

NORTHRIDGE ESTATES  
COVENANTS AND RESTRICTIONS

The following restrictions, covenants, provisions, and conditions shall apply to this plat for the mutual benefit of all parcel (lot) owners, and the same are hereby dedicated to be covenants which shall run with the land and shall be enforced by any one or more of the parcel (lot) owners of the real property set out in this plat:

1.0 NORTHRIDGE ESTATES ASSOCIATION

All owners of the real estate, whether legal or equitable, shall be members of an unincorporated association of such owners known as Northridge Estates Association.

1.1 Members. One (1) membership shall exist for each ownership of a parcel. "Ownership" shall mean all owners, whether legal or equitable and regardless of the number or form of tenancy. Purchasers on contract (equitable owners) shall be entitled to the membership rather than the record title holder. Additional memberships shall extend as to each additional parcel of adjoining land conveyed. "Parcel" shall refer to that real estate labeled with a parcel number as shown on the plat of survey recorded with this document.

1.2 Voting. Each membership shall be entitled to one (1) vote. The majority vote of members present and voting shall prevail.

1.3 Meetings. The Association shall meet each year on the 1st day of October, commencing the next October 1st following recording of this document. Other meetings shall be upon the call of the Director or request of a majority of members.

1.4 Director.

(1) The initial Director of the Association is R. Keith Anderson. The initial Director shall serve until the first annual meeting, whereupon the successor shall be elected for a one (1) year term or until a successor is elected and qualified.

(2) The Director shall be responsible to collect, and the members shall pay, all assessments to the Director, in trust or escrow, for Association purposes. The Director shall annually appoint a committee of members to audit the accounts and records.

(3) The Director shall cause notice of the annual or any called or special meeting to be sent to all members according to the ownership records and addresses as maintained by the Auditor of Morgan County, by U.S. Certified Mail, return receipt requested, noting the purpose, time, date, and place of meeting.

(4) The Director shall be responsible for the expenditures of assessments for Association purposes, including maintenance and repair of the private roads. Road maintenance fees shall be placed in an escrow or trust account separate from other membership fees. The Director shall be reimbursed for all necessary and proper expenses and such other compensation as the members may set.

1.5 Levies and Assessments. The members shall set all levies or assessments sufficient to maintain and repair the private roads as good, all-weather roads free of ruts and chuckholes. Other fees or levies shall be assessed as the membership deems appropriate for the mutual benefit and good of all members of the Association. The road maintenance fee and other levies/assessments shall be assessed equally according to the number of parcels (memberships) in Northridge Estates as defined in Item 1.1 above, except Parcels A and Parcels numbered 1A, 2A, 3A, 4A, 5A, 6A, 6B, and 7, are exempt from payment of private road maintenance fees or levies, unless access to a dwelling or other building located on the subject parcels is via a private road.

1.6 Liens.

(1) All road levies, fees, or other assessments shall be due and payable on or before October 1st of each calendar year and if not fully paid on or before November 1st of each calendar year, it shall be a lien upon the real estate of the member which may be foreclosed in the name of the Association by judicial proceeding, together with prejudgment interest, attorney fees and costs of collection, without relief from valuation and appraisal laws.

(2) The Director shall cause a list of delinquencies to be prepared each year as of January 1st and record the same by last known names of owners of record, as shown in the records of the Morgan County Auditor, in the Miscellaneous Records of the Morgan County Recorder's Office.

(3) The priority of any lien herein shall be second and junior to any purchase money mortgage. Otherwise, such lien is entitled to the priority and dignity according to the date of recordation and the operation of law.

1.7 Term. The Association shall commence upon recordation of this instrument and continue in force for a term of ten (10) years, which shall automatically extend for additional ten (10) year terms until termination by a vote of seventy percent (70%) of the members in writing and recorded in the records of the Recorder of Morgan County with a cross reference to recordation of this document.

2.0 AMENDMENT.

An affirmative vote, in writing, of seventy percent (70%) of the members of the Association is required to modify, amend, or revoke these covenants and restrictions. If a member does not respond to a notice, properly served as cited in Item 1.4(3) of this document, to amend these covenants and restrictions then the Director shall act as proxy for the non-responsive member. When voting as proxy the Director shall state in writing the name of the member(s) for whom the proxy vote is cast. If any modification, amendment or revocation of these covenants and restrictions is approved by the members the written vote with amendments shall be recorded in the records of the Recorder of Morgan county with a cross reference to recordation of this document.

3.0 EASEMENTS.

3.1 Private Roads. On the attached plat of survey there is shown a strip of land designated as "Access and Utility (A/U) Easement". This strip of land is a non-exclusive easement for the mutual benefit of the members of the Association. The purpose of the non-exclusive easement is to provide various parcels with access to the public roads and allow for utility service. No fences, trees, buildings (permanent or temporary), or other structures shall be erected or maintained within the Access and Utility Easement. As used herein "Private Road" does not include the private driveway, to be constructed by each owner on individual parcels, for dwelling access.

