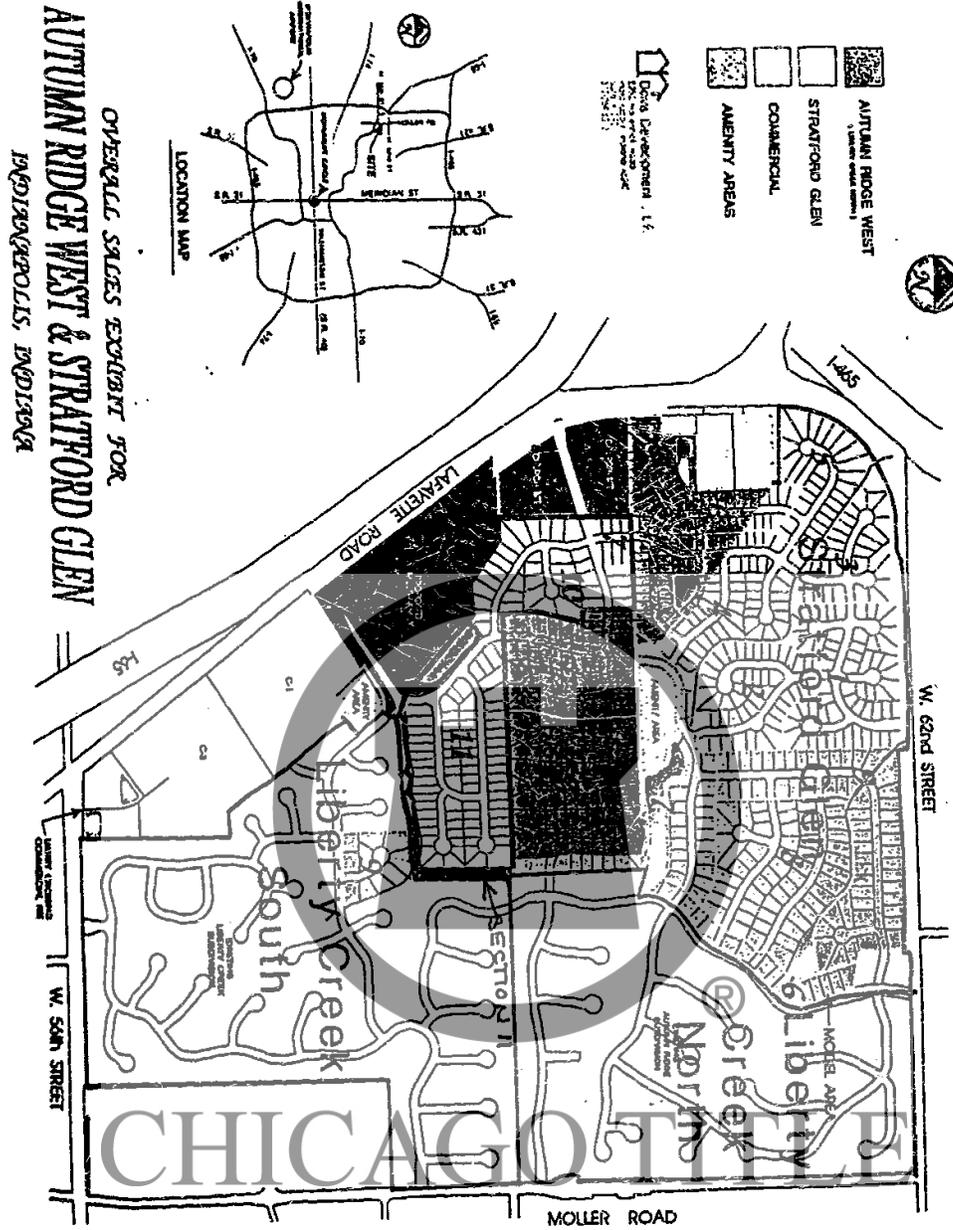
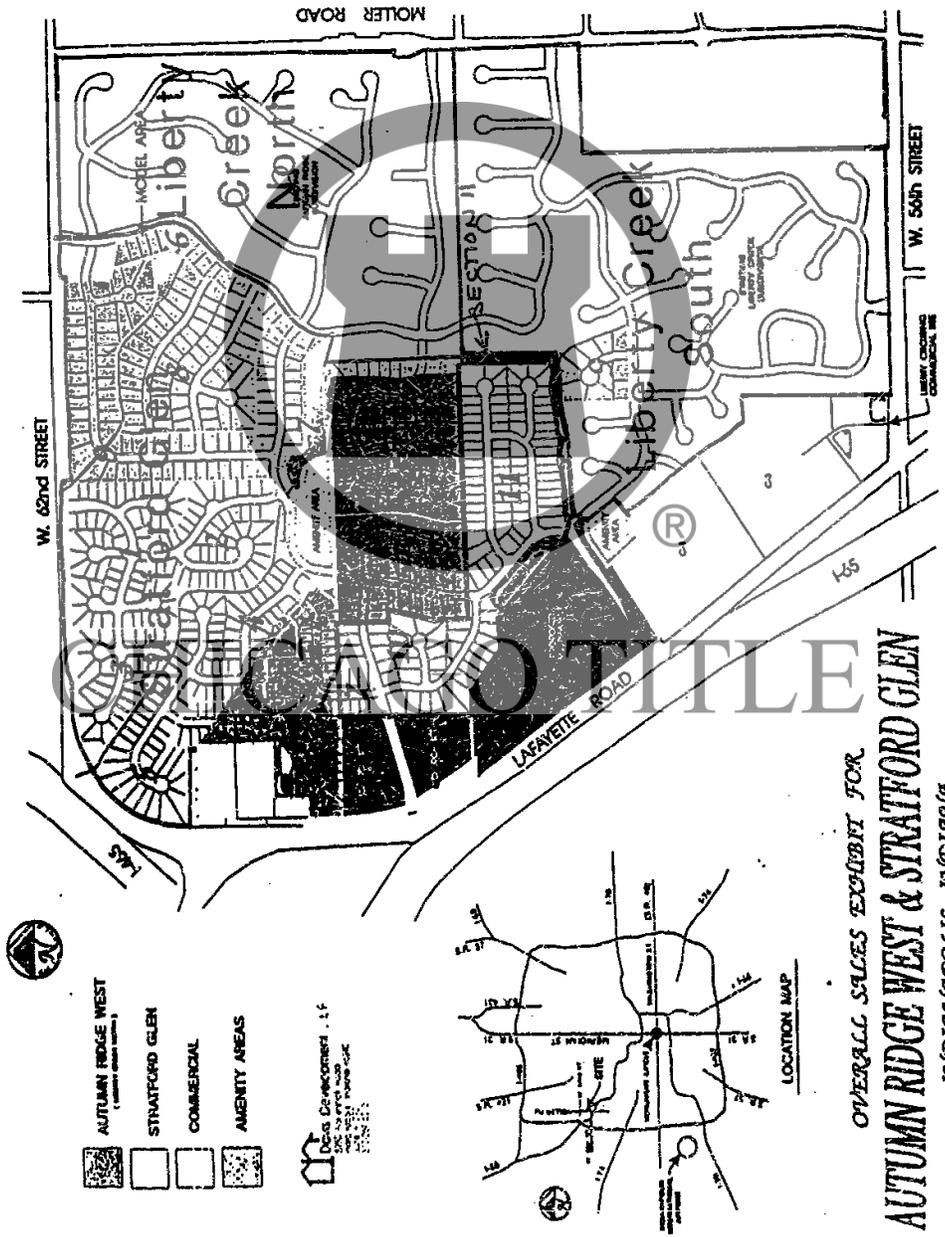


