



**Chicago Title Insurance Company**  
Indianapolis Metro Offices  
Telephone (317) 684-3800



## **COVENANTS AND RESTRICTIONS**

# **Meadow Lake Sec 3**

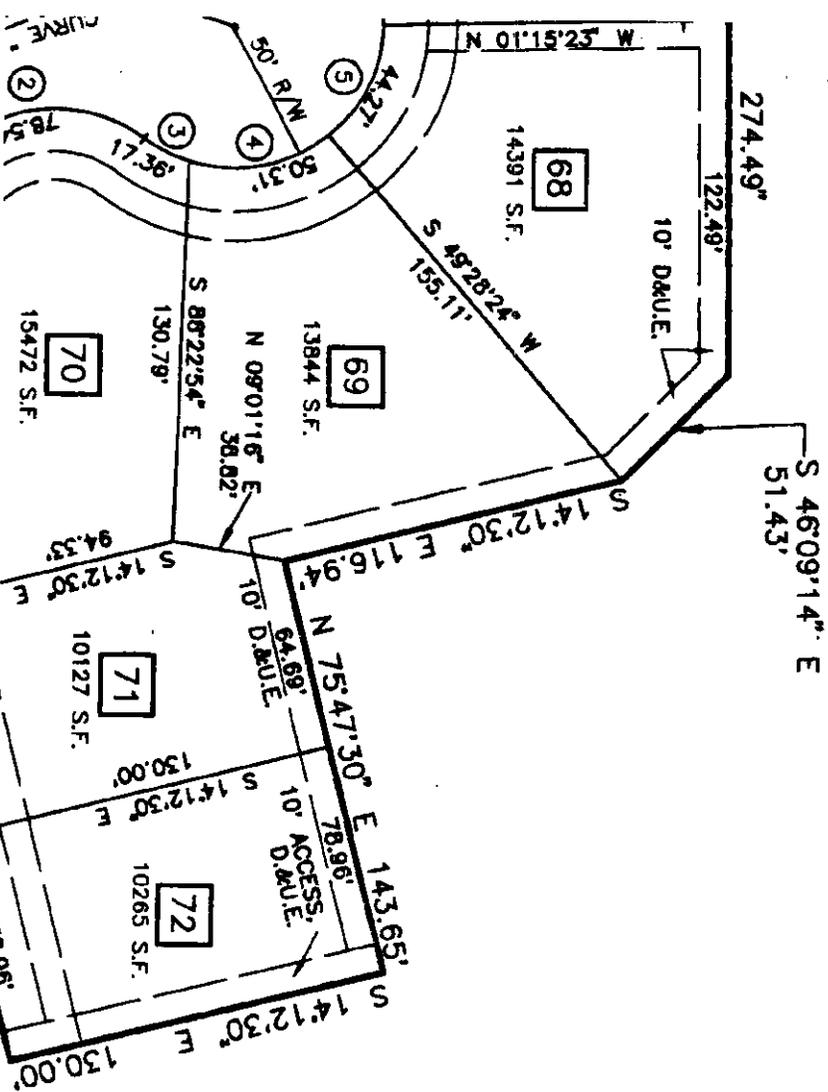
**(Johnson County, IN)**

***The materials made available here are for general information only and should NOT be relied upon for making any major or final decisions with respect to any of the properties referenced.***

***The most current and up-to-date copies of Covenants, Restrictions or other Data relative to any property should be obtained from the current governing body of the Subdivision (generally the Home Owner's Association) if applicable. Chicago Title makes NO representations or warranties with respect to any of the materials contained herein.***

**DOS-9-14-09**

# MEADOW LAKE SECTION THREE WHITE RIVER TOWNSHIP JOHNSON COUNTY, INDIANA



CENTERLINE		
CURVE#	DELTA	RADIUS
A-1	38°54'17"	150.00
A-2	14°58'35"	150.00
B	71°47'39"	100.00

LOT		
CURVE#	DELTA	RADIUS
1	51°13'44"	125.00
2	90°00'00"	50.00
3	18°53'51"	50.00
4	57°38'59"	50.00
5	50°43'48"	50.00
6	54°09'10"	50.00
7	34°28'26"	50.00
8	07°48'20"	175.00
9	23°04'26"	175.00
10	08°20'30"	175.00
11	48°20'20"	50.00