3.2 Utility Easements. The non-exclusive Access and Utility Easements are for the installation, maintenance and repair of water, sewer, electric, natural gas, telephone, cable television and other similar types of utilities, exclusive of transmission utilities, whether public or private.

3.3 Easement. All owners shall take their title subject to and together with the non-exclusive private access and utility easements. These easements shall run with the land and cannot be revoked, altered or modified by the Association or membership.

4.0 USE. NORTHRIDGE ESTATES shall be exclusively a single family residential development. No more than one dwelling shall be erected per parcel. Business or commercial activity of any nature (except farming and administrative activities) are prohibited.

4.1 Division. Division of any parcel for the purpose of creating another building/dwelling site is prohibited.

4.2 Construction.

(1) All construction shall be completed within one (1) year of commencement, including site graded and seeded or sodded.

(2) The dwelling shall contain a minimum of one thousand seven hundred (1700) square feet of living area for a single story, and at least two thousand five hundred (2500) square feet for more than a single story dwelling, exclusive of porches, decks, patios, garages and basements.

(3) No more than one (1) dwelling, one (1) detached garage and two (2) accessory buildings may be constructed and maintained on each 5 acre parcel. No more than one (1) dwelling, one (1) detached garage and one (1) accessory building may be constructed and maintained on each (1) acre parcel.

(4) Prefabricated or modular construction of the dwelling is prohibited. Portable or mobile homes are prohibited. Residence in a trailer or any other mobile or portable home or vehicle whether temporary or permanent is prohibited.

(5) All dwellings shall be constructed upon concrete footings with concrete block or cast-in-place foundation walls. Slab-on-grade dwelling construction is prohibited.

(6) Exterior building materials shall be limited to brick, stone, natural stained or painted wood. The use of vinyl siding and/or aluminum siding is allowed but limited to 20% of the exterior surface area.

(7) The driveway to the dwelling construction site shall be in place (minimum of 6" thickness of crushed stone and ten (10) feet in width) prior to commencing work on the building. All cost associated with construction of driveways shall be at the owner's expense.

4.3 Appearance. All parcels shall be maintained and grass and weeds cut in order to present a neat and orderly appearance. No trash, garbage, debris, or the open and unsheltered storage of materials, equipment, junk, or inoperative vehicles shall be permitted. No junk, rubbish, debris or garbage shall be permitted to accumulate or be dumped upon the premises. Fuel storage tanks shall be located within a structure or screened so as not to be obvious from the roads. All dwelling, detached garages, and accessory buildings shall be maintained to present a neat and tidy appearance.

4.4 Animals. Traditional household pets shall be permitted as well as cows and horses, except that the total of cows and horses allowed on each parcel shall not exceed one (1) animal for each two (2) acres of land. Hogs/pigs are prohibited. Also, commercial breeding or kennel activities are prohibited.

4.5 Activities. Noxious, offensive or illegal activity or action constituting a nuisance is prohibited.

4.6 Water and Sewer. All wells or water systems and septic or sewage systems shall be operable and meet the health requirements of Morgan County and State of Indiana.

5.0 ENFORCEMENT. Enforcement is reserved to the Association and the owners of real estate within Northridge Estates by injunction, together with the right to cause non-conforming uses and/or structures to be removed by process of law in addition to any other lawful remedy. Violation of any covenant or restriction shall not result in forfeiture or reversion of title. Failure to enforce a particular provision or prosecute a particular violation shall not be construed as waiver of the right of enforcement. The invalidity of a particular covenant or restriction shall not invalidate any remaining covenant or restriction.

6.0 ACCEPTANCE AND REFERENCE. Upon recordation of this document and plat of survey any subsequent conveyance of a parcel, as shown and designated on the attached plat of survey, shall be subject to the covenants, restrictions, uses and activities contained herein and all owners, their heirs and assigns shall take their title subject to the same. The instrument of conveyance of the parcels need not recite this document in whole, reference to the recordation book and page number, shall be deemed sufficient to incorporate this document in its entirety.

This declaratory statement of uses, limitations, restrictions, covenants, maintenance agreement, and grant of right-of-way is to run with the land and is hereby so dedicated and executed this 1st day of August, 1996.

GRANTOR:

Randall M. Wood  
Randall M. Wood

Patricia A. Wood  
Patricia A. Wood

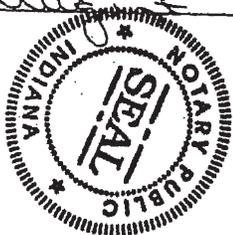
R. Keith Anderson  
R. Keith Anderson

Sherry E. Anderson  
Sherry E. Anderson

George Broyer  
George Broyer

Margaret P. Broyer  
Margaret P. Broyer

Subscribed and sworn to before me this 1st day of August, 1996.