Exhibit "D"

Also incorporates covenants from Liberty Creek North

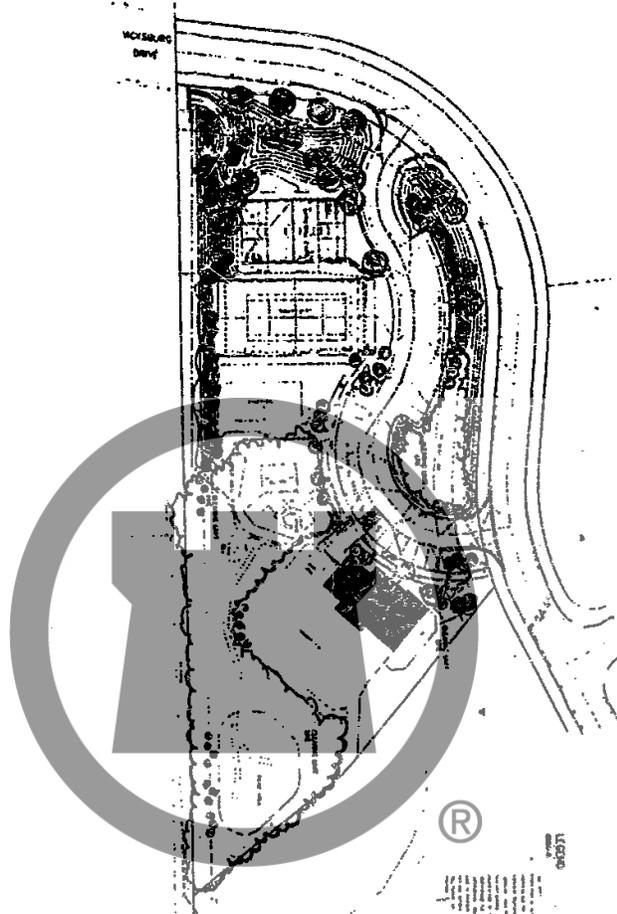
Exhibit "D"



Also incorporates covenants from Liberty Creek North

15
14

CONCEPTUAL PLAN
CONCEPTUAL PLAN FOR ZONING AND PRESENTATION PURPOSES.
FINAL PLAN MAY HAVE MINOR CHANGES HOWEVER IT WILL BE
IN SUBSTANTIAL CONFORMANCE WITH THIS CONCEPTUAL PLAN.



CHICAGO TITLE

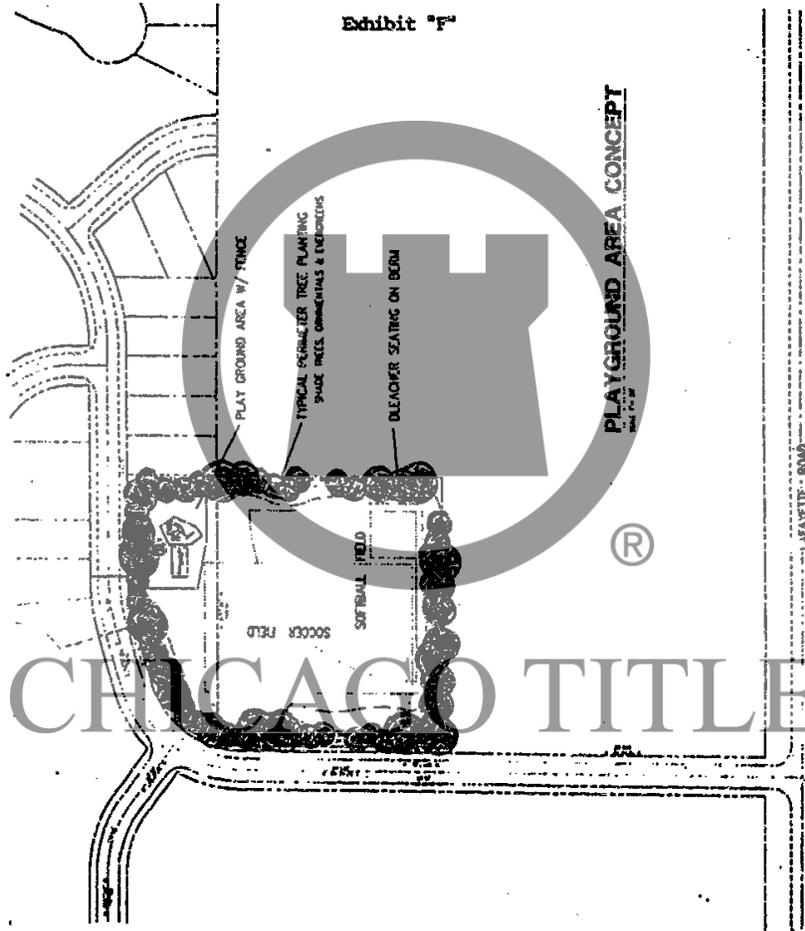
Exhibit "B"

2-3		DEVELOPMENT CONCEPT COMMUNITY BUILDING AREA LIBERTY CREEK & NORTH SHARON OTH <small>NOV 14 2008</small>	MPA <small>UNIVERSITY OF ILLINOIS & SPRINGFIELD LIBRARY 215 S. MORGAN ST. SPRINGFIELD, IL 62761-2100 TEL: 217/244-2400 FAX: 217/244-2401</small>
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Also incorporates covenants from Liberty Creek North

MPA <small>MANAGED PRACTICES ASSOCIATION</small>	LIBERTY CREEK <small>THE ASSOCIATION</small>		1:1 <small>SCALE</small>
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Exhibit "F"



CONCEPTUAL PLAN
CONCEPTUAL PLAN FOR ZONING AND PRESENTATION PURPOSES.
FINAL PLAN MAY HAVE MINOR CHANGES HOWEVER IT WILL BE
IN SUBSTANTIAL CONFORMANCE WITH THIS CONCEPTUAL PLAN.

Also incorporates covenants from Liberty Creek North

OVERALL SALES EXHIBIT FOR AUTUMN RIDGE WEST & STRATFORD GLEN INDIANAPOLIS, INDIANA

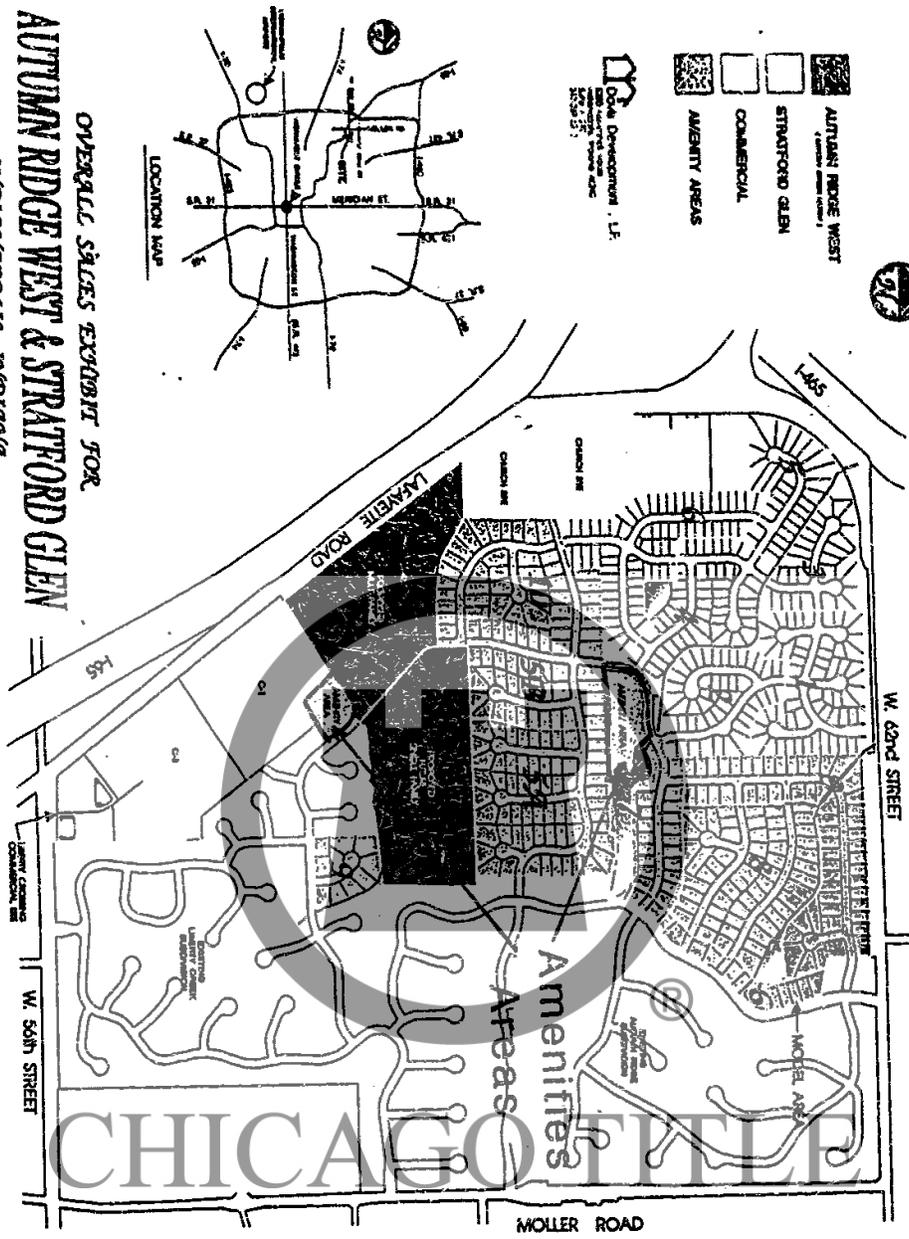
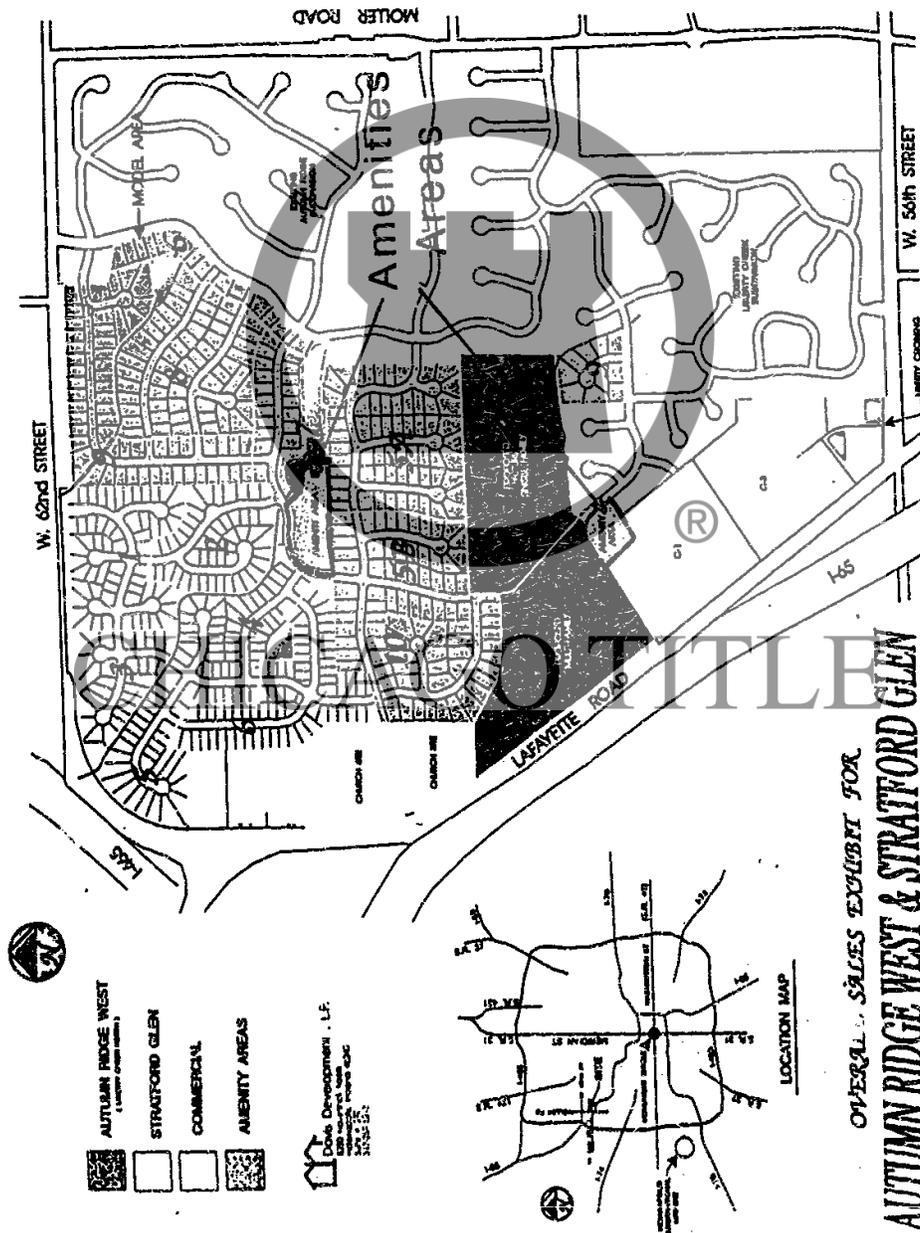


Exhibit "G"

Also incorporates covenants from Liberty Creek North

Exhibit "G"



Also incorporates covenants from Liberty Creek North

AMENDMENT TO PLAT COVENANTS AND RESTRICTIONS

LIBERTY VILLAGE SECTION 1

JOHN B. VON ARX
MARION COUNTY CLERK
11:40 SEP -08
MARION COUNTY CLERK
FINANCE

4

This Amendment ("Amendment") declared by the undersigned Developer as of the date last set forth below, amends those certain Plat Covenants and Restrictions recorded in the office of the Recorder of Marion County Indiana on October 25, 1994, as Instrument No. 94-159981, as amended, if any, to date (the "Plat") as follows:

1. **Defined Terms.** Terms used herein, not otherwise defined herein, shall have the meanings ascribed to them in the Plat.
2. **Mini-Barns.** Notwithstanding anything contained in the Plat, the Declaration or elsewhere to the contrary, outside garages, tool sheds, storage buildings or other buildings erected or used as an accessory building to a home within the Subdivision (severally and collectively, a "Mini-Barn") shall be permitted in the Subdivision; provided, however, that: (a) only one (1) Mini-Barn shall be permitted on each Lot, (b) the Mini-Barn complies with those certain Mini-Barn Policies and Procedures for the Subdivision adopted by the Association, as the same may be amended by the Association from time to time (copies of which are maintained at the Association's office), and (c) the Architectural Review Committee shall have first expressly approved the same in writing.
3. **Effect.** In the event of any conflict between the terms of this Amendment and the terms of the Plat or the Declaration, the terms of this Amendment shall govern and control over the terms of the Plat and the Declaration. Except as otherwise expressly modified hereby, the terms and conditions of the Plat and the Declaration shall continue in full force and effect without modification.

CHICAGO TITLE

09/28/95 01:13PM JOAN M. ROMERIL MARION CIV RECORDER RLJ 16.00 PAGES: 4

Inst # 1995-0111629

Also incorporates covenants from Liberty Creek North

4. **Authority.** The terms of this Amendment were duly approved in writing by the affirmative vote of a sufficient number of owners of Lots in the Subdivision to amend the Plat and the Declaration pursuant to and in compliance with the terms of the Plat and the Declaration.

IN WITNESS WHEREOF, the undersigned Developer has executed this Amendment as of September 7, 1995.

DAVIS HOMES, LLC, an Indiana limited liability company, by its sole manager

DAVIS HOLDING CORPORATION, an Indiana corporation

By: Christopher R. White
Christopher R. White, Vice President



CHICAGO TITLE

Also incorporates covenants from Liberty Creek North

STATE OF INDIANA)
COUNTY OF MARION) SS:

Before me, a Notary Public in and for said County and State, personally appeared Christopher R. White, Vice President of Davis Holding Corporation, the Manager of Davis Homes, LLC, who acknowledged execution of the foregoing instrument and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 7th day of September, 1995.

Li-Ching Wu
Notary Public

Li-Ching Wu
Printed Name



My Commission Expires: 4-21-96

My County of Residence: Hamilton

CHICAGO TITLE

This instrument was prepared by and return recorded instrument to Ronald F. Shady, Jr., Attorney at Law, Lowe Gray Steele & Hoffman, Bank One Tower, 111 Monument Circle, Suite 4600, Indianapolis, Indiana 46204-5146, (317) 236-8020.

F:\PFRS\IDAMS\LSJ\AM.D.1

Also incorporates covenants from Liberty Creek North

LIBERTY VILLAGE SECTION ONE

Part of the South Half of Section 1, Township 16 North, Range 2 East in Marion County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the South Half of said Section; thence North 09 degrees 19 minutes 36 seconds East (assumed bearing), along the North line of the South Half of said Section, 1536.56 feet to the Southeast corner of lot #370 Liberty Creek North, Section 5B, the plat of which is recorded as Instrument #92-91000 in the Office of the Recorder of Marion County, Indiana; thence South 27 degrees 54 minutes 44 seconds East 49.94 feet to the Point of Beginning; thence continuing South 27 degrees 54 minutes 44 seconds East 100.58 feet; to a non-tangent curve having a radius of 225.00 feet, the radius point of which bears South 27 degrees 54 minutes 44 seconds East; thence curving Northeastly along said curve an arc distance of 37.06 feet to a point which bears North 18 degrees 20 minutes 32 seconds West from the said radius point; thence South 44 degrees 52 minutes 43 seconds East 130.42 feet; thence North 09 degrees 19 minutes 36 seconds East 543.13 feet; thence North 00 degrees 14 minutes 56 seconds East 50.35 feet; thence South 09 degrees 56 minutes 08 seconds East 471.00 feet to the West line of Liberty Creek, Section Five, the plat of which is recorded as Instrument #07-106306 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 34 minutes 09 seconds West 240.93 feet to the Southwest corner thereof, and which said corner is also the Northeast corner of Liberty Creek, Section Nine, the plat of which is recorded as Instrument Number 92-110965 in the said Recorder's Office; thence South 04 degrees 45 minutes 41 seconds West along the North line of said Liberty Creek, Section Nine, a distance of 303.06 feet to the Northwest corner thereof, and which said corner is also the Northeast corner of Liberty Creek, Section Eight, the plat of which is recorded as Instrument Number 06-129937 in the said Recorder's Office (the following fourteen courses are along the Northerly lines of said Liberty Creek, Section Eight); (1) thence South 05 degrees 21 minutes 11 seconds West 155.72 feet; (2) thence South 44 degrees 51 minutes 35 seconds West 20.02 feet; (3) thence North 01 degrees 00 minutes 30 seconds West 99.32 feet; (4) thence South 46 degrees 55 minutes 21 seconds West 47.32 feet; (5) thence North 73 degrees 31 minutes 32 seconds West 55.70 feet; (6) thence North 09 degrees 04 minutes 52 seconds West 26.16 feet; (7) thence South 01 degrees 10 minutes 19 seconds West 35.22 feet; (8) thence South 07 degrees 30 minutes 00 seconds West 48.17 feet; (9) thence South 00 degrees 17 minutes 08 seconds West 42.37 feet; (10) thence North 70 degrees 30 minutes 02 seconds West 22.39 feet; (11) thence North 06 degrees 17 minutes 34 seconds West 29.07 feet; (12) thence South 00 degrees 05 minutes 35 seconds West 43.66 feet; (13) thence North 70 degrees 34 minutes 51 seconds West 29.00 feet; (14) thence South 36 degrees 21 minutes 30 seconds West 80.00 feet to the centerline of Pilgrim Drive, said centerline being a non-tangent curve having a radius of 250.00 feet, the radius point of which bears South 36 degrees 21 minutes 30 seconds West (the following two courses are along the Northerly lines of a parcel of land described in Instrument Number 91-25463 in said Recorder's Office); (1) thence curving Northwestly, Westerly and Southwestly along the extension of said centerline of Pilgrim Drive an arc distance of 320.46 feet to a point which bears North 37 degrees 05 minutes 02 seconds West from the said radius point; (2) thence South 52 degrees 54 minutes 50 seconds West 10.00 feet; thence North 02 degrees 53 minutes 50 seconds East 257.17 feet; thence North 44 degrees 52 minutes 43 seconds West 372.40 feet; thence North 56 degrees 14 minutes 20 seconds East 175.64 feet; thence North 65 degrees 15 minutes 23 seconds East 134.15 feet to the Point of Beginning, containing 11.963 acres, more or less.

Also incorporates covenants from Liberty Creek North



PLAT COVENANTS AND RESTRICTIONS

LIBERTY VILLAGE

SECTION 2

FILED

AUG 31 1995

TOWNSHIP
ASSESSOR

The undersigned, DAVIS HOMES, LLC, an Indiana limited liability company (the "Developer"), is the Owner of the real estate more specifically described in Exhibit "A" attached hereto (the "Real Estate"). The Developer is concurrently platting and subdividing the Real Estate as shown on the plat for Liberty Village, Section 2, which is filed of record September 1, 1995 in the office of the Recorder of Marion County, Indiana (the "Plat") and desires in the Plat to subject the Real Estate to the provisions of these Plat Covenants and Restrictions. The subdivision created by the Plat (the "Subdivision") is to be known and designated as "Liberty Village, Section 2". In addition to the covenants and restrictions hereinafter set forth, the Real Estate is also subject to those covenants and restrictions contained in the Declaration of Covenants, Conditions and Restrictions of Liberty Creek North & Stratford Glen, dated September 12, 1991 and recorded on September 26, 1991 as Instrument No. 91-99410, in the office of the Recorder of Marion County, Indiana, as the same may be amended or supplemented from time to time as therein provided (the "Declaration"), and to the rights, powers, duties and obligations of the Liberty Creek North and Stratford Glen Community Association, Inc. (the "Association") set forth in the Declaration. If there is any irreconcilable conflict between any of the covenants and restrictions contained herein and any of the covenants and restrictions contained in the Declaration, the covenants and restrictions contained in the Declaration shall govern and control, but only to the extent of the irreconcilable conflict, it being the intent hereof that all covenants and restrictions contained herein shall be applicable to the Real Estate to the fullest extent possible. Capitalized terms used herein shall have the same meaning as given in the Declaration.

In order to provide adequate protection to all present and future Owners of Lots or Residence Units in the Subdivision, the following covenants and restrictions, in addition to those set forth in the Declaration, are hereby imposed upon the Real Estate:

- PUBLIC RIGHT OF WAY.** The rights-of-way of the streets as shown on the Plat, if not heretofore dedicated to the public, are hereby dedicated to the public for use as a public right-of-way.
- TREE PRESERVATION EASEMENTS.** There are areas of ground on the Plat marked "Tree Preservation Easements". Developer hereby creates and reserves the Tree Preservation Easements for the preservation of living trees, 2 1/2 inch caliper and larger, in such areas. No structures or improvements shall be erected or maintained within or upon any Tree Preservation Easements without the prior written consent of the Architectural Review Committee. No trees shall be removed from any Tree Preservation Easement except (a) by public utility companies, governmental agencies, Developer, the Department of Capital Asset Management of

91-DES 86821
RECORDED IN MARION COUNTY
XEV NGA 2/10/97

09/01/95 11:08AM JOAN N. ROMERIL MARION CTY RECORDER CJP 24.00 PAGES: 8

Inst # 1995-0108621

Also incorporates covenants from Liberty Creek North

the City of Indianapolis or the Association in connection the use of any *Utility, Drainage or Sewer Easement* as herein permitted; or (b) those approved by the Developer or the Architectural Review Committee.

3. **UTILITY, DRAINAGE AND SEWER EASEMENTS.** There are areas of ground on the Plat marked "Utility Easements, Drainage Easements and Sewer Easements", either separately or in combination. The Utility Easements are hereby created and reserved for the use of all public utility companies (not including transportation companies), governmental agencies and the Association for access to and installation, maintenance, repair or removal of poles, mains, ducts, drains, lines, wires, cables and other equipment and facilities for the furnishing of utility services, including cable television services. The Drainage Easements are hereby created and reserved for (i) the use of Developer during the Development Period for access to and installation, repair or removal of a drainage system, either by surface drainage or appropriate underground installations, for the Real Estate and adjoining property and (ii) the use of the Association and the Department of Capital Asset Management of the City of Indianapolis for access to and maintenance, repair and replacement of such drainage system. The Owner of any Lot in the Subdivision subject to a Drainage Easement, including any builder, shall be required to keep the portion of said Drainage Easement on his Lot free from obstructions so that the storm water drainage will be unimpeded and will not be changed or altered without a permit from the Department of Capital Asset Management and prior written approval of the Developer. The Sewer Easements are hereby created and reserved for the use of the Department of Capital Asset Management and, during the Development Period, for the use of Developer for access to and installation, repair, removal replacement or maintenance of an underground sanitary sewer system. The delineation of the Utility, Drainage and Sewer Easement areas on the Plat shall not be deemed a limitation on the rights of any entity for whose use any such easement is created and reserved to go on any portion of any Lot subject to such easement temporarily to the extent reasonably necessary for the exercise of the rights granted to it by this Paragraph 3. Except as installed by Developer or installed as provided above, no structures or improvements, including without limitation decks, patios, fences, walkways or landscaping, shall be erected or maintained upon said easements.

4. **BUILDING LOCATION - FRONT, BACK AND SIDE YARD REQUIREMENTS.** The building setback lines are established on the Plat. No building shall be erected or maintained between said setback lines and the front, rear or side lot line (as the case may be) of a Lot. The setback lines may vary in depth in excess of the minimum as designated on the Plat. The minimum front yard set back shall be twenty (20) feet. The minimum rear yard setback shall be twenty (20) feet. The side yard set backs shall be established as to maintain a minimum distance between buildings (measured between foundation wall plates) of not less than ten (10) feet (except for building appendages not exceeding 2.0 feet by 6.0 feet in order to accommodate such items as fireplaces).

5. **RESIDENTIAL UNIT SIZE AND OTHER REQUIREMENTS.** No Residence Unit constructed on a Lot shall have less than one thousand (1000) square feet of total living area, exclusive of garages, carports and open porches. The minimum main (first floor) living area

Also incorporates covenants from Liberty Creek North

of any building higher than one story shall be six hundred sixty (660) square feet. Each Residence Unit shall include an attached one-car (or larger) enclosed garage. The maximum height of any Residence Unit constructed on a Lot shall be thirty-five (35) feet. The maximum height of any residential accessory building shall be twenty-five (25) feet.

6. **RESIDENTIAL UNIT USE.** All Lots in the Subdivision shall be used solely for residential purposes. No business building shall be erected on any Lot, and no business may be conducted on any part thereof. No building shall be erected, placed or permitted to remain on any Lot other than one detached single-family residence not to exceed two stories in height and expressly permitted residential accessory buildings.

7. **ACCESSORY AND TEMPORARY BUILDINGS.** Except as used by Developer or its designees pursuant to Paragraph 13.3 of the Declaration, no trailers, shacks, outhouses or unenclosed or unattached accessory buildings of any kind shall be erected or situated on any Lot in the Subdivision, except that one (1) mini-barn shall be permitted on each Lot provided that the Architectural Review Committee shall have first expressly approved the same in writing.

8. **TEMPORARY RESIDENCE.** No trailer, camper, motor home, truck, shack, tent, boat, recreational vehicle, basement, garage or outbuilding may be used at any time as a residence, temporary or permanent; nor may any structure of a temporary character be used as a residence.

9. **NUISANCES.** No domestic animals raised for commercial purposes and no farm animals or fowl shall be kept or permitted on any Lot. No noxious, unlawful or otherwise offensive activity shall be carried out on any Lot, nor shall anything be done thereon which may be or may become a serious annoyance or nuisance to the neighborhood.

10. **VEHICLE PARKING.** No camper, motor home, truck, trailer, boat, snowmobile or other recreational vehicle of any kind may be stored on any Lot in open public view. No vehicles of any kind may be put up on blocks or jacks to accommodate car repair on a Lot unless such repairs are done in the garage. Disabled vehicles shall not be allowed to remain in open public view.

11. **SIGNS.** No sign of any kind shall be displayed to the public view on any Lot, except that one sign of not more than six (6) square feet may be displayed at any time for the purpose of advertising a property for sale, and except that Developer and its affiliates and designees, including the builders, may use larger signs during the sale and development of the Subdivision.

12. **MAILBOXES.** All mailboxes and replacement mailboxes shall be uniform and shall conform to the standards set forth by the Architectural Review Committee.

13. **GARBAGE AND REFUSE DISPOSAL.** Trash and refuse disposal will be on an individual basis, lot by lot. The community shall not contain dumpsters or other forms of general

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or common trash accumulation except to facilitate development and house construction. No Lot shall be used or maintained as a dumping ground for trash. Rubbish, garbage and other waste shall be kept in sanitary containers. All equipment for storage or disposal of such materials shall be kept clean and shall not be stored on any Lot in open public view. No rubbish, garbage or other waste shall be allowed to accumulate on any Lot. No homeowner or occupant of a Lot shall burn or bury any garbage or refuse.

14. **STORAGE TANKS.** No gas, oil or other storage tanks shall be installed on any Lot.

15. **WATER SUPPLY AND SEWAGE SYSTEMS.** No private or semi-private water supply or sewage disposal system may be located upon any Lot. No septic tank, absorption field or similar method of sewage disposal shall be located or constructed on any Lot.

16. **DITCHES AND SWALES.** All owners, including builders, shall keep unobstructed and in good maintenance and repair all open storm water drainage ditches and swales which may be located on their respective Lots.

17. **DRIVEWAYS.** Each driveway in the Subdivision shall be of concrete or asphalt material.

18. **ANTENNA AND SATELLITE DISHES.** Outdoor satellite dishes shall be permitted in the Subdivision; provided however, that the (i) diameter of the satellite dish shall be no more than twenty-four inches (24"), (ii) only one (1) satellite dish shall be permitted on each Lot and (iii) the Architectural Review Committee shall have first determined that the satellite dish is appropriately placed and properly screened in order to preserve property values and maintain a harmonious and compatible relationship among the houses in the Subdivision.

19. **AWNINGS.** No metal, fiberglass, canvas or similar type material awnings or patio covers shall be permitted in the Subdivision, except that a builder may utilize a canvas or similar type material awning on its model home sales center in the Subdivision.

20. **FENCING.** No fence shall be erected on or along any Lot line, nor on any Lot, the purposes or result of which will be to obstruct reasonable vision, light or air. All fences shall be kept in good repair and erected so as to enclose the property and decorate the same without unreasonable hindrance or obstruction to any other property. Any fencing permitted to be used in the Subdivision must be wooden or black vinyl coated chain link and shall not be higher than six (6) feet. Uncoated chain link fencing is prohibited. No fencing shall extend forward of the furthest back front corner of the residence. All fencing style, color, location and height shall be generally consistent within the Subdivision and shall be subject to prior written approval of the Architectural Review Committee.

21. **SWIMMING POOLS.** No above-ground swimming pools shall be permitted in the Subdivision.

Also incorporates covenants from Liberty Creek North

22. **SOLAR PANELS.** No solar heat panels shall be permitted on roofs of any structures in the Subdivision. All such panels shall be enclosed within fenced areas and shall be concealed from the view of neighboring Lots, common areas and the streets.

23. **OUTSIDE LIGHTING.** Except as otherwise approved by the Developer in connection with a builder's model home sales center, all outside lighting contained in or with respect to the Subdivision shall be of an ornamental nature compatible with the architecture within the Subdivision and shall provide for projection of light so as not to create a glare, distraction or nuisance to any Owner or other property owners in the vicinity of or adjacent to the Subdivision.

24. **SITE OBSTRUCTIONS.** No fence, wall, hedge or shrub 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 pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at a sufficient height to prevent obstruction of such sight lines.

25. **VIOLATION.** Violation or threatened violation of these covenants and restrictions shall be grounds for an action by the Developer, the Association or any person or entity having any right, title or interest in the Real Estate, and all persons or entities claiming under them, against the person or entity violating or threatening to violate any such covenants or restrictions. Available relief in any such action shall include recovery of damages for such violation, injunctive relief against any such violation or threatened violation, declaratory relief and the recovery of costs and attorneys reasonable fees incurred by any party successfully enforcing these covenants and restrictions; provided, however, that neither the Developer nor the Association shall be liable for damages of any kind to any person for failing to enforce such covenants or restrictions.

26. **METROPOLITAN DEVELOPMENT COMMISSION.** The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provisions of the Subdivision Control Ordinance, 58-AO-3, as amended, or any conditions attached to approval of the Plat by the Plat Committee.

27. **AMENDMENT.** These covenants and restrictions may be amended at any time by the then owners of at least sixty-seven percent (67%) of the Lots in all Subdivisions which are now or hereafter made subject to and annexed to the Declaration; provided, however, that until all of the Lots in such Subdivisions have been sold by Developer, any such amendment shall require the prior written approval of Developer. Each such amendment shall be evidenced by a written instrument, which instrument shall set forth facts sufficient to indicate compliance with this

Also incorporates covenants from Liberty Creek North

paragraph and shall be recorded in the office of the Recorder of Marion County, Indiana. No amendment which adversely affects the rights of a public utility shall be effective with respect to such public utility without its written consent thereto. No amendment which is contrary to a zoning commitment shall be effective without the written approval of the affected adjacent homeowners associations designated by the Department of Metropolitan Development.

28. **TERM.** The foregoing plat covenants and restrictions, as the same may be amended from time to time, shall run with the land and shall be binding upon all persons or entities from time to time having any right, title or interest in the Real Estate and on all persons or entities claiming under them, until December 31, 2005, and thereafter they shall continue automatically in effect unless terminated by a vote of a majority of the then Owners of the Lots in the Subdivision; provided, however, that no termination of said these covenants and restrictions shall affect any easement hereby created and reserved unless all persons entitled to the beneficial use of such easement shall have consented thereto in writing.

29. **SEVERABILITY.** Invalidation of any of the foregoing covenants or restrictions by judgment or court order shall in no way affect any of the other covenants and restrictions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Developer, as the owner of the Real Estate, has hereunto caused its name to be subscribed this 21st day of August, 1995.

By: Davis Homes, LLC

By: Davis Holding Corporation
Managing Member

By: 
C. Richard Davis
Vice President

CHICAGO TITLE

Also incorporates covenants from Liberty Creek North

STATE OF INDIANA)
)SS:
COUNTY OF MARION)

Before me, a Notary Public in and for the State of Indiana, personally appeared C. Richard Davis, the Vice President of Davis Holding Corporation, an Indiana corporation, and acknowledged the execution of this instrument as his voluntary act and deed as such officer on behalf of such corporation for the uses and purposes hereinabove set forth.

Witness my signature and Notarial Seal this 31st day of August, 1995.

Li-Ching Wu
Notary Public

Li-Ching Wu
Printed



My commission expires:

4-21-96

I am a resident of
Hamilton County

CHICAGO TITLE
This instrument was prepared by C. Richard Davis, Vice President of Davis Holding Corporation,
3755 East 82nd Street, Suite 120, Indianapolis, Indiana, 46240, (317)595-2900.

Also incorporates covenants from Liberty Creek North

Exhibit "A"

LEGAL DESCRIPTION LIBERTY VILLAGE SECTION TWO

Part of the South Half of Section 1, Township 16 North, Range 2 East in Marion County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the South Half of said Section; thence North 89 degrees 19 minutes 36 seconds East (assumed bearing) , along the North line of the South Half of said Section, 1536.56 feet to the Southeast corner of lot #370 in Liberty Creek North, Section 5B, the plat of which is recorded as Instrument #92-91088 In the Office of the Recorder of Marion County, Indiana, and being the Point of Beginning; thence continuing along said North line and the South line of said Liberty Creek North-Section 5B, North 89 degrees 19 minutes 36 seconds East 312.01 feet to the Southwest corner of Liberty Creek North, Section 5A, the plat of which is recorded as Instrument #92-15823 in the Office of the Recorder of Marion County, Indiana; thence continuing along said North line and the South line of said Liberty Creek North, Section 5A, North 89 degrees 19 minutes 36 seconds East 938.23 feet to the Southwest corner of Liberty Creek North, Section One, the plat of which is recorded as Instrument #87-86919 in the Office of the Recorder of Marion County, Indiana; thence continuing along said North line and the South line of said Liberty Creek North, Section One, North 89 degrees 19 minutes 36 seconds East 56.80 feet to the Northwest corner of Liberty Creek, Section Five, the plat of which is recorded as Instrument #87-106306 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 34 minutes 09 seconds West along the West line of said Liberty Creek, Section Five, 295.19 feet; thence North 89 degrees 56 minutes 08 seconds West 471.00 feet; thence South 88 degrees 14 minutes 56 seconds West 50.35 feet; thence South 89 degrees 19 minutes 36 seconds West 543.13 feet; thence North 44 degrees 52 minutes 43 seconds West 138.42 feet to a non-tangent curve having a radius of 225.00 feet, the radius point of which bears South 18 degrees 28 minutes 32 seconds East; thence curving Southwesterly along the curve an arc distance of 37.06 feet to a point which bears North 27 degrees 54 minutes 44 seconds West from the said radius point; thence North 27 degrees 54 minutes 44 seconds West 230.51 feet to the North line of said South Half of Section One and to the Point of Beginning, containing 8.066 acres, more or less.

CHICAGO TITLE