MY COMMISSION EXPIRES: 3/12/97

THIS PLAT IS HEREBY GIVEN SECONDARY APPROVAL BY THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, TO-WIT:

SECONDARY APPROVAL IS HEREBY GRANTED BY THE GREENWOOD ADVISORY PLAN COMMISSION ON THE 9TH DAY OF JANUARY, 1994

DESIGNATED OFFICIAL, KEVIN A. HOOVER

ATTEST: DIRECTOR, CLINTON & FERGUSON

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 21ST DAY OF SEPTEMBER, 1995.

MARGARET MC GOVERN  
MAYOR

RICHARD E. HEINRY  
MEMBER

KEVIN M. KELLEY  
MEMBER

GENEVIEVE WORSHAM  
CLERK-TREASURER

ENTERED FOR TAXATION THIS 28TH DAY OF SEPTEMBER, 1995.

Betty E. Stringer  
JOHNSON COUNTY AUDITOR

INSTRUMENT NO. 95017732

RECEIVED FOR RECORD THIS 28TH DAY OF SEPTEMBER, 1995, AT 9:46 A.M. AND RECORDED IN PLAT BOOK PAGE 727A+B

FEES: 20.00

JEAN HARRISON  
JOHNSON COUNTY RECORDER

Marla A. Hash  
MARLA A. HASH  
JOHNSON COUNTY ASSESSOR  
Sept. 28, 1995

# PROJECTS plus

GREENWOOD SURVEYING COMPANY

CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING - CONSTRUCTION MANAGEMENT  
420 South Emerson Ave - Greenwood, Indiana 46143  
(317)-882-5003



DATE	SEPT. 28, 1995
OF SHEETS	2
SHEET	2



NORMAN H. HISEKMAN  
REG. LAND SURVEYOR #S0461

*[Handwritten signature]*

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THIS SUBDIVISION CONTAINS FOURTEEN (14) LOTS NUMBERED FIFTY-NINE (59) THROUGH SEVENTY-TWO (72) INCLUSIVE, TOGETHER WITH STREETS, RIGHTS OF WAYS AND EASEMENTS AS SHOWN ON THE PLAT HERewith. ALL MONUMENTS SHOWN HEREON WILL EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT THE COMPTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE FOOT IN TEN THOUSAND; AND THAT THIS PLAT COMPLES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE. THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL THIS 20TH DAY OF SEPTEMBER, 1995.

I, NORMAN H. HISEKMAN, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED REAL ESTATE AND THAT I HAVE SUBDIVIDED THE SAME INTO BLOCKS AND LOTS AS SHOWN ON THE HEREIN DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND A SUBDIVISION OF A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36 AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25 ALL IN TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, BEING MORE PART-ICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 89 DEGREES 07 MINUTES 04 SECONDS WEST, 1344.85 FEET; ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 00 DEGREES 14 MINUTES 49 SECONDS EAST, 2093.63 FEET ALONG THE WEST LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 76 DEGREES 01 MINUTES 07 SECONDS EAST, 469.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 19 DEGREES 50 MINUTES 58 SECONDS WEST, 319.69 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST, 230.25 FEET; THENCE NORTH 81 DEGREES 14 MINUTES 21 SECONDS EAST, 274.49 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 57 SECONDS EAST, 51.43 FEET; THENCE SOUTH 43 DEGREES 50 MINUTES 46 SECONDS EAST, 51.43 FEET; THENCE SOUTH 14 DEGREES 12 MINUTES 30 SECONDS EAST, 116.94 FEET; THENCE NORTH 75 DEGREES 47 MINUTES 30 SECONDS EAST, 143.65 FEET; THENCE SOUTH 14 DEGREES 12 MINUTES 30 SECONDS EAST, 130.00 FEET; THENCE SOUTH 75 DEGREES 47 MINUTES 30 SECONDS WEST, 25.14 FEET; THENCE SOUTH 14 DEGREES 12 MINUTES 30 SECONDS EAST, 185.85 FEET; THENCE SOUTH 76 DEGREES 01 MINUTES 07 SECONDS WEST, 467.38 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION, CONTAINING 5.13 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS, RIGHTS OF WAYS AND RESTRICTIONS OF RECORD.