Ann A. Marvel  
Notary Public

Ann A. Marvel  
Morgan County Resident  
My Commission Expires: 1-25-1999

Printed

Resident of Morgan County

My Commission Expires: 1-25-1999

PREPARED BY RANDY WOOD

# RETRACEMENT SURVEY AND DIVISION OF 61.339 ACRES ±

THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE  
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31,  
TOWNSHIP 13 NORTH, RANGE 2 EAST, MORGAN COUNTY, INDIANA.

Book 110 Page 163

Surveyed by  
*John H. Hovey*  
1/10/06



**HOLLOWAY and ASSOCIATES, P.C.**  
Land Surveying & Engineering  
Bloomington, Indiana 47408

**SURVEYORS REPORT**  
FILE NO. 474-98

The land is in the possession of the State of Indiana, and the same is being surveyed for the purpose of retrace and division of the same. The survey was made on the 10th day of January, 1906, and the same is being returned to the State of Indiana for its records. The survey was made by the undersigned, a duly qualified and licensed surveyor of the State of Indiana, and the same is being returned to the State of Indiana for its records. The survey was made in accordance with the provisions of the Act of the General Assembly, passed at the session of 1897, and amended at the sessions of 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917, 1919, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 1935, 1937, 1939, 1941, 1943, 1945, 1947, 1949, 1951, 1953, 1955, 1957, 1959, 1961, 1963, 1965, 1967, 1969, 1971, 1973, 1975, 1977, 1979, 1981, 1983, 1985, 1987, 1989, 1991, 1993, 1995, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 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5171, 5173, 5175, 5177, 5179, 5181, 5183, 5185, 5187, 5189, 5191, 5193, 5195, 5197, 5199, 5201, 5203, 5205, 5207, 5209, 5211, 5213, 5215, 5217, 5219, 5221, 5223, 5225, 5227, 5229, 5231, 5233, 5235, 5237, 5239, 5241, 5243, 5245, 5247, 5249, 5251, 5253, 5255, 5257, 5259, 5261, 5263, 5265, 5267, 5269, 5271, 5273, 5275, 5277, 5279, 5281, 5283, 5285, 5287, 5289, 5291, 5293, 5295, 5297, 5299, 5301, 5303, 5305, 5307, 5309, 5311, 5313, 5315, 5317, 5319, 5321, 5323, 5325, 5327, 5329, 5331, 5333, 5335, 5337, 5339, 5341, 5343, 5345, 5347, 5349, 5351, 5353, 5355, 5357, 5359, 5361, 5363, 5365, 5367, 5369, 5371, 5373, 5375, 5377, 5379, 5381, 5383, 5385, 5387, 5389, 5391, 5393, 5395, 5397, 5399, 5401, 5403, 5405, 5407, 5409, 5411, 5413, 5415, 5417, 5419, 5421, 5423, 5425, 5427, 5429, 5431, 5433, 5435, 5437, 5439, 5441, 5443, 5445, 5447, 5449, 5451, 5453, 5455, 5457, 5459, 5461, 5463, 5465, 5467, 5469, 5471, 5473, 5475, 5477, 5479, 5481, 5483, 5485, 5487, 5489, 5491, 5493, 5495, 5497, 5499, 5501, 5503, 5505, 5507, 5509, 5511, 5513, 5515, 5517, 5519, 5521, 5523, 5525, 5527, 5529, 5531, 5533, 5535, 5537, 5539, 5541, 5543, 5545, 5547, 5549, 5551, 5553, 5555, 5557, 5559, 5561, 5563, 5565, 5567, 5569, 5571, 5573, 5575, 5577, 5579, 5581, 5583, 5585, 5587, 5589, 5591, 5593, 5595, 5597, 5599, 5601, 5603, 5605, 5607, 5609, 5611, 5613, 5615, 5617, 5619, 5621, 5623, 5625, 5627, 5629, 5631, 5633, 5635, 5637, 5639, 5641, 5643, 5645, 5647, 5649, 5651, 5653, 5655, 5657, 5659, 5661, 5663, 5665, 5667, 5669, 5671, 5673, 5675, 5677, 5679, 5681, 5683, 5685, 5687, 5689, 5691, 5693, 5695, 5697, 5699, 5701, 5703, 5705, 5707, 5709, 5711, 5713, 5715, 5717, 5719, 5721, 5723, 5725, 5727, 5729, 5731, 5733, 5735, 5737, 5739, 5741, 5743, 5745, 5747, 5749, 5751, 5753, 5755, 5757, 5759, 5761, 5763, 5765, 5767, 5769, 5771, 5773, 5775, 5777, 5779, 5781, 5783, 5785, 5787, 5789, 5791, 5793, 5795, 5797, 5799, 5801, 5803, 5805, 5807, 5809, 5811, 5813, 5815, 5817, 5819, 582