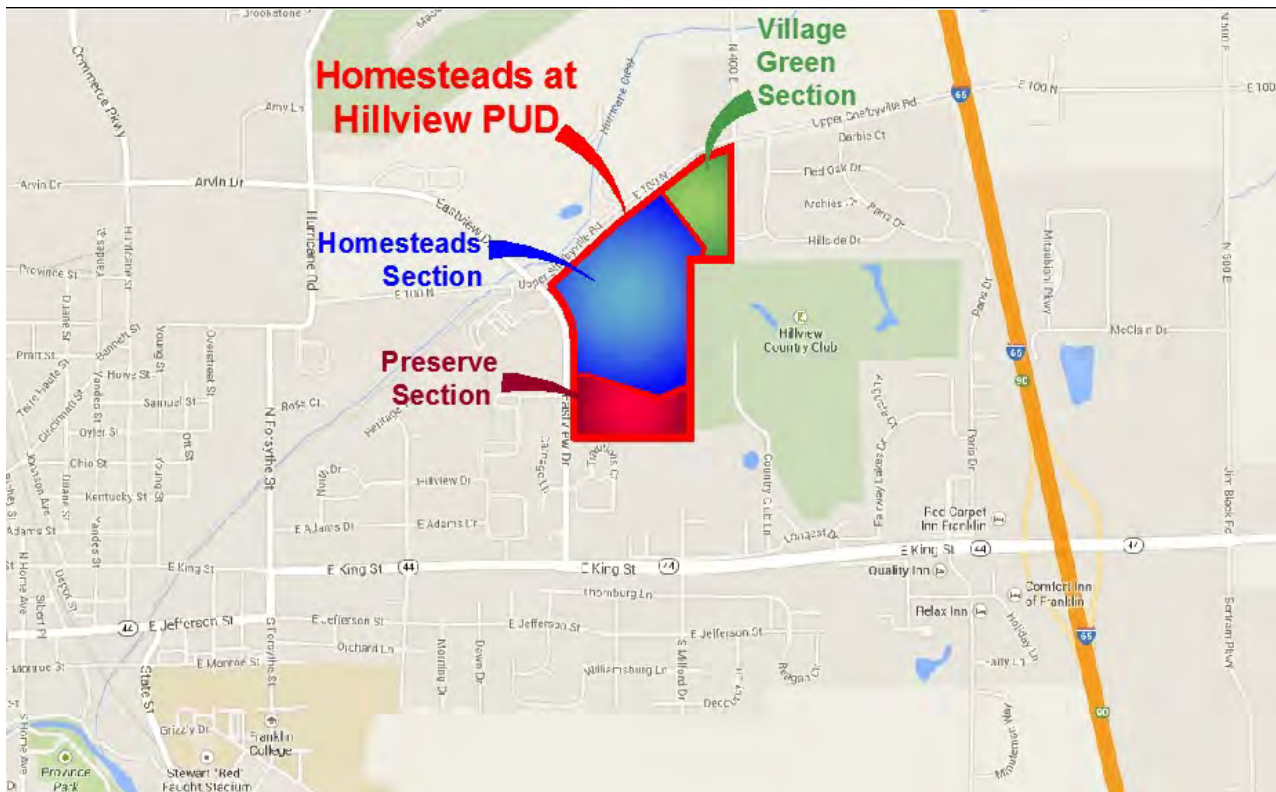


HOMESTEADS AT HILLVIEW

HOMESTEAD DEVELOPERS, LLC

CITY OF FRANKLIN, INDIANA

CONCEPTUAL PUD PLAN – SUPPORTING INFORMATION



SUBMITTAL DATE: NOVEMBER 14, 2013

Prepared by:



3417 Sherman Drive
Beech Grove, Indiana 46107
Gregory J. Ilko, P.E. – (317) 780-1555

HOMESTEADS AT HILLVIEW - CONCEPTUAL PUD PLAN

SUPPORTING INFORMATION

November 14, 2013

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PLANNED UNIT DEVELOPMENT DESCRIPTION

DEVELOPMENT SUMMARY

Homestead Developers, LLC is proposing to create a single-family residential development at the southeast corner of Eastview Drive and Upper Shelbyville Road in the City of Franklin, Indiana. The development is to be known as Homesteads at Hillview and will be comprised of three sections: Village Green, Homesteads and Preserve. The three sections will differ in lot sizes and densities. The Village Green Section will constitute approximately 15% of the land area of the development and will feature 33 residential lots that will be the smallest lot sizes within the development. The Homesteads Section will constitute approximately 65% of the land area of the development and will feature 89 larger residential lots approximately 1-1/2 times the size of the lots within Village Green. The Preserve Section will constitute the remaining 20% of land area of the development and will consist of 23 residential lots sized approximately 10% larger than the lots within the Homesteads section. The Preserve will feature 23 of the larger, lower density residential lots. The proposed development and existing site conditions are discussed in detail herein.

DEVELOPERS / DESIGN TEAM

DEVELOPER

Homestead Developers, LLC
% N G Perkins Co. Builders
1521 W. Demaree Road
Greenwood, IN 46143
Phone: (317) 691-3515
Contact: John Grimmer / Gene Perkins

ENGINEER

CrossRoad Engineers, P.C
3417 Sherman Drive
Beech Grove, IN 46107
Phone: (317) 780-1555
Contact: Gregory J. Ilko

DEVELOPMENT MANAGER

Michael J. Duke
4300 N. 725 W.
Bargersville, IN 46106
Phone: (317) 422-9000

LANDSCAPE ARCHITECT

Evergreen Design Group, Inc.
7334 Chapel Hill Road, Suite 102
Raleigh, NC 27607
Phone: (800) 680-6630
Contact: Rodney McNabb

GENERAL HOLDINGS MAP

There are currently no properties adjacent to the Homesteads at Hillview property that are owned by the applicant / owner of record.

LEGAL DESCRIPTION

The immediate following pages contain the descriptions of the land included within the PUD. A total of 79.55 acres is proposed to be included within this development.

Part of the Southeast Quarter of Section 12 and part of the Northeast Quarter of Section 13, all in Township 12 North, Range 4 East of the Second Principal Meridian in the City of Franklin, Johnson County, Indiana, described as follows:

Part of the Southeast Quarter of Section 12 and part of the Northeast Quarter of Section 13, all in Township 12 North, Range 4 East of the Second Principal Meridian in the City of Franklin, Johnson County, Indiana, described as follows:

Beginning at stone found at the Northeast corner of the Northeast Quarter of the said Section 13; thence south 00 degrees 07 minutes 53 seconds East on and along the East line thereof 432.04 feet; thence South 89 degrees 23 minutes 00 seconds West 476.12 feet to an iron rod found; thence South 00 degrees 06 minutes 47 seconds East 1811.11 feet to an iron rod found; thence North 87 degrees 11 minutes 04 seconds West 588.67 feet to an iron rod found; thence North 86 degrees 14 minutes 12 seconds West 647.24 feet to an iron rod found at the East right-of-way line of Eastview Drive; thence North 00 degrees 16 minutes 00 seconds East on and along the said East right-of-way line 438.05 feet to a right-of-way fence post; thence North 01 degree 43 minutes 40 seconds East on and along the said right-of-way line 391.75 feet to an iron rod set; thence Northwesterly on and along the said right-of-way line on a curve to the left which has a radius of 850.0 feet a curved distance of 646.40 feet, said arc being subtended by a chord bearing North 21 degrees 31 minutes 10 seconds West 630.94 feet to an iron rod set; thence North 01 degree 40 minutes 58 seconds East on and along the said right-of-way line 181.00 feet to a P-K nail set in the centerline of Upper Shelbyville Road; thence Northeasterly on and along said centerline on a curve to the left which has a radius of 450.00 feet a curved distance of 40.32 feet said arc being subtended by a chord bearing North 46 degrees 12 minutes 19 second East 40.31 feet; thence North 43 degree 3 minutes 17 seconds East on and along the said centerline 482.28 feet to the beginning of a tangent curve; thence Northeasterly on and along the said centerline on a curve to the right which has a radius of 2136.39 feet a curved distance of 370.49 feet, said arc being subtended by a chord bearing North 48 degrees 36 minutes 22 seconds East 370.0 feet; thence North 53 degrees 34 minutes 27 seconds East on and along the aid centerline 343.77 feet to a P-K nail set; thence South 30 degrees 18 minutes 33 seconds East 200.00 feet; thence North 53 degrees 34 minutes 27 seconds East 218.13 feet; thence North 30 degrees 18 minutes 33 seconds West to a P-K nail set in the centerline of Upper Shelbyville Road; thence North 53 degrees 34 minutes 27 seconds East on and along the said Centerline 453.20 feet to the beginning point of a tangent curve; thence Northeasterly on and along the said centerline on a curve to the right which has a radius of 772.90 feet a curved distance of 323.41 feet, said arc being subtended by a chord bearing North 65 degrees 33 minutes 41 seconds East 321 05 feet; thence North 77 degrees 32 minutes 55 seconds East on and along the said centerline 173.04 feet to a railroad spike found on the East line of the Southeast Quarter of the said Section 12; thence South 00 degrees 00 minutes 14 seconds East on and along the East line 815.10 feet to the Point of Beginning,

containing 81 .4626 acres, more or less, subject to all legal right-of-way and easements.

Modernized Legal Description:

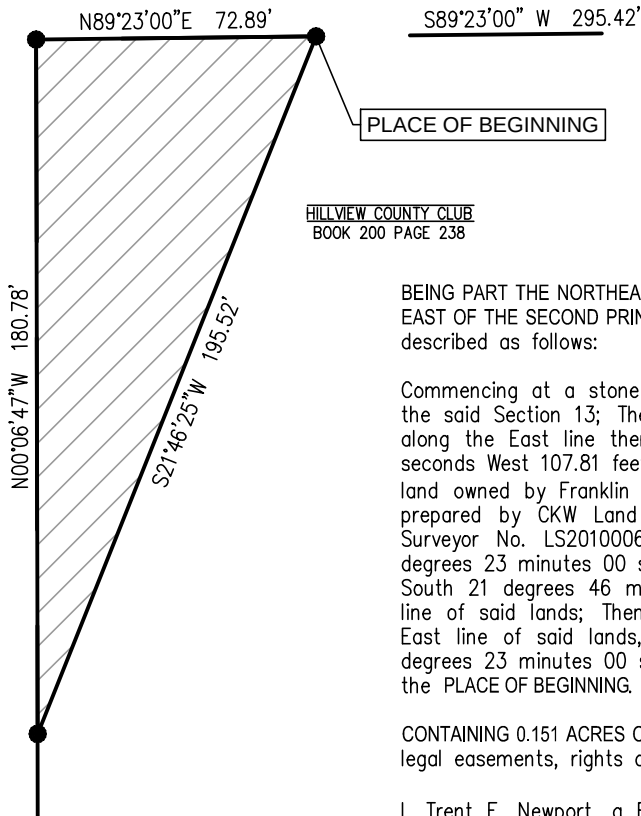
A part of the Southeast Quarter of Section 12, and a part of the Northeast quarter of Section 13, all in Township 12 North, Range 4 East of the second principal meridian, in Johnson County, Indiana, more particularly described as follows:

Commencing at a stone found at the Northeast corner of the Northeast quarter of the said section 13; thence South 00 degrees 07 minutes 53 seconds East on and along the East line thereof 432.04 feet; thence South 89 degrees 23 minutes 00 seconds West 107.81 feet to an iron rod found at the point of beginning of this described tract; thence continuing South 89 degrees 23 minutes 00 seconds West 368.31; thence South 00 degrees 06 minutes 47 seconds East 1811.11 feet to an iron rod found; thence North 87 degrees 11 minutes 04 seconds West 588.67 feet to an iron rod found; thence North 86 degrees 14 minutes 12 seconds West 647.24 feet to an iron rod found at the East right of way line of Eastview Drive; thence North 00 degrees 16 minutes 00 seconds East on and along the said East right of way line 438.05 feet to a right of way fence post; thence North 01 degrees 43 minutes 40 seconds East on and along the said right of way line 391.75 feet to an iron rod set; thence Northwesterly on and along the said right of way line on a curve to the left which has a radius of 850.00 feet a curve distance of 646.40 feet, said curve being subtended by a chord bearing and distance of North 21 degrees 31 minutes 10 seconds West 630.94 feet to an iron rod set; thence North 01 degree 40 minutes 58 seconds East on and along the said right of way line 181.00 feet to a "P.K." Nail found in the centerline of upper Shelbyville Road; thence Northeasterly on and along the said centerline on a curve to the left which has a radius of 450.00 feet a curve distance of 40.32 feet, said arc being subtended by a chord bearing and distance of North 46 degrees 12 minutes 19 seconds East 40.31 feet; thence North 43 degrees 38 minutes 17 seconds East on and along the said centerline 482.28 feet; thence Northeasterly on and along said centerline on a curve to the right which has a radius of 2136.39 feet and curve distance of 370.48 feet, said curve being subtended by a chord bearing and distance of North 48 degrees 36 minutes 22 seconds East 370.02 feet; thence North 53 degrees 34 minutes 27 seconds East on and along said centerline 1015.10 feet; thence Northeasterly on and along said centerline on a curve to the right which has a radius of 772.90 feet a curve distance of 323.40 feet, said curve being subtended by a chord bearing and distance of North 65 degrees 33 minutes 41 seconds East 321.05 feet; thence North 77 degrees 32 minutes 55 seconds East on and along the said centerline 63.16 feet; thence South 00 degrees 13 minutes 11 seconds West 791.25; thence South 00 degrees 13 minutes 11 seconds East 433.11 feet to the point of beginning, containing 79.40 acres, more or less.

EXHIBIT 'A'

THIS PLOT WAS PREPARED FROM
A.L.T.A./A.C.S.M. SURVEY PREPARED BY CKW
LAND SURVEYING, INC. PERFORMED BY
JEFFERY KONDY, INDIANA LAND SURVEYOR NO.
LS20100068 DATED JUNE 7, 2013. THE
EASEMENT IS SUBJECT TO ANY OVERLAPS,
GAPS, OR OTHER INCONSISTENCIES THAT A
SURVEY MIGHT REVEAL.

FRANKLIN COMMUNITY SCHOOL
INSTR. #1997-13506



HILLVIEW COUNTY CLUB
BOOK 200 PAGE 238

BEING PART THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, more particularly described as follows:

Commencing at a stone found at the Northeast corner of the Northeast Quarter of the said Section 13; Thence South 00 degrees 07 minutes 53 seconds East on and along the East line thereof 432.04 feet; Thence South 89 degrees 23 minutes 00 seconds West 107.81 feet to an iron rod found at the Southeast corner of a tract of land owned by Franklin Community School as shown on an A.L.T.A./A.C.S.M. Survey prepared by CKW Land Surveying, Inc. performed by Jeffery Kondy, Indiana Land Surveyor No. LS20100068 and dated June 7, 2013; Thence continuing South 89 degrees 23 minutes 00 seconds West, 295.42 feet to the PLACE OF BEGINNING; Thence South 21 degrees 46 minutes 25 seconds West, 195.52 feet to a place on a East line of said lands; Thence North 00 degree 06 minutes 47 seconds West, along a East line of said lands, 180.78 feet to a corner of said lands; Thence North 89 degrees 23 minutes 00 seconds East, along a South line of said lands, 72.89 feet to the PLACE OF BEGINNING.

CONTAINING 0.151 ACRES OR (6588 SQUARE FEET), more or less, and being subject to all legal easements, rights of way or restrictions of record or observable.

I, Trent E. Newport, a Registered Land Surveyor in the State of Indiana, do hereby certify that this description was prepared from information obtained from A.L.T.A./A.C.S.M. Survey prepared by CKW Land Surveying, Inc. performed by Jeffery Kondy, Indiana Land Surveyor No. LS20100068 and dated June 7, 2013. No field work was performed; therefore, the property is subject to any overlaps, gaps, or other inconsistencies that a survey might reveal.

PREPARED BY:



Transportation &
Development Consultants
3417 SHERMAN DR., BEACH GROVE, IN 46107 (317) 780-1555
OCTOBER 11, 2013

Trent E. Newport

TRENT E. NEWPORT
INDIANA LAND SURVEYOR
NO. LS 29600021

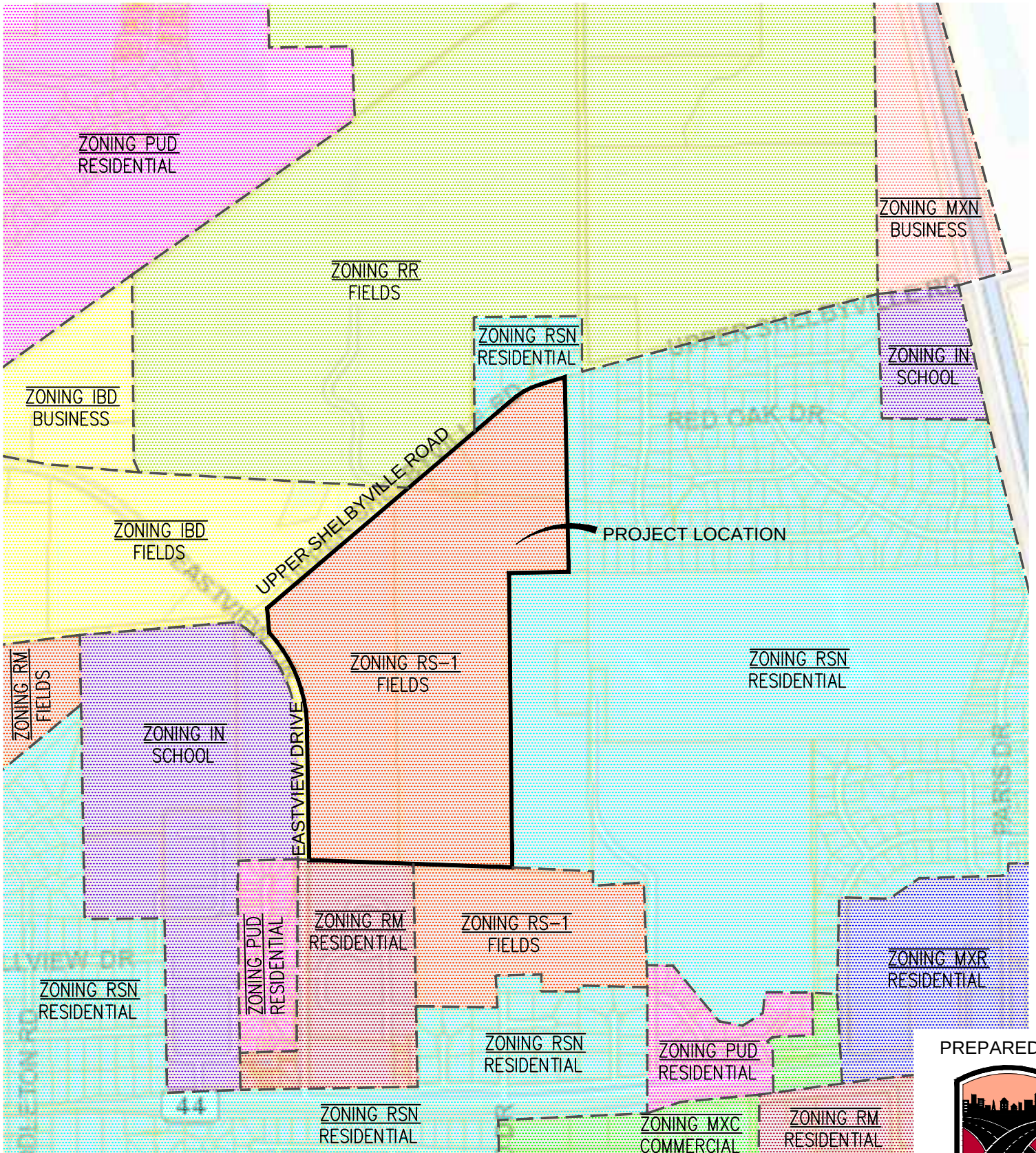


CITY:	FRANKLIN	SECTION:	13	DRAWN BY:	LMC	REVISIONS
COUNTY:	JOHNSON	TOWNSHIP:	12 NORTH	CHECKED BY:	TEN	
ADDITION:		RANGE:	4 EAST	DATE:	10/11/13	

VICINITY MAP

HOMESTEADS AT HILLVIEW

CONCEPTUAL PUD PLAN



PREPARED BY:



Transportation &
Development Consultants
3417 S. SHERMAN DR. BEACH GROVE, IN 46107 (317) 785-1555
OCTOBER 11, 2013

EXISTING SITE CONDITIONS

The existing project site consists mainly of cultivated agricultural field with only a few areas of clustered trees. There are also two (2) former single family residence sites located on the property, of which, all structures have been razed. The following subsections provide additional information on the existing conditions of the site. Refer to Exhibit A for a Topographic Survey of the project site.

A. BUILT FEATURES

Refer to Exhibit A – Topographic Survey.

The project site is currently undeveloped, and there are no built features (structures, streets, etc.) located on/across the site. Previously, there were two (2) single family homes located on the site; however, these structures have been razed. There is an existing eight (8) feet wide asphalt path located across the northern frontage of the site along the south side of Upper Shelbyville Road. There are existing utility facilities located adjacent to the site, and these utilities will be discussed in more detail in Item E (Utilities) of this section.

B. EASEMENTS

Refer to Exhibit B – ALTA / ACSM Survey

The following existing easements are located on the site:

1. 25 feet wide Sewer Easement – There is a 25 feet wide sewer easement located across the frontage of the site on the south side of Upper Shelbyville Road. The purpose of this easement is to contain and protect the existing sanitary sewer main, and is granted to the City of Franklin.
2. 20 feet wide Water Line Easement – There is a 20 feet wide water line easement located across the frontage of site on the east side of Eastview Drive. The purpose of this easement is to contain and protect the existing water main, and is granted to Indiana American Water Company.
3. Electric Boxes Utility Easement – There is a utility easement located on the east side of Eastview Drive. The purpose of this easement is to contain and protect the existing electric boxes, and is granted to Hoosier Energy Rural Electric Cooperative, Inc.

It is anticipated that all existing easements shall remain intact and no alterations / modifications to those improvements are expected.

C. TOPOGRAPHY

Refer to Exhibit A – Topographic Survey.

The existing topography of the site consists of a grade that is primarily above the existing roads, with a maximum relief of twenty-five (25) feet across the site from east to west. The site includes four (4) main points of drainage discharge from the property. The majority of the site sheet flows towards swales in the middle of the property. The larger southern swale flows east to west and discharges into two (2) 30-inch diameter CMP twin culverts at the intersection of Eastview Drive and Upper Shelbyville Road. The northern swale also flows east to west and discharges into a 24-inch diameter CMP culvert crossing Upper Shelbyville Road, northeast of the twin culverts identified above. A small portion of the southwest corner of the site discharges by sheet flow to an existing roadside ditch located in the right-of-way of Eastview Drive. Lastly, a small area at the northeast corner of the site discharges from the property by sheet flow to the east. As indicated above, the existing site consists mainly of cultivated agricultural field with a few areas of clustered trees.

D. NATURAL FEATURES

Refer to Exhibit A – Topographic Survey.

There are two (2) natural, dry bottom, drainage swales that are present on the site, located in the middle of the property. These are the only defined conveyance points on the property. According to the U.S. Fish and Wildlife Service - National Wetlands Inventory, there are no wetlands present on the site. Also, the vast majority of the property lies within Zone 'X', areas outside of the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map (FIRM) for Johnson County, Indiana, Community Panel No. 18081 C 0231D and 18081 C 0232D, dated August 2, 2007. A small portion of the site at the southeast corner of the Eastview Drive and Upper Shelbyville Road intersection does lay within Zone 'AE', special flood hazard areas subject to inundation by the 1% annual chance flood, with base flood elevations (BFE) determined. The BFE within this area is approximately 729.50. There are a few areas of clustered, mature trees across the site, and areas of tree lines along portions of the east and south property lines of site.

E. UTILITIES

The following utilities are located on, or adjacent to, the site:

1. Water – There is an existing water main across the entire western frontage of the property along the east side of Eastview Drive. There is also a water main across the entire northern frontage of the property along the north side of Upper Shelbyville Road. Therefore, it is anticipated that there are water facilities of sufficient capacity available to

C. TOPOGRAPHY

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D. NATURAL FEATURES

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E. UTILITIES

The following utilities are located on, or adjacent to, the site:

1. Water – There is an existing water main across the entire western frontage of the property along the east side of Eastview Drive. There is also a water main across the entire northern frontage of the property along the north side of Upper Shelbyville Road. Therefore, it is anticipated that there are water facilities of sufficient capacity available to

serve the development. The water utility provider within the project vicinity is Indiana American Water Company.

2. Sanitary – There is an existing 15-inch diameter sanitary main across the northern frontage of the property along the south side of Upper Shelbyville Road. Based upon the topographical survey that has been performed, it is expected that the depth of the existing sanitary sewer is sufficient to service the proposed development with gravity sewer, without the need for any supplemental lift stations. Therefore, there is a sanitary sewer facility readily available to serve the development. The wastewater utility within the project vicinity is the City of Franklin.
3. Electric – There are existing overhead electric facilities across both northern and western frontages of the site, along the east side of Eastview Drive and the north side of Upper Shelbyville Road. There is also an underground facility identified along the west side of Eastview Drive. Therefore, there are sufficient electric facilities readily available to serve the development. The electric utility provider within the project vicinity is Duke Energy.
4. Gas – There is an existing gas main across the northern frontage of the property on the north side of the Upper Shelbyville Road. Therefore, there are sufficient gas facilities readily available to serve the development. The gas utility provider within the project vicinity is Vectren Energy.

F. HISTORIC FEATURES

The project site does not contain any known historic features and is not included on the Indiana Historic Sites and Structures Inventory – Johnson County Interim Report.

G. OTHER FEATURES

The design of the development will be influenced by the site being directly adjacent to the Hillview Country Club. Street layout will be accomplished in a manner to provide access to the existing golf course facilities. In addition, common areas will be provided to allow future pedestrian access to the golf course, and ponds will be designed to function with the existing golf course use.

PROPOSED DEVELOPMENT

The proposed development is to include 145 single-family homes with all necessary street, drainage and utility infrastructure. The development will include three (3) separate sections: Village Green, Homesteads, and Preserve. There will be a total of 33 lots within the Village Green section at a density of approximately 2.7 units/acre; 89 larger-sized lots are proposed within the Homesteads section at a density of approximately 1.7 units/acre; and 23 of the largest lots are proposed within the Preserve section at a density of approximately 1.4 units/acre. The overall density of the entire PUD is approximately 1.8 units/acre. Refer to Exhibit C – Concept Plan – Homesteads at Hillview.

A. STREET SYSTEMS

Refer to Exhibit C – Concept Plan – Homesteads at Hillview.

The proposed internal subdivision street system will include all local classification streets with two (2) entrances. One entrance will be a boulevard entrance connecting to Eastview Drive, and the other entrance will be a boulevard entrance from Upper Shelbyville Road. A street extension into the existing golf course property will always be provided. All local streets will consist of bituminous pavement with a minimum pavement width of twenty-six (26) feet, and two (2) feet wide concrete roll curbs on each side. All proposed local streets will be contained within a minimum fifty (50) feet wide right-of-way. Based on the current concept plan, it is expected that some waivers from the City of Franklin Subdivision Control Ordinance will be requested during the preliminary platting process of the development. These waivers would be from certain street design criteria.

B. LAND USES

The land use of the development will be entirely single-family residential. The Village Green section will be of the highest density and feature smaller lots for no/low maintenance residences. The minimum lot area within the Village Green section will be 8,420 sq.ft (0.193 Ac), with a maximum impervious lot coverage percentage of 67%. The Homesteads and Preserve sections will be of lesser density and feature larger estate-sized lots. The minimum lot area within the Homesteads section will be 13,000 sq.ft. (0.298 Ac), with a maximum lot coverage percentage of 60%. The minimum lot area within the Preserve section will be 14,500 sq.ft. (0.333 Ac), with a maximum lot coverage percentage of 60%.

C. OPEN SPACE

Refer to Exhibit D – Open Space Exhibit.

The Homesteads at Hillview development will include 22.591 Ac (28.4% of the total development) of open space / common areas. These areas are spread throughout the development, and can be seen on the enclosed Open Space Exhibit.

D. LANDSCAPING

Refer to Exhibit E – Conceptual PUD Landscape Plan.

Landscaping for the development will consist of bufferyard landscaping, boulevard street landscaping, and landscaping at the entrances to the subdivision. The following landscaped areas will be provided:

- 15 ft. bufferyard with Type 1 plantings (one (1) broad-leaf deciduous canopy tree per thirty (30) feet of boundary) will be provided in a common area behind the double frontage lots on the south side of Upper Shelbyville Road.
- 15 ft. bufferyard with Type 2 plantings (one (1) broad-leaf deciduous canopy tree per twenty-five (25) feet of boundary) will be provided in a common area behind the double frontage lots on the east side of Eastview Drive.
- 15 ft. bufferyard with Type 2 plantings (two (2) evergreen conifers per twenty-five (25) feet of boundary) will be provided in a common area along the south property line of the development.
- 30 ft. bufferyard with a four (4) feet tall undulating earthen mound and a row of evergreen conifers at one (1) evergreen tree per ten (10) feet of boundary will be provided in common areas behind the double frontage lots on both sides of the southern boulevard entrance.
- 20 ft. bufferyard with a three (3) feet tall undulating earthen mound and a row of evergreen conifers at one (1) evergreen tree per ten (10) feet of boundary will be provided in the common area behind the double frontage lots with the Village Green section of the development (Lots 29-37, excluding Lot 36).
- The medians of both boulevard entrances into the development will be landscaped with one (1) non-fruit bearing, ornamental canopy tree per fifty (50) feet of median.
- Both entrances will also include additional landscaping around the proposed development signage.
- Landscaping will also be provided by existing trees, as the tree preservation limits for the project will include areas on both sides of the northern boulevard entrance from Upper Shelbyville Road, and within the common area at the southeast corner of the Eastview Drive and Upper Shelbyville Road intersection.

serve the development. The water utility provider within the project vicinity is Indiana American Water Company.

2. Sanitary – There is an existing 15-inch diameter sanitary main across the northern frontage of the property along the south side of Upper Shelbyville Road. Based upon the topographical survey that has been performed, it is expected that the depth of the existing sanitary sewer is sufficient to service the proposed development with gravity sewer, without the need for any supplemental lift stations. Therefore, there is a sanitary sewer facility readily available to serve the development. The wastewater utility within the project vicinity is the City of Franklin.
3. Electric – There are existing overhead electric facilities across both northern and western frontages of the site, along the east side of Eastview Drive and the north side of Upper Shelbyville Road. There is also an underground facility identified along the west side of Eastview Drive. Therefore, there are sufficient electric facilities readily available to serve the development. The electric utility provider within the project vicinity is Duke Energy.
4. Gas – There is an existing gas main across the northern frontage of the property on the north side of the Upper Shelbyville Road. Therefore, there are sufficient gas facilities readily available to serve the development. The gas utility provider within the project vicinity is Vectren Energy.

F. HISTORIC FEATURES

The project site does not contain any known historic features and is not included on the Indiana Historic Sites and Structures Inventory – Johnson County Interim Report.

G. OTHER FEATURES

The design of the development will be influenced by the site being directly adjacent to the Hillview Country Club. Street layout will be accomplished in a manner to provide access to the existing golf course facilities. In addition, common areas will be provided to allow future pedestrian access to the golf course, and ponds will be designed to function with the existing golf course use.

PROPOSED DEVELOPMENT

The proposed development is to include 145 single-family homes with all necessary street, drainage and utility infrastructure. The development will include three (3) separate sections: Village Green, Homesteads, and Preserve. There will be a total of 33 lots within the Village Green section at a density of approximately 2.7 units/acre; 89 larger-sized lots are proposed within the Homesteads section at a density of approximately 1.7 units/acre; and 23 of the largest lots are proposed within the Preserve section at a density of approximately 1.4 units/acre. The overall density of the entire PUD is approximately 1.8 units/acre. Refer to Exhibit C – Concept Plan – Homesteads at Hillview.

A. STREET SYSTEMS

Refer to Exhibit C – Concept Plan – Homesteads at Hillview.

The proposed internal subdivision street system will include all local classification streets with two (2) entrances. One entrance will be a boulevard entrance connecting to Eastview Drive, and the other entrance will be a boulevard entrance from Upper Shelbyville Road. A street extension into the existing golf course property will always be provided. All local streets will consist of bituminous pavement with a minimum pavement width of twenty-six (26) feet, and two (2) feet wide concrete roll curbs on each side. All proposed local streets will be contained within a minimum fifty (50) feet wide right-of-way. Based on the current concept plan, it is expected that some waivers from the City of Franklin Subdivision Control Ordinance will be requested during the preliminary platting process of the development. These waivers would be from certain street design criteria.

B. LAND USES

The land use of the development will be entirely single-family residential. The Village Green section will be of the highest density and feature smaller lots for no/low maintenance residences. The minimum lot area within the Village Green section will be 8,420 sq.ft (0.193 Ac), with a maximum impervious lot coverage percentage of 67%. The Homesteads and Preserve sections will be of lesser density and feature larger estate-sized lots. The minimum lot area within the Homesteads section will be 13,000 sq.ft. (0.298 Ac), with a maximum lot coverage percentage of 60%. The minimum lot area within the Preserve section will be 14,500 sq.ft. (0.333 Ac), with a maximum lot coverage percentage of 60%.

C. OPEN SPACE

Refer to Exhibit D – Open Space Exhibit.

The Homesteads at Hillview development will include 22.591 Ac (28.4% of the total development) of open space / common areas. These areas are spread throughout the development, and can be seen on the enclosed Open Space Exhibit.

D. LANDSCAPING

Refer to Exhibit E – Conceptual PUD Landscape Plan.

Landscaping for the development will consist of bufferyard landscaping, boulevard street landscaping, and landscaping at the entrances to the subdivision. The following landscaped areas will be provided:

- 15 ft. bufferyard with Type 1 plantings (one (1) broad-leaf deciduous canopy tree per thirty (30) feet of boundary) will be provided in a common area behind the double frontage lots on the south side of Upper Shelbyville Road.
- 15 ft. bufferyard with Type 2 plantings (one (1) broad-leaf deciduous canopy tree per twenty-five (25) feet of boundary) will be provided in a common area behind the double frontage lots on the east side of Eastview Drive.
- 15 ft. bufferyard with Type 2 plantings (two (2) evergreen conifers per twenty-five (25) feet of boundary) will be provided in a common area along the south property line of the development.
- 30 ft. bufferyard with a four (4) feet tall undulating earthen mound and a row of evergreen conifers at one (1) evergreen tree per ten (10) feet of boundary will be provided in common areas behind the double frontage lots on both sides of the southern boulevard entrance.
- 20 ft. bufferyard with a three (3) feet tall undulating earthen mound and a row of evergreen conifers at one (1) evergreen tree per ten (10) feet of boundary will be provided in the common area behind the double frontage lots with the Village Green section of the development (Lots 29-37, excluding Lot 36).
- The medians of both boulevard entrances into the development will be landscaped with one (1) non-fruit bearing, ornamental canopy tree per fifty (50) feet of median.
- Both entrances will also include additional landscaping around the proposed development signage.
- Landscaping will also be provided by existing trees, as the tree preservation limits for the project will include areas on both sides of the northern boulevard entrance from Upper Shelbyville Road, and within the common area at the southeast corner of the Eastview Drive and Upper Shelbyville Road intersection.

Internal street tree requirements will be achieved individually as the development is built out. All landscaping, including tree/shrub plantings and berms/mounding, will be installed in compliance with Chapter 7 of the City of Franklin Zoning Ordinance. Tree selection shall be in conformance with the “Qualifying Broad Leaf / Deciduous Trees List” and “Non-Qualifying Trees List” within Section 7.16 of the City of Franklin Zoning Ordinance.

E. NATURAL FEATURES

As discussed in the existing site conditions section, a small portion of the site at the southeast corner of the Eastview Drive and Upper Shelbyville Road intersection lies within Zone ‘AE’, special flood hazard areas subject to inundation by the 1% annual chance flood, with base flood elevations determined. This area of the site will be maintained and the contours will be unaltered. Any asphalt path installation in this area will be constructed to not negatively impact the 100-year flood elevation. Also, the receiving culverts for the existing drainage swales will be maintained and preserved. Any off-site drainage areas will be managed by the development’s proposed drainage facilities. Lastly, common areas will be provided to protect all possible existing trees.

F. HISTORIC FEATURES

The existing project site does not contain any historic features, and is not included on the Indiana Historic Sites and Structures Inventory – Johnson County Interim Report; therefore, no accommodations are required for the proposed development.

G. WRITTEN COMMITMENTS

Draft copies of the proposed written commitments for the Homesteads at Hillview development are included within Exhibit F – Homesteads at Hillview Written Commitments.

H. COVENANTS

Draft copies of the proposed written commitments for the Homesteads at Hillview development are included within Exhibit G – Homesteads at Hillview Covenants.

I. DRAINAGE

Stormwater quantity and quality requirements of Section 6.19 of the City of Franklin Subdivision Control Ordinance will be satisfied by the installation of four (4) on-site wet detention ponds with restrictive outlet control measures. All on-site impervious areas will be

routed to, and treated by, the proposed ponds. All ponds will have an ultimate discharge into existing, working outlet points, including two (2) existing road culverts and an existing roadside ditch. To achieve water quantity detention standards, the pond and associated outlet structure will be sized to restrict the peak discharge rate of the 10-year post-developed storm to the peak 2-year pre-developed rate, and the peak discharge rate of the 100-year post-developed storm to the peak 10-year pre-developed rate. In addition, to achieve water quality standards, the ponds will also be designed to detain, for over 24 hours after the peak runoff from a 24-hour storm, at least 20% of the runoff from either a 1-1/4 inch rainfall depth storm or 1/2 inch direct runoff, whichever is greater. The minimum water quality outlet orifice shall be two (2) inches in diameter. The ponds will also be designed to include an emergency overflow spillway facility that is sufficient to convey 1.25 times the peak discharge resulting from the 100-year post-developed design storm. The wet detention ponds will be designed to meet the requirements of Section 6.19, G and H of the Franklin SCO. The on-site storm sewer will be designed in accordance with Section 6.19, A, C, E and F.

SUPPLEMENTAL INFORMATION

A. TREE PRESERVATION

All existing, healthy, mature trees that can be preserved by the project will be preserved. Specifically, tree preservation limits will be provided on both sides of the proposed entrance from Upper Shelbyville Road. There are multiple mature trees that are located within this area that previously surrounded the former residences. Also, tree preservation limits will be provided at the southeast corner of the Eastview Drive and Upper Shelbyville Road intersection. These preservation limits will be protected by platted common areas.

B. FLOOD HAZARDS

As discussed in the existing site conditions section, a small portion of the site at the southeast corner of the Eastview Drive and Upper Shelbyville Road intersection lies within Zone 'AE', special flood hazard areas subject to inundation by the 1% annual chance flood, with base flood elevations determined. The site will be designed so that the existing contours will be unaltered within the floodplain area, or the storage volume within the floodplain will be maintained. Any filling necessary to install the required asphalt path in this area will be accomplished without raising the regulatory flood elevation by more than 0.1 feet.

C. ARCHITECTURAL DESIGN STANDARDS

Proposed architectural design standards for the Homesteads at Hillview development are as follows:

Residential Features and Standards

- Minimum Living Area per Unit:

VILLAGE GREEN –

1700 square feet for a ranch style

2000 square feet in the aggregate for a multi-story residence but no less than 1200 square foot on the ground floor

HOMESTEAD –

1800 square feet for a ranch style

2200 square feet in the aggregate for a multi-story residence but no less than 1400 square feet on the ground floor

PRESERVE –

1800 square feet for a ranch style

2200 square feet in the aggregate for a multi-story residence but no less than 1400 square feet on the ground floor

- Garage

No less than a two-car garage.

- Primary Roof Pitch for New Residences - 8/12 minimum

- Exterior Materials - Brick, stone, cedar, EIFs, hardy plank and dimensional fiberglass shingles consistent in earthen tone coloration and otherwise with the projects interior theme of a custom themed community.

Conceptual architectural elevations and floor plans for the proposed Village Green and Homestead/Preserve sections are included in Exhibit H – Architectural Elevations and Floor Plans. These exhibits are only conceptual at this phase of the PUD process and may be altered as the PUD and conceptual plan is finalized, depending on input from the developer and City of Franklin.

D. PROPOSED LOT STANDARDS

VILLAGE GREEN

Min. Lot Area = 8,420 sq.ft.

Max. Lot Area = N/A (same as RS-1 standards)

Min. Lot Width (*measured at front setback line*) = 57.66' = 57'

Max. Lot Depth = N/A (same as RS-1 standards)

Max. Lot Coverage = 67%

Min. Front Yard Setback = 20' when adjacent to a Local Street (same as RS-1 standards)

Min. Side Yard Setback = 5'

Min. Rear Yard Setback = 15'

Min. Living Area per Dwelling = 1,700 sq.ft.

Min. Ground Floor Living Area = 40% (same as RS-1 standards)

Max. Primary Structures per Lot = 1 (same as RS-1 standards)

Max. Height for Primary Structures = 48' (same as RS-1 standards)

No accessory structures will be permitted

HOMESTEAD

Min. Lot Area = 13,000 sq.ft.

Max. Lot Area = N/A (same as RS-1 standards)

Min. Lot Width (*measured at front setback line*) = 63.81' = 63'

Max. Lot Depth = N/A (same as RS-1 standards)

Max. Lot Coverage = 60% (Calculations shown below)

Min. Front Yard Setback = 20' when adjacent to a Local Street (same as RS-1 standards)

Min. Side Yard Setback = 10' (same as RS-1 standards)

Min. Rear Yard Setback = 25' (same as RS-1 standards)

Min. Living Area per Dwelling = 1,800 sq.ft.

Min. Ground Floor Living Area = 40% (same as RS-1 standards)

Max. Primary Structures per Lot = 1 (same as RS-1 standards)

Max. Height for Primary Structures = 48' (same as RS-1 standards)

No accessory structures will be permitted

PRESERVE

Min. Lot Area = 14,500 sq.ft.

Max. Lot Area = N/A (same as RS-1 standards)

Min. Lot Width (*measured at front setback line*) = 63.81' = 63'

Max. Lot Depth = N/A (same as RS-1 standards)

Max. Lot Coverage = 60% (Calculations shown below)

Min. Front Yard Setback = 20' when adjacent to a Local Street (same as RS-1 standards)

Min. Side Yard Setback = 10' (same as RS-1 standards)

Min. Rear Yard Setback = 25' (same as RS-1 standards)

Min. Living Area per Dwelling = 1,800 sq.ft.

Min. Ground Floor Living Area = 40% (same as RS-1 standards)

Max. Primary Structures per Lot = 1 (same as RS-1 standards)

Max. Height for Primary Structures = 48' (same as RS-1 standards)

No accessory structures will be permitted

EXHIBIT SCHEDULE

- **EXHIBIT A-** Topographic Survey
- **EXHIBIT B-** ALTA / ACSM Survey
- **EXHIBIT C-** Concept Plan – Homesteads at Hillview
- **EXHIBIT D-** Open Space Exhibit
- **EXHIBIT E-** Conceptual PUD Landscape Plan
- **EXHIBIT F–** Homesteads at Hillview Written Commitments
- **EXHIBIT G–** Homesteads at Hillview Covenants
- **EXHIBIT H–** Architectural Elevations

➤ **EXHIBIT A-** Topographic Survey

TOPOGRAPHICAL NOTES

1. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

2. UTILITIES ARE GRAPHICAL REPRESENTATION PER SURVEY AND MAPPING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

3. REMOVE EXISTING RESIDENTIAL STRUCTURE, WELLS AND SEPTIC SYSTEMS SHALL BE ABANDON PER ALL FEDERAL, STATE, AND LOCAL REGULATIONS. A REPRESENTATIVE FROM THE DAVESS COUNTY HEALTH DEPARTMENT SHALL BE PRESENT DURING REMOVAL OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAZARDOUS MATERIAL TESTING AND REMOVAL (IF DEEMED NECESSARY) FOR THE EXISTING STRUCTURES.

4. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR SERVICE DIS-CONNECTIONS.

BENCHMARK INFORMATION

BENCHMARK - JON 6 - ELEVATION 721.534 FEET
IN JOHNSON COUNTY, FRANKLIN QUADRANGLE, IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN; AT FRANKLIN, 0.2 NORTH ALONG FORSYTHE STREET FROM ITS INTERSECTION WITH STATE ROAD 44 TO AN ELECTRIC TOWER, SET IN THE TOP OF THE SOUTHWEST CONCRETE SUPPORT OF THE ELECTRIC POWER TAKE OFF TOWER, 110 FEET EAST OF THE CENTERLINE OF FORSYTHE STREET, 50 FEET SOUTH OF HURRICANE CREEK, 10 FOOT ABOVE THE GROUND; AN INDIANA FLOOD CONTROL AND WATER RESOURCES COMMISSION BRASS CONTROL STATION TABLET, STAMPED "JON 6"

EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.

FLOODPLAIN INFORMATION

THE PROPERTY PLOTS BY SCALE AS BEING IN ZONE "A" & "Z" OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 19081 C 02320, DATED AUGUST 2, 2007. THE ACCURACY OF ALL FLOOD HAZARD DATA SHOWN ON THIS PROJECT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OF ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP.

EXISTING LEGEND

POWERPOLE W/LIGHT

POWERPOLE GROUND

POWERPOLE UTILITY

POWERPOLE

LIGHTPOLE

ELECTRIC MANHOLE

ELECTRIC CABINET

GYMWIRE

TELEPHONE RISER

WATER METER

FIRE HYDRANT

WATER VALVE

SANITARY MANHOLE

SIGN

TREE

TEMP. BENCHMARK

MONUMENT FOUND

CONTOURS

PROPERTY LINE

SECTION LINE

RIGHT-OF-WAY

ADJOINER LINE

PAVEMENT LINE

EASEMENT LINE

FLOODPLAIN LINE

DITCH LINE

FARM FIELD FENCE

GUARDRAIL

ELECTRIC LINE

WATER LINE

STORM SEWER LINE

SANITARY SEWER LINE

TREE LINE

ASPHALT

BUILDING

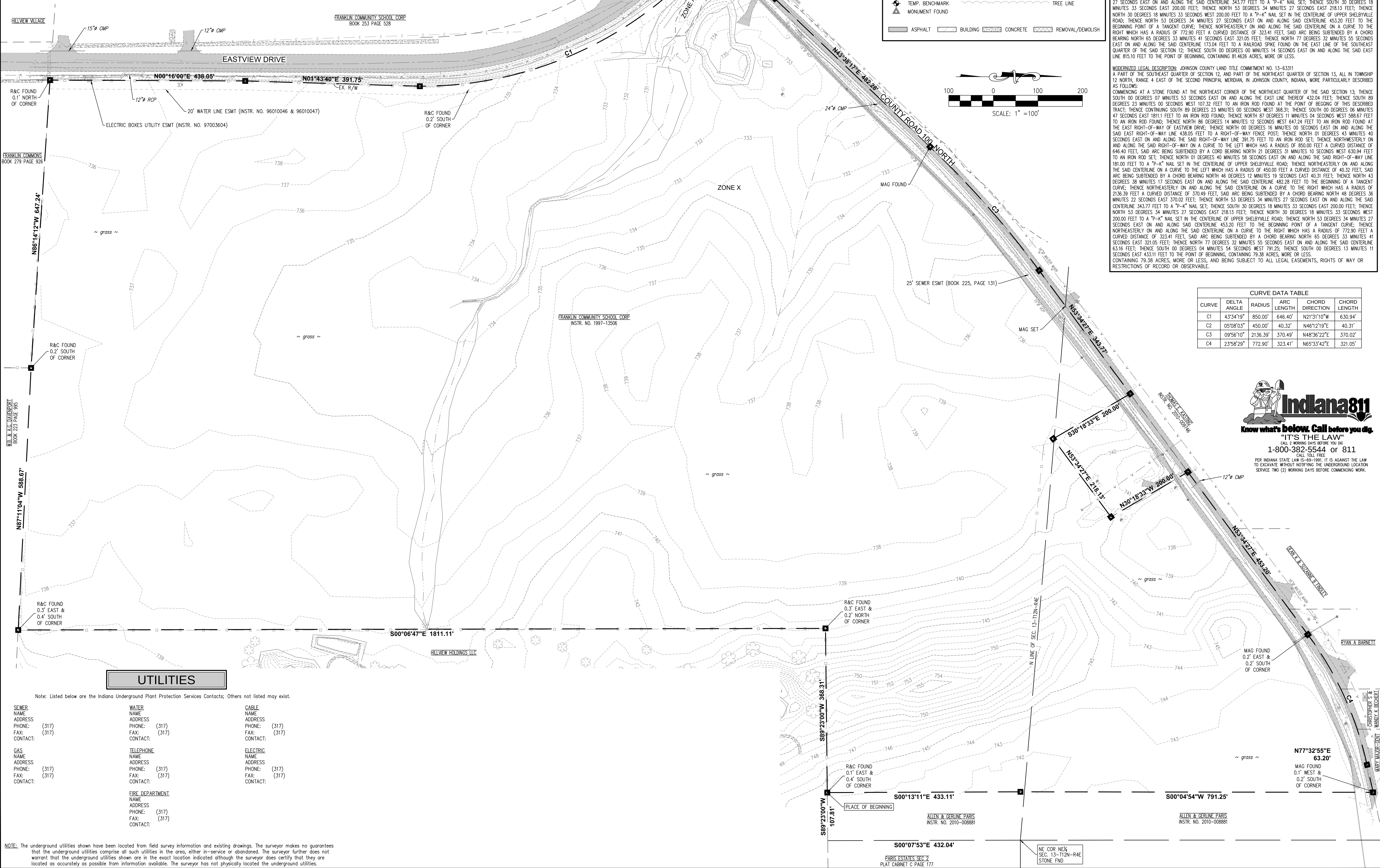
CONCRETE

REMOVAL/DEMOLISH

LEGAL DESCRIPTION

LAND DESCRIPTION: INSTRUMENT NUMBER 97015066
PART OF THE SOUTHWEST QUARTER OF SECTION 12, AND PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
BEGINNING AT STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SAID SECTION 13; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST ON AND ALONG THE EAST LINE THEREOF 432.04 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 476.12 FEET TO AN IRON ROD FOUND; THENCE SOUTH 00 DEGREES 08 MINUTES 47 SECONDS EAST 181.11 FEET TO AN IRON ROD FOUND; THENCE NORTH 87 DEGREES 11 MINUTES 04 SECONDS WEST 588.61 FEET TO AN IRON ROD FOUND; THENCE NORTH 86 DEGREES 14 MINUTES 12 SECONDS WEST 647.24 FEET TO AN IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF EASTVIEW DRIVE; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ON AND ALONG THE SAID EAST RIGHT-OF-WAY LINE 438.05 FEET TO A RIGHT-OF-WAY FENCE POST; THENCE NORTH 01 DEGREE 43 MINUTES 40 SECONDS EAST ON AND ALONG THE SAID RIGHT-OF-WAY LINE 391.75 FEET TO AN IRON ROD SET; THENCE NORTHWESTERLY ON AND ALONG THE SAID CENTERLINE ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 450.00 FEET A CURVED DISTANCE OF 446.40 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 21 DEGREES 31 MINUTES 10 SECONDS WEST 630.94 FEET TO AN IRON ROD SET; THENCE NORTH 01 DEGREE 40 MINUTES 58 SECONDS EAST ON AND ALONG THE SAID RIGHT-OF-WAY LINE 181.00 FEET TO A "P-K" NAIL SET IN THE CENTERLINE OF UPPER SHELBYVILLE ROAD; THENCE NORTHWESTERLY ON AND ALONG THE SAID CENTERLINE ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 450.00 FEET A CURVED DISTANCE OF 40.32 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 65 DEGREES 12 MINUTES 19 SECONDS EAST 40.31 FEET; THENCE NORTH 43 DEGREES 38 MINUTES 17 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 482.28 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE NORTHEASTERLY ON AND ALONG THE SAID CENTERLINE ON A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 2136.39 FEET A CURVED DISTANCE OF 370.49 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 48 DEGREES 36 MINUTES 22 SECONDS EAST 370.02 FEET; THENCE NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 343.77 FEET TO A "P-K" NAIL SET; THENCE SOUTH 30 DEGREES 18 MINUTES 33 SECONDS EAST 200.00 FEET; THENCE NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST 218.13 FEET; THENCE NORTH 30 DEGREES 18 MINUTES 33 SECONDS WEST 200.00 FEET TO A "P-K" NAIL SET IN THE CENTERLINE OF UPPER SHELBYVILLE ROAD; THENCE NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 453.20 FEET TO THE BEGINNING POINT OF A TANGENT CURVE; THENCE NORTHEASTERLY ON AND ALONG THE SAID CENTERLINE ON A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 772.90 FEET A CURVED DISTANCE OF 323.41 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 65 DEGREES 33 MINUTES 41 SECONDS EAST 321.05 FEET; THENCE NORTH 77 DEGREES 32 MINUTES 55 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 173.04 FEET TO A RAILROAD SPIKE FOUND ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12; THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS EAST ON AND ALONG THE SAID EAST LINE 05.10 FEET TO THE POINT OF BEGINNING, CONTAINING 81.4628 ACRES, MORE OR LESS.

MODERNIZED LEGAL DESCRIPTION: JOHNSON COUNTY LAND TITLE COMMITMENT NO. 13-63311
A PART OF THE SOUTHWEST QUARTER OF SECTION 12, AND PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SAID SECTION 13; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST ON AND ALONG THE EAST LINE THEREOF 432.04 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 107.32 FEET TO AN IRON ROD FOUND AT THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 368.31 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 47 SECONDS EAST 181.11 FEET TO AN IRON ROD FOUND; THENCE NORTH 87 DEGREES 11 MINUTES 04 SECONDS WEST 588.61 FEET TO AN IRON ROD FOUND; THENCE NORTH 86 DEGREES 14 MINUTES 12 SECONDS WEST 647.24 FEET TO AN IRON ROD FOUND AT THE EAST RIGHT-OF-WAY OF EASTVIEW DRIVE; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ON AND ALONG THE SAID EAST RIGHT-OF-WAY LINE 438.05 FEET TO A RIGHT-OF-WAY FENCE POST; THENCE NORTH 01 DEGREES 43 MINUTES 40 SECONDS EAST ON AND ALONG THE SAID RIGHT-OF-WAY LINE 391.75 FEET TO AN IRON ROD SET; THENCE NORTHWESTERLY ON AND ALONG THE SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 450.00 FEET A CURVED DISTANCE OF 446.40 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 21 DEGREES 31 MINUTES 10 SECONDS WEST 630.94 FEET TO AN IRON ROD SET; THENCE NORTH 01 DEGREES 40 MINUTES 58 SECONDS EAST ON AND ALONG THE SAID RIGHT-OF-WAY LINE 181.00 FEET TO A "P-K" NAIL SET IN THE CENTERLINE OF UPPER SHELBYVILLE ROAD; THENCE NORTHEASTERLY ON AND ALONG THE SAID CENTERLINE ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 450.00 FEET A CURVED DISTANCE OF 40.32 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 65 DEGREES 12 MINUTES 19 SECONDS EAST 40.31 FEET; THENCE NORTH 43 DEGREES 38 MINUTES 17 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 482.28 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE NORTHEASTERLY ON AND ALONG THE SAID CENTERLINE ON A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 2136.39 FEET A CURVED DISTANCE OF 370.49 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 48 DEGREES 36 MINUTES 22 SECONDS EAST 370.02 FEET; THENCE NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST 218.13 FEET; THENCE NORTH 30 DEGREES 18 MINUTES 33 SECONDS WEST 200.00 FEET TO A "P-K" NAIL SET IN THE CENTERLINE OF UPPER SHELBYVILLE ROAD; THENCE NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 453.20 FEET TO THE BEGINNING POINT OF A TANGENT CURVE; THENCE NORTHEASTERLY ON AND ALONG THE SAID CENTERLINE ON A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 772.90 FEET A CURVED DISTANCE OF 323.41 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 65 DEGREES 33 MINUTES 41 SECONDS EAST 321.05 FEET; THENCE NORTH 77 DEGREES 32 MINUTES 55 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 173.04 FEET TO A RAILROAD SPIKE FOUND ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12; THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS EAST ON AND ALONG THE SAID EAST LINE 05.10 FEET TO THE POINT OF BEGINNING, CONTAINING 81.4628 ACRES, MORE OR LESS.



UTILITIES

Note: Listed below are the Indiana Underground Plant Protection Services Contacts; Others not listed may exist.

SEWER

NAME

ADDRESS

PHONE: (317)

FAX: (317)

CONTACT:

GAS

NAME

ADDRESS

PHONE: (317)

FAX: (317)

CONTACT:

WATER

NAME

ADDRESS

PHONE: (317)

FAX: (317)

CONTACT:

TELEPHONE

NAME

ADDRESS

PHONE: (317)

FAX: (317)

CONTACT:

ELECTRIC

NAME

ADDRESS

PHONE: (317)

FAX: (317)

CONTACT:

FIRE DEPARTMENT

NAME

ADDRESS

PHONE: (317)

FAX: (317)

CONTACT:

NOTE: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

CURVE DATA TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	43°34'19"	850.00'	646.40'	N21°31'10"W	630.94'
C2	05°08'03"	450.00'	40.32'	N46°12'19"E	40.31'
C3	09°56'10"	2136.39'	370.49'	N48°36'22"E	370.02'
C4	23°58'29"	772.90'	323.41'	N65°33'42"E	321.05'

Indiana811

Know what's Below. Call before you dig.

"IT'S THE LAW"

CALL 2 WORKING DAYS BEFORE YOU DIG

1-800-382-5544 or 811

CALL TOLL FREE

PER INDIANA STATE LAW IS-69-1991 IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

TOPOGRAPHICAL SURVEY

HILLVIEW PROPERTY

TRANSPORTATION & ENGINEERS, LLC

Development Consultants

1000 N. 10th St., Suite 200, Indianapolis, IN 46202

DATE

SEPT 2013

BY

APPR.

REVISIONS

NO.

1

2

3

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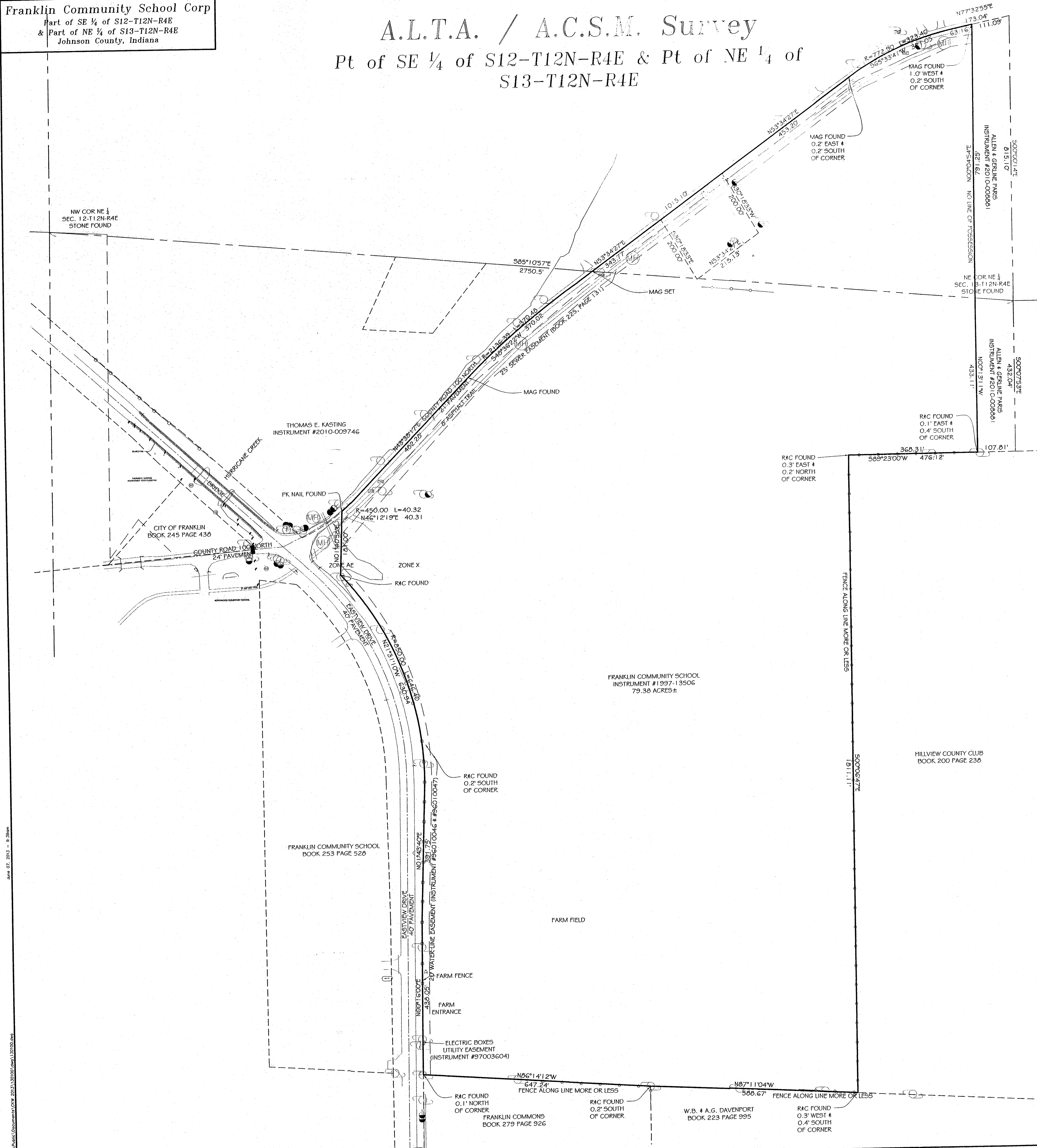
SHEET

200

➤ **EXHIBIT B-** ALTA / ACSM Survey

Franklin Community School Corp
Part of SE 1/4 of S12-T12N-R4E
& Part of NE 1/4 of S13-T12N-R4E
Johnson County, Indiana

A.L.T.A. / A.C.S.M. Survey
Pt of SE 1/4 of S12-T12N-R4E & Pt of NE 1/4 of
S13-T12N-R4E



LAND DESCRIPTION: INSTRUMENT NUMBER 97013506

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SAID SECTION 13; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST ON AND ALONG THE EAST LINE THEREOF 432.04 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 1.07.32 FEET TO AN IRON ROD FOUND AT THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 360.31; THENCE SOUTH 00 DEGREES 05 MINUTES 47 SECONDS EAST 1.811.11 FEET TO AN IRON ROD FOUND; THENCE NORTH 87 DEGREES 11 MINUTES 04 SECONDS WEST 588.67 FEET TO AN IRON ROD FOUND; THENCE NORTH 01 DEGREES 43 MINUTES 40 SECONDS EAST ON AND ALONG THE SAID EAST RIGHT-OF-WAY LINE 438.05 FEET TO A RIGHT-OF-WAY FENCE POST; THENCE NORTH 01 DEGREES 43 MINUTES 40 SECONDS EAST ON AND ALONG THE SAID RIGHT-OF-WAY LINE 391.75 FEET TO AN IRON ROD SET; THENCE NORTHWESTERLY ON AND ALONG THE SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 850.00 FEET A CURVED DISTANCE OF 646.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 46 DEGREES 16 MINUTES 00 SECONDS EAST ON AND ALONG THE SAID RIGHT-OF-WAY LINE 1.01.00 FEET TO A T-K NAIL SET IN THE IRON ROD SET; THENCE NORTH 01 DEGREE 40 MINUTES 58 SECONDS EAST ON AND ALONG THE SAID CENTERLINE ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 450.00 FEET A CURVED DISTANCE OF 40.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 46 DEGREES 12 MINUTES 19 SECONDS EAST 40.31 FEET; THENCE NORTH 43 DEGREES 38 MINUTES 17 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 482.26 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE NORTHEASTERLY ON AND ALONG THE SAID CENTERLINE ON A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 2136.39 FEET A CURVED DISTANCE OF 370.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 46 DEGREES 36 MINUTES 22 SECONDS EAST 370.02 FEET; THENCE NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 343.77 FEET TO A T-K NAIL SET; THENCE SOUTH 30 DEGREES 18 MINUTES 33 SECONDS WEST 200.00 FEET; THENCE NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 453.20 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE NORTHEASTERLY ON AND ALONG THE SAID CENTERLINE ON A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 772.90 FEET A CURVED DISTANCE OF 323.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 65 DEGREES 33 MINUTES 41 SECONDS EAST 321.05 FEET; THENCE NORTH 77 DEGREES 32 MINUTES 55 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 173.04 FEET TO A MINUTES 41 SECONDS EAST 321.05 FEET; THENCE SOUTH 77 DEGREES 32 MINUTES 55 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 63.16 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 54 SECONDS WEST 791.25; THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST 433.11 FEET TO THE POINT OF BEGINNING, CONTAINING 81.4626 ACRES, MORE OR LESS.

MODERNIZED LEGAL DESCRIPTION: JOHNSON COUNTY LAND TITLE COMMITMENT NO. 13-63311

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SAID SECTION 13; THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST ON AND ALONG THE EAST LINE THEREOF 432.04 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 1.07.32 FEET TO AN IRON ROD FOUND AT THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 360.31; THENCE SOUTH 00 DEGREES 05 MINUTES 47 SECONDS EAST 1.811.11 FEET TO AN IRON ROD FOUND; THENCE NORTH 87 DEGREES 11 MINUTES 04 SECONDS WEST 588.67 FEET TO AN IRON ROD FOUND; THENCE NORTH 01 DEGREES 43 MINUTES 40 SECONDS EAST ON AND ALONG THE SAID EAST RIGHT-OF-WAY LINE 438.05 FEET TO A RIGHT-OF-WAY FENCE POST; THENCE NORTH 01 DEGREES 43 MINUTES 40 SECONDS EAST ON AND ALONG THE SAID RIGHT-OF-WAY LINE 391.75 FEET TO AN IRON ROD SET; THENCE NORTHWESTERLY ON AND ALONG THE SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 850.00 FEET A CURVED DISTANCE OF 646.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 46 DEGREES 16 MINUTES 00 SECONDS EAST ON AND ALONG THE SAID RIGHT-OF-WAY LINE 1.01.00 FEET TO A T-K NAIL SET IN THE IRON ROD SET; THENCE NORTH 01 DEGREE 40 MINUTES 58 SECONDS EAST ON AND ALONG THE SAID CENTERLINE ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 450.00 FEET A CURVED DISTANCE OF 40.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 46 DEGREES 12 MINUTES 19 SECONDS EAST 40.31 FEET; THENCE NORTH 43 DEGREES 38 MINUTES 17 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 482.26 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE NORTHEASTERLY ON AND ALONG THE SAID CENTERLINE ON A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 2136.39 FEET A CURVED DISTANCE OF 370.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 46 DEGREES 36 MINUTES 22 SECONDS EAST 370.02 FEET; THENCE NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 343.77 FEET TO A T-K NAIL SET; THENCE SOUTH 30 DEGREES 18 MINUTES 33 SECONDS WEST 200.00 FEET; THENCE NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 453.20 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE NORTHEASTERLY ON AND ALONG THE SAID CENTERLINE ON A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 772.90 FEET A CURVED DISTANCE OF 323.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 65 DEGREES 33 MINUTES 41 SECONDS EAST 321.05 FEET; THENCE NORTH 77 DEGREES 32 MINUTES 55 SECONDS EAST ON AND ALONG THE SAID CENTERLINE 63.16 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 54 SECONDS WEST 791.25; THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST 433.11 FEET TO THE POINT OF BEGINNING, CONTAINING 79.38 ACRES, MORE OR LESS.

FLOOD HAZARD STATEMENT:

THE PROPERTY PLOTS BY SCALE AS BEING IN ZONE "AE" & "X" OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 18091 C 02320 & 18091 C 02310, DATED OCTOBER 2, 2007. THE ACCURACY OF ALL FLOOD HAZARD DATA SHOWN ON THIS PROJECT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OF ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP.

ZONING:

THE PROPERTY IS ZONED "RS-1" RESIDENTIAL SUBURBAN ONE, FIVE MINIMUM STANDARDS ARE AS FOLLOWS:

FRONT YARD SETBACK - ARTERIAL - 50 FEET FROM RIGHT-OF-WAY
FRONT YARD SETBACK - COLLECTOR STREET - GREATER OF - 30 FEET FROM RIGHT-OF-WAY
LOCAL STREET - 20 FEET FROM RIGHT-OF-WAY

SIDE YARD SETBACK - 10 FEET
REAR YARD SETBACK - 10 FEET
BUILDING HEIGHT - PRIMARY BUILDING 48 FEET, ACCESSORY BUILDINGS 20 FEET

FOR ADDITIONAL INFORMATION CONTACT WWW.FRANKLIN.IN.GOV

SURVEYOR'S COMMENTS:

THE PURPOSE OF THIS SURVEY IS TO PERFORM AN A.L.T.A. MINIMUM STANDARDS SURVEY OF THE ABOVE DESCRIBED REAL ESTATE. A PREVIOUS ALTA SURVEY PERFORMED BY MID-STATES ENGINEERING IN 2001 WAS UTILIZED AS A BASIS FOR THIS ALTA PERFORMED UNDER NEW 2011 STANDARDS. CALLED FOR MONUMENTS WERE RECOVERED AND THE BOUNDARY WAS SET AND/OR VERIFIED IN ACCORDANCE WITH THE GEOMETRY SHOWN ON THE DESCRIPTION OF RECORD.

SOILEDUE B ITEMS:

14. GRANT OF SEWER EASEMENT RECORDED MARCH 26, 1981 IN DEED RECORD 225, PAGE 131 GRANTED TO THE CITY OF FRANKLIN. - DIFFICULT TO READ DOCUMENT.
15. GAS LINE EASEMENT RECORDED NOVEMBER 30, 1984 IN DEED RECORD 234, PAGE 436 GRANTED TO INDIANA GAS COMPANY, INC. - DOES NOT APPLY.
16. WATERLINE EASEMENT RECORDED OCTOBER 28, 1988 IN DEED RECORD 250, PAGE 551 GRANTED TO INDIANA CITIES WATER CORPORATION. - NOES NO APPLY.
17. RIGHT OF WAY AND EASEMENT RECORDED MAY 10, 1986 AS INSTRUMENT NUMBER 9610046 AND 96010047 GRANTED TO INDIANA AMERICAN WATER COMPANY. - AS SHOWN.
18. UTILITY EASEMENT RECORDED FEBRUARY 25, 1997 AS INSTRUMENT NUMBER 97003604 GRANTED TO HOOSIER ENERGY RURAL ELECTRIC COOPERATIVE, INC. - AS SHOWN.

SURVEYOR'S REPORT: IN ACCORDANCE WITH TITLE 36, ARTICLE 1, RULE 12, SECTION 1 THROUGH 19 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- VARIANCE IN THE REFERENCED MONUMENTS;
DISCREPANCIES IN RECORDED DESCRIPTIONS AND PLATS;
INCONSISTENCIES IN LINES OF OCCUPATION;
THE ACCEPTABLE RELATIVE POSITIONAL ACCURACIES FOR EACH CLASSIFICATION OF SURVEY ARE AS FOLLOWS:
(1) URBAN SURVEYS: 0.07 FEET (21 MILLIMETERS) PLUS 50 PARTS PER MILLION.
(2) SUBURBAN SURVEYS: 0.13 FEET (40 MILLIMETERS) PLUS 100 PARTS PER MILLION.
(3) RURAL SURVEYS: 0.26 FEET (79 MILLIMETERS) PLUS 200 PARTS PER MILLION.
AS DEFINED IN IAC 36.5. THIS SURVEY IS A RET. CEMENT SURVEY AS DEFINED IN IAC 36.5, OF A TRACT OF LAND.

FINDING OF FACTS:

WITHOUT ADDITIONAL PROOF, THE FACT THAT SURVEYS ACCEPT A MONUMENT DOES NOT MAKE IT CORRECT. THE MONUMENT MUST HAVE BEEN INITIALLY CORRECT. COMMON REPORT AND REPUTATION EVIDENCE DOES NOT OVERCOME CONTRARY PROOF. THEREFORE, THE LOCATION OF ANY OF THE ABOVE-DISCUSSED MONUMENTS MAY YET BE CONTRADICTED AND OVERCOME BY UNDISCOVERED EVIDENCE. AS A RESULT, ANY PROPERTY BOUNDARY, WHOSE LOCATION IS DEPENDENT ON THESE CORNER MONUMENTS, IS SUBJECT TO UNDISCOVERED EVIDENCE, WHICH MIGHT RESULT IN A DIFFERENT LOCATION FOR THE CORNERS, BECAUSE A DIMENSIONAL VALUE TO THE UNCERTAINTY OF THESE CORNERS IS SUBJECTIVE, AND FOR THESE REASONS CITED ABOVE, THE UNCERTAINTY OF THESE CORNERS IS UNKNOWN.

IF FENCES ARE TO BE INSTALLED, IT SHOULD BE KEPT IN MIND THE UNCERTAINTIES OF CORNERS FOUND AND SET, AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AREA AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: 0.5 FEET ±
DUE TO DISCREPANCIES IN THE RECORD DESCRIPTIONS: NONE
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: 3.9 FEET ±

REFERENCE INFORMATION:

JOHNSON COUNTY LAND TITLE COMMITMENT NO. 13-63311, DATED MAY 29, 2013
MID-STATES ENGINEERING ALTA, DATED MAY 22, 2001
SUBJECT AND ADJOINER DEEDS
TAX MAPS, & EASEMENT RECORDS

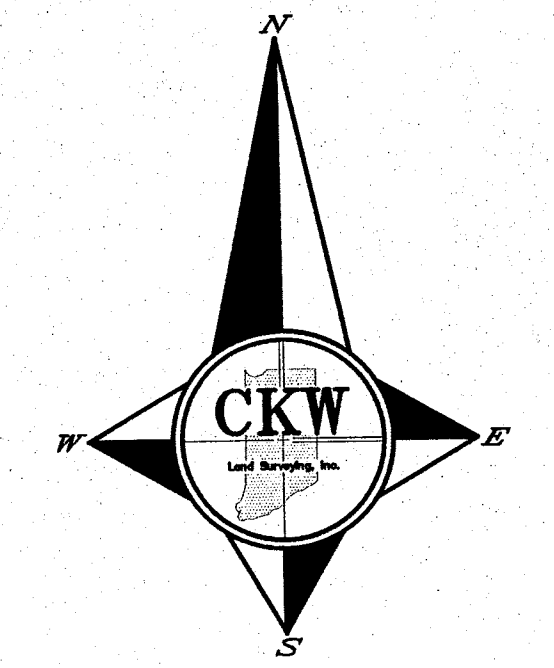
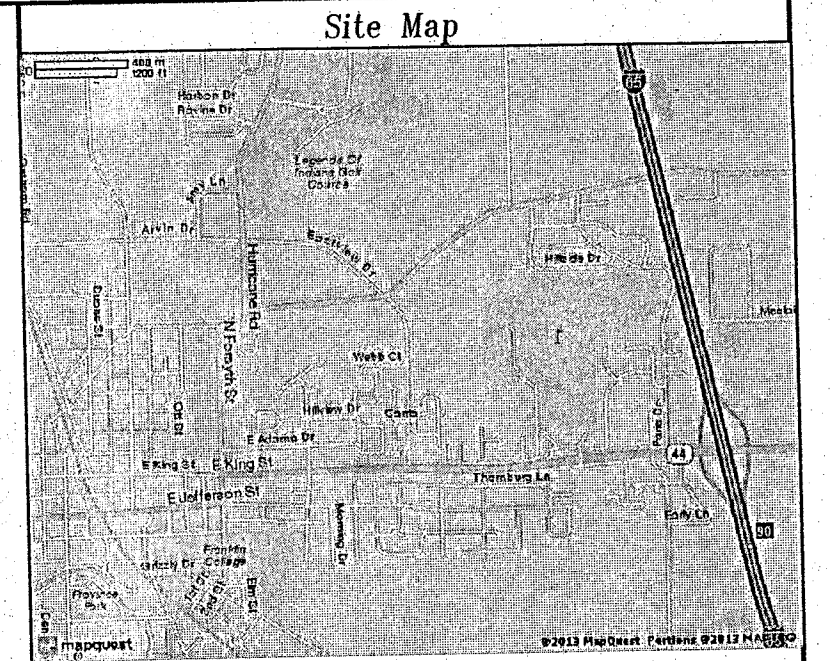
CERTIFICATION: TO CHICAGO TITLE INSURANCE COMPANY; JOHNSON COUNTY LAND TITLE; YOUNG AND YOUNG; FRANKLIN COMMUNITY SCHOOL CORPORATION;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM AND NSPS IN 2011", AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 11A, & 13 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. - JEFFREY J. KONDY

DATE OF LAST FIELD WORK: JUNE 5, 2013.

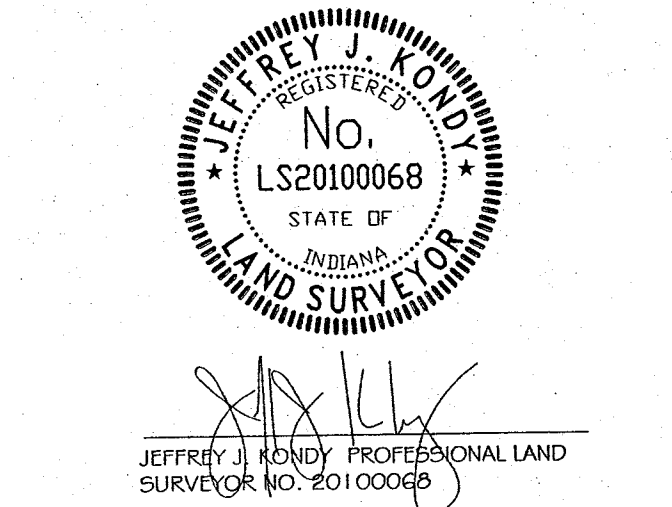
DATE CERTIFIED: JUNE 7, 2013.

SURVEYOR'S SIGNATURE
JEFFREY J. KONDY, PROFESSIONAL LAND SURVEYOR NO. 20170068



Graphic Scale
1 inch = 150 Feet

Revisions



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CKW Land Surveying, Inc.
301 East Jefferson St.
Franklin, Indiana 46131
(317) 736-0781 - Office
(317) 736-0791 - Fax

Prepared For:
Franklin Community School Corp
998 Grizzly Cub Drive
Franklin, Indiana 46131

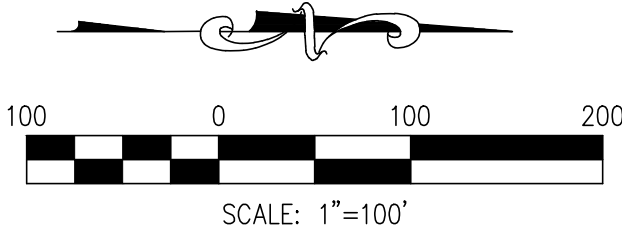
Project:
Upper Shelbyville Rd
Franklin, Indiana,
Needham Township,
Johnson County

Sheet Title
A.L.T.A. / A.C.S.M. Survey

Scale 1" = 150'	Drawn CAP	Designed N/A	Checked JJ
Work Order No. 130100		Sheet Number 1	C
Date: June 7, 2013			

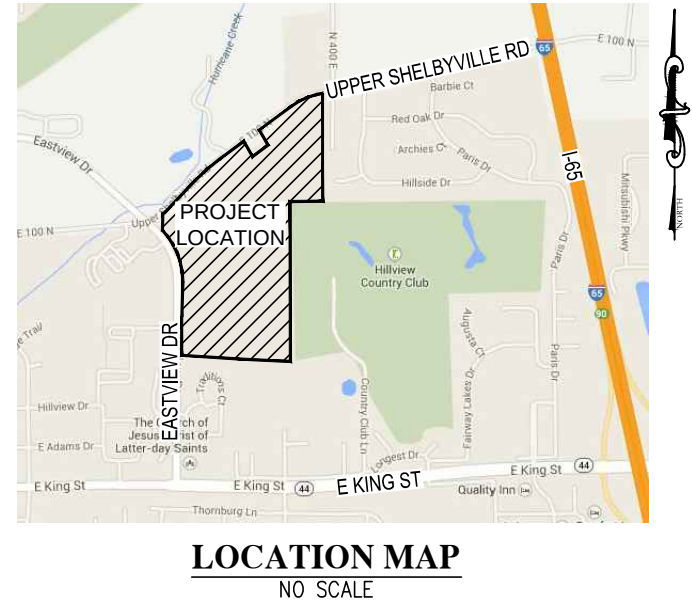
➤ **EXHIBIT C-** Concept Plan – Homesteads at Hillview

CONCEPTUAL PLAN HOMESTEAD AT HILLVIEW

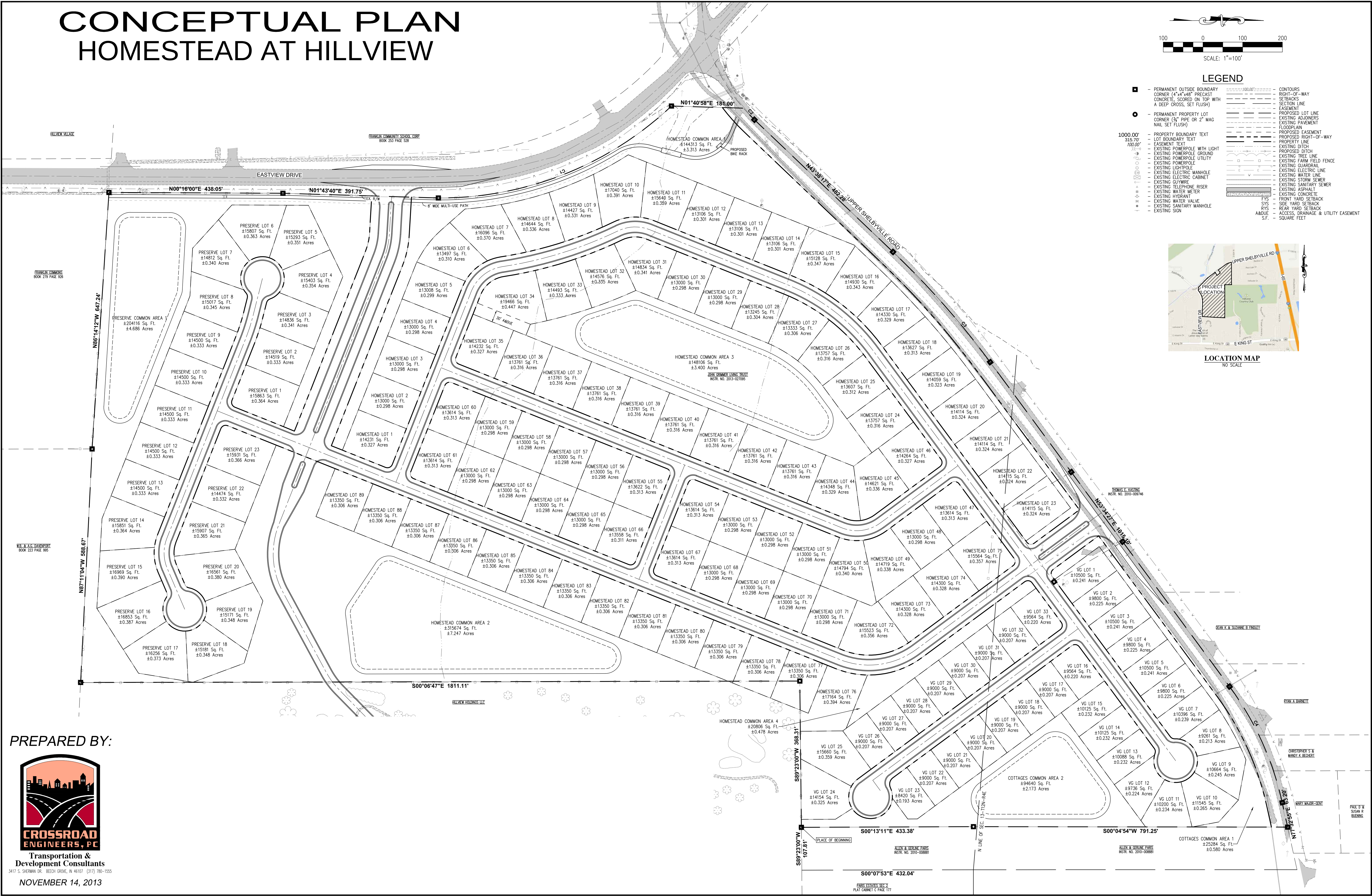


LEGEND

- PERMANENT OUTSIDE BOUNDARY CORNER (4"x4"x8" PRECAST CONCRETE, SCALED ON TOP WITH A DEEP CROSS, SET FLUSH)
- PERMANENT PROPERTY LOT CORNER (3/4" PIPE OR 2" MAG NAIL SET FLUSH)
- PROPERTY BOUNDARY TEXT
- LOT BOUNDARY TEXT
- EXISTING POWERPOLE WITH LIGHT
- EXISTING POWERPOLE GROUND
- EXISTING POWERPOLE UTILITY
- EXISTING LIGHTPOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC CABINET
- EXISTING GUYWIRE
- EXISTING TELEPHONE RISER
- EXISTING WATER METER
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING SIGN
- CONTOURS
- RIGHT-OF-WAY
- SETBACKS
- SECTION LINE
- EASEMENT
- PROPOSED LOT LINE
- EXISTING ADJOINERS
- EXISTING PAVEMENT
- FLOODPLAIN
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING DITCH
- PROPOSED DITCH
- EXISTING FARM FIELD FENCE
- EXISTING GUARDRAIL
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING ASPHALT
- EXISTING CONCRETE
- FRONT YARD SETBACK
- SIDE YARD SETBACK
- REAR YARD SETBACK
- ACCESS, DRAINAGE & UTILITY EASEMENT
- SQUARE FEET