I, JEROME P. MARTIN, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED MAKE, PLAT, SUBDIVIDE AND LAYOFF SAID DESCRIBED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THIS CERTIFIED PLAT AND THAT THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE AND THAT ALL OF THE LOTS CONTAINED IN THIS PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS:

1.) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MEADOW LAKE -SECTION 3 IN JOHNSON COUNTY, INDIANA. ALL STREETS, ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

2.) THE STREETS AND RIGHTS OF WAYS SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION.

3.) THERE ARE STRIPS OF GROUND AS SHOWN OF THE PLAT MARKED "SANITARY SEWER, DRAINAGE AND UTILITY EASEMENTS" (S.S.D., & U.E.) AND "DRAINAGE AND UTILITY EASEMENTS" (D. & U.E.) AS SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND EASEMENTS HEREBY CREATED, EXCEPT FENCES AND STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES AND SIDEWALKS, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "EASEMENTS".

4.) ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENT WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965.

5.) DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT OF WAY AND ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DUGOUT, FILLED IN, TILED OR OTHERWISE CHANGED WITHOUT THE WRITTEN PERMISSION OF THE GREENWOOD BOARD OF PUBLIC WORKS & SAFETY. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASSWAYS OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MUST BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZED CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE B.P.M. & S.

6.) ANY PROPERTY OWNER ALTERING, CHANGING OR FAILING TO MAINTAIN THESE DRAINAGE SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE, AFTER WHICH TIME, IF NO ACTION IS TAKEN, THE B.P.M. & S. WILL CAUSE SAID REPAIRS TO BE ACCOMPLISHED AND THE BILL FOR SAID REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.

7.) NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT AN ELEVATION BETWEEN 2.5 AND 8 FEET ABOVE THE STREET SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES (25 FEET FOR MINOR STREETS AND 50 FEET FOR ARTERIAL STREETS) OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT OF WAY LINES EXTENDED.

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MAYOR

ATTEST:  
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WITNESS MY HAND AND

THIS PLAT IS HEREBY APPROVED BY THE BOARD OF PUBLIC WORKS & SAFETY, PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SOODED GRASSWAYS OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MUST BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZED CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE B.P.W. & S.

ANY PROPERTY OWNER ALTERING, CHANGING OR FAILING TO MAINTAIN THESE DRAINAGE SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE, AFTER WHICH TIME, IF NO ACTION IS TAKEN, THE B.P.W. & S. WILL CAUSE SAID REPAIRS TO BE ACCOMPLISHED AND THE BILL FOR SAID REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.

NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT AN ELEVATION BETWEEN 2.5 AND 8 FEET ABOVE THE STREET SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES (25 FEET FOR MINOR STREETS AND 50 FEET FOR ARTERIAL STREETS) OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT OF WAY LINES EXTENDED.

THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET RIGHT OF WAY WITH THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO DRIVEWAY SHALL BE LOCATED WITHIN 40 FEET OF THE INTERSECTION OF TWO STREET CENTERLINES OR WITHIN 70 FEET FOR CORNER LOTS.

WHERE THE SANITARY DRAINAGE SYSTEM CAN DISCHARGE INTO THE SEWER BY GRAVITY FLOW, THE LOWEST FLOOR ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DRAINAGE OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION, WHERE PART OF THE DRAINAGE SYSTEM CANNOT BE DISCHARGED TO THE SEWER BY GRAVITY FLOW, THIS PART OF THE SYSTEM SHALL BE DISCHARGED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE CONTENTS SHALL BE LIFTED AND DISCHARGED INTO THE BUILDING GRAVITY DRAINAGE SYSTEM A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DRAINAGE OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

THE FOLLOWING DIMENSIONAL VARIANCES WERE GRANTED BY THE GREENWOOD BOARD OF ZONING APPEALS ON APRIL 10, 1989, AS PART OF DOCKET V89-07:

- A. REDUCTION OF INTERIOR STREET RIGHT OF WAYS FROM SIXTY (60) FEET TO FIFTY (50) FEET.
- B. REDUCTION OF LOT WIDTHS AT THE SETBACKS FROM SEVENTY (70) FEET TO SIXTY-FIVE (65) FEET.
- C. REDUCTION OF LOT AREA FROM NINE THOUSAND (9000) SQUARE FEET TO SEVEN THOUSAND (7000) FEET.
- D. REDUCTION OF FRONT YARD SETBACK FROM TWENTY-FIVE (25) FEET TO TWENTY (20) FEET.

PROJECT

# MEADOW LAKE-SECTION THREE WHITE RIVER TWP., JOHNSON CO., INDIANA

TITLE

GREENWOOD

PROJ

95

INSTRUMENT NO.

RECEIVED FOR RECORD

9/14 A.M.

20.00

FEE:

ATTEST: *[Signature]*  
MAYOR

MARGARET MC GOVERN  
CLERK-TREASURER

DESIGNATED OFFICIAL, KIP PLAN COMMISSION

SECONDARY APPROVAL

GREENWOOD, JOHNSON

C 1177B

THE FOLLOWING CONDITIONS MUST BE MET AS PART OF GRANTING

A. PROVISION OF A TEN (10) FOOT MINIMUM UTILITY

EASEMENT ALONG THE REDUCED RIGHT OF WAY.

11.) ALL THE LANDS IN THE SUBDIVISION AND THE USE OF THE LANDS IN THE SUBDIVISION AND THE USE OF THE LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GREENWOOD COMMONS COMMUNITIES AS RECORDED AS INSTRUMENT NUMBER 95017731 ON THE 28TH DAY OF September 1995 IN BOOK PAGE IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, WHICH ARE HEREBY INCORPORATED INTO THIS FINAL PLAT TO THE SAME EXTENT AS IF FULLY SET FORTH HEREIN.

WITNESS MY HAND AND SEAL THIS 20TH DAY OF SEPTEMBER, 1995.

JEROME P. MARTIN  
OWNER

*Jerome P. Martin*

STATE OF INDIANA }  
COUNTY OF JOHNSON }  
SS:

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEROME P. MARTIN, OWNER, HAS ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20TH DAY OF SEPTEMBER, 1995.



LINDA K. FOX, NOTARY PUBLIC  
RESIDENT OF MARION COUNTY  
MY COMMISSION EXPIRES: 3/12/97

THIS PLAT IS HEREBY GIVEN SECONDARY APPROVAL BY THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, TO-WIT:

SECONDARY APPROVAL IS HEREBY GRANTED BY THE GREENWOOD ADVISORY PLAN COMMISSION ON THE 9TH DAY OF 1995.

DESIGNATED OFFICIAL, KEVIN A. HOOVER

ATTEST: DIRECTOR, CLINTON E. FERGUSON

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 11th DAY OF September, 1995.

MARGARET MC GOVERN  
MAYOR

RICHARD E. HEINEY  
MEMBER

KEVIN M. KELLEY  
MEMBER

GENEVEVE WORSHAM  
CLERK-TREASURER

ATTEST:

SIXTH SUPPLEMENTAL DECLARATION OF  
COVENANTS AND RESTRICTIONS OF THE  
MEADOW LAKE - SECTION 3

THIS SIXTH SUPPLEMENTAL DECLARATION MADE THIS 20th DAY OF  
September, 1995, BY JEROME MARTIN BEING HEREINAFTER REFERRED TO  
AS "DECLARANT",

WITNESSETH:

WHEREAS, THE FOLLOWING FACTS ARE TRUE:

A. DECLARANT HAS INTEREST IN CERTAIN REAL ESTATE LOCATED IN  
JOHNSON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED IN THE  
ATTACHED EXHIBIT "A", WHICH IS INCORPORATED HEREIN BY REFERENCE  
(HEREINAFTER RESPECTIVELY REFERRED TO AS "MEADOW LAKE - SECTION  
3").

B. DECLARANT HAS HERETOFORE EXECUTED A DECLARATION OF  
COVENANTS AND RESTRICTIONS OF THE COMMONS PROPERTY OWNERSHIP WHICH  
WAS RECORDED IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY,  
INDIANA, AS INSTRUMENT NO. 92-14514 (THE "DECLARATION") TO  
ENCOMPASS INITIALLY OR ULTIMATELY COMPONENTS OF THE COMMONS KNOWN  
AS GLEN OAK, THE GREENWOOD COMMONS OR MEADOW LAKE. INITIALLY GLEN  
OAK COMMONS SECTIONS 1 AND 2, GREENWOOD COMMONS SECTION 5 AND  
MEADOW LAKE SECTION 1 WERE SUBJECTED TO THE DECLARATION. THE  
DECLARATION PROVIDED THAT ADDITIONAL REAL ESTATE COULD BE  
SUBJECTED TO THE TERMS AND CONDITIONS OF THE DECLARATION.

C. MEADOW LAKE SECTION 3 IS PART OF THE ADDITIONAL TRACT  
DESCRIBED IN PARAGRAPH 19 OF THE DECLARATION. PARAGRAPH 19 OF THE  
DECLARATION PROVIDES THAT ALL OR PART OF THE ADDITIONAL TRACT MAY  
BE ANNEXED TO AND BECOME A PART OF THE COMMONS AND INCORPORATED  
INTO THE DECLARATION WITH THE OWNERS THEREOF BECOMING MEMBERS OF  
THE COMMONS HOMEOWNERS ASSOCIATION, INC. IN ACCORDANCE WITH THE  
PROVISIONS OF PARAGRAPH 19 OF THE DECLARATION UPON THE FILING OF A  
SUPPLEMENTAL DECLARATION BY DECLARANT AND THE FINAL PLAT OF THIS  
REAL ESTATE BEING INCORPORATED INTO THE COMMONS. ALL CONDITIONS  
RELATING TO THE ANNEXATION OF THE EXHIBIT "A", REALTY TO MAKE IT  
SUBJECT TO THE DECLARATION HAVE BEEN MET AND DECLARANT BY  
EXECUTION OF THIS SIXTH SUPPLEMENTAL DECLARATION HEREBY  
INCORPORATE MEADOW LAKE SECTION 3 INTO THE COMMONS DEVELOPMENT AND  
THE DECLARATION.

NOW, THEREFORE, DECLARANT MAKE THIS SUPPLEMENTAL DECLARATION  
AS FOLLOWS:

1. DECLARATION. DECLARANT HEREBY EXPRESSLY DECLARES THAT  
MEADOW LAKE SECTION 3 SHALL BE HELD, CONVEYED AND TRANSFERRED IN  
ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION AS IF SUCH HAS  
ORIGINALLY BEEN INCLUDED IN THE DECLARATION AND SHALL HEREAFTER BE  
HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE  
COVENANTS, RESTRICTIONS AND PROVISIONS OF THE DECLARATION AS SUCH  
MAY BE AMENDED FROM TIME TO TIME. MEADOW LAKE SECTION 3,  
HEREAFTER AND FOR ALL PURPOSES SHALL BE INCLUDED IN THE DEFINITION  
OF TRACT AS DEFINED IN PARAGRAPH 1(A) OF THE DECLARATION.  
2. DESCRIPTION OF ADDITIONAL SECTIONS. MEADOW LAKE SECTION  
3, CONSISTS OF 14 LOTS NUMBERED LOTS 59-72 INCLUSIVE AS DESIGNATED  
ON THE PLAT FOR THIS SECTION.

RECEIVED FOR RECORD  
JOHNSON COUNTY RECORDER  
JEAN HAYMON

95017731

95 SEP 28 AM 9:45

THE LEGAL DESCRIPTION FOR A GIVEN LOT IN A GIVEN SECTION FOR THE ADDITIONAL REALTY MAY APPEAR AS FOLLOWS:

LOT IN (SUBDIVISION NAME), (SECTION NUMBER), A SUBDIVISION IN JOHNSON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED ON \_\_\_\_\_, AS INSTRUMENT NO. \_\_\_\_\_, IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

THE GREENWOOD COMMONS COMPONENT OF THE COMMONS NOW CONSISTS OF 115 LOTS NUMBERED LOTS 1-25 INCLUSIVE, AND LOTS 255-344 INCLUSIVE AND ENCOMPASSES GREENWOOD COMMONS, SECTIONS 5, 6, 7, 8 AND 9.

THE MEADOW LAKE COMPONENTS NOW CONSISTS OF 72 LOTS NUMBERED LOTS 1-72 INCLUSIVE AND ENCOMPASSES MEADOW LAKE SECTIONS 1, 2, AND 3.

THE GLEN OAK COMMONS COMPONENT OF THE COMMONS NOW CONSISTS OF 113 LOTS NUMBERED LOTS 26-74 INCLUSIVE, LOTS 108-168 INCLUSIVE AND LOTS 213-215 INCLUSIVE AND ENCOMPASSES GLEN OAK COMMONS, SECTIONS 1, 2, 3, 4 AND 5.

3. EASEMENTS. REGARDLESS OF THE METHOD OF DEVELOPMENT OF ANY OTHER PART OF THE ADDITIONAL TRACT AND WHETHER OR NOT ALL OR ANY PART OF THE REMAINING ADDITIONAL TRACT BECOMES SUBJECT TO THE DECLARATION, DECLARANT RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, FOR THE USE AND BENEFIT OF THAT PART OF THE ADDITIONAL TRACT NOT BECOMING SUBJECT TO THE DECLARATION, THE RIGHT AND EASEMENT TO ENTER UPON THE STREETS AND COMMON AREA OF THESE SECTIONS OF THE COMMONS TO PROVIDE INGRESS AND EGRESS TO THE ADDITIONAL TRACT.

DECLARANT HEREBY GRANTS TO THE OWNER IN MEADOW LAKE SECTION 3 THE RIGHT AND EASEMENT TO ENTER UPON ANY STREETS AND ROADWAYS THAT MAY EXIST IN THE REMAINING PART OF THE ADDITIONAL TRACT TO PROVIDE INGRESS AND EGRESS TO THESE SECTIONS AS MAY BE NECESSARY.

IT IS THE PURPOSE AND INTENT OF THE EASEMENTS HEREIN GRANTED AND RESERVED TO PROVIDE FREE AND UNRESTRICTED USE AND ACCESS ACROSS THE ROADWAYS AND STREETS OF THE TRACT AND THE ADDITIONAL TRACT NO MATTER HOW DEVELOPED, FOR THE OWNERS OF THE TRACT AND THE ADDITIONAL TRACT, THEIR GUESTS, INVITEES AND ALL PUBLIC AND QUASI-PUBLIC VEHICLES, INCLUDING BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY VEHICLES, TRASH AND GARBAGE COLLECTION, POST OFFICE VEHICLES AND PRIVATELY OWNED DELIVERY VEHICLES.

4. ACCEPTANCE AND RATIFICATION. ALL PRESENT AND FUTURE OWNERS, MORTGAGEES, TENANTS, AND OCCUPANTS OF THE LOTS SHALL BE SUBJECT TO AND SHALL COMPLY WITH THE PROVISIONS OF THE DECLARATION, ARTICLES OF INCORPORATION AND BY-LAWS INCORPORATED BY REFERENCE INTO THE DECLARATION, AND THE RULES AND REGULATIONS AS ADOPTED BY THE BOARD OF DIRECTORS AS EACH MAY BE AMENDED FROM TIME TO TIME. THE ACCEPTANCE OF A DEED OF CONVEYANCE OR THE ACT OF OCCUPANCY OF ANY LOT SHALL CONSTITUTE AN AGREEMENT THAT THE BY-LAWS AND RULES AND REGULATIONS, AS EACH MAY BE AMENDED AND SUPPLEMENTED FROM TIME TO TIME ARE ACCEPTED AND RATIFIED BY EACH OWNER, TENANT OR OCCUPANT AND ALL SUCH PROVISIONS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ANY PERSON HAVING AT ANY TIME ANY INTEREST OR ESTATE IN A LOT OR TRACT AS IF SUCH PROVISIONS WERE RECITED AND STIPULATED AT LENGTH IN EACH AND EVERY DEED, CONVEYANCE, MORTGAGE OR LEASE THEREOF. ALL PERSONS, CORPORATIONS, PARTNERSHIPS, TRUSTS, ASSOCIATIONS OR OTHER LEGAL ENTITIES THAT MAY OCCUPY, USE, ENJOY, OR CONTROL A LOT OR LOTS OR ANY PART OF THE TRACT IN ANY MANNER SHALL BE SUBJECT TO THE DECLARATION, THE ARTICLES OF INCORPORATION, THE BY-LAWS AND THE RULES AND REGULATIONS APPLICABLE THERETO AS EACH MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME.

5. PLAT OF MEADOW LAKE SECTION 3, THE PLAT OF THIS SECTION IS INCORPORATED INTO THE DECLARATION AND THIS SIXTH SUPPLEMENTAL DECLARATION BY REFERENCE AND WILL BE FILED IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS SUPPLEMENTAL DECLARATION TO BE EXECUTED THE DAY AND YEAR FIRST ABOVE WRITTEN.

BY: Jerome Martin  
JEROME MARTIN

STATE OF INDIANA )  
COUNTY OF JOHNSON )  
SS: )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEROME MARTIN, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING SIXTH SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS OF THE COMMONS PROPERTY OWNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22<sup>nd</sup> DAY OF September, 1995.

Jan D. Wright  
NOTARY PUBLIC  
PRINTED



MY COMMISSION EXPIRES: 9-16-99

COUNTY OF RESIDENCE: Harrison

THIS INSTRUMENT PREPARED BY:

PROJECTS PLUS  
420 S. EMERSON AVENUE  
GREENWOOD, IN 46143  
317-882-5003

**LEGAL DESCRIPTION  
MEADOW LAKE - SECTION THREE**

A PART OF THE EAST HALF OF SECTION 36 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25 ALL IN TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF SECTION; THENCE SOUTH 89 DEGREES 07 MINUTES 04 SECONDS WEST, 1344.85 FEET ALONG THE SOUTH LINE OF SAID HALF SECTION; THENCE NORTH 00 DEGREES 14 MINUTES 49 SECONDS EAST, 2093.63 FEET ALONG THE WEST LINE OF SAID HALF SECTION; THENCE NORTH 76 DEGREES 01 MINUTES 07 SECONDS EAST, 469.51 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 19 DEGREES 50 MINUTES 58 SECONDS WEST, 319.69 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST, 230.25 FEET; THENCE NORTH 81 DEGREES 14 MINUTES 21 SECONDS EAST, 29.15 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 57 SECONDS EAST, 274.49 FEET; THENCE SOUTH 43 DEGREES 50 MINUTES 46 SECONDS EAST, 51.43 FEET; THENCE SOUTH 14 DEGREES 12 MINUTES 30 SECONDS EAST, 116.94 FEET; THENCE NORTH 75 DEGREES 47 MINUTES 30 SECONDS EAST, 143.65 FEET; THENCE SOUTH 14 DEGREES 12 MINUTES 30 SECONDS EAST, 130.00 FEET; THENCE SOUTH 75 DEGREES 47 MINUTES 30 SECONDS WEST, 25.14 FEET; THENCE SOUTH 14 DEGREES 12 MINUTES 30 SECONDS EAST, 185.85 FEET; THENCE SOUTH 76 DEGREES 01 MINUTES 07 SECONDS WEST, 467.38 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION, CONTAINING 5.13 ACRES, MORE OR LESS. SUBJECT TO ALL LEGAL EASEMENTS, RIGHTS OF WAYS AND RESTRICTIONS OF RECORD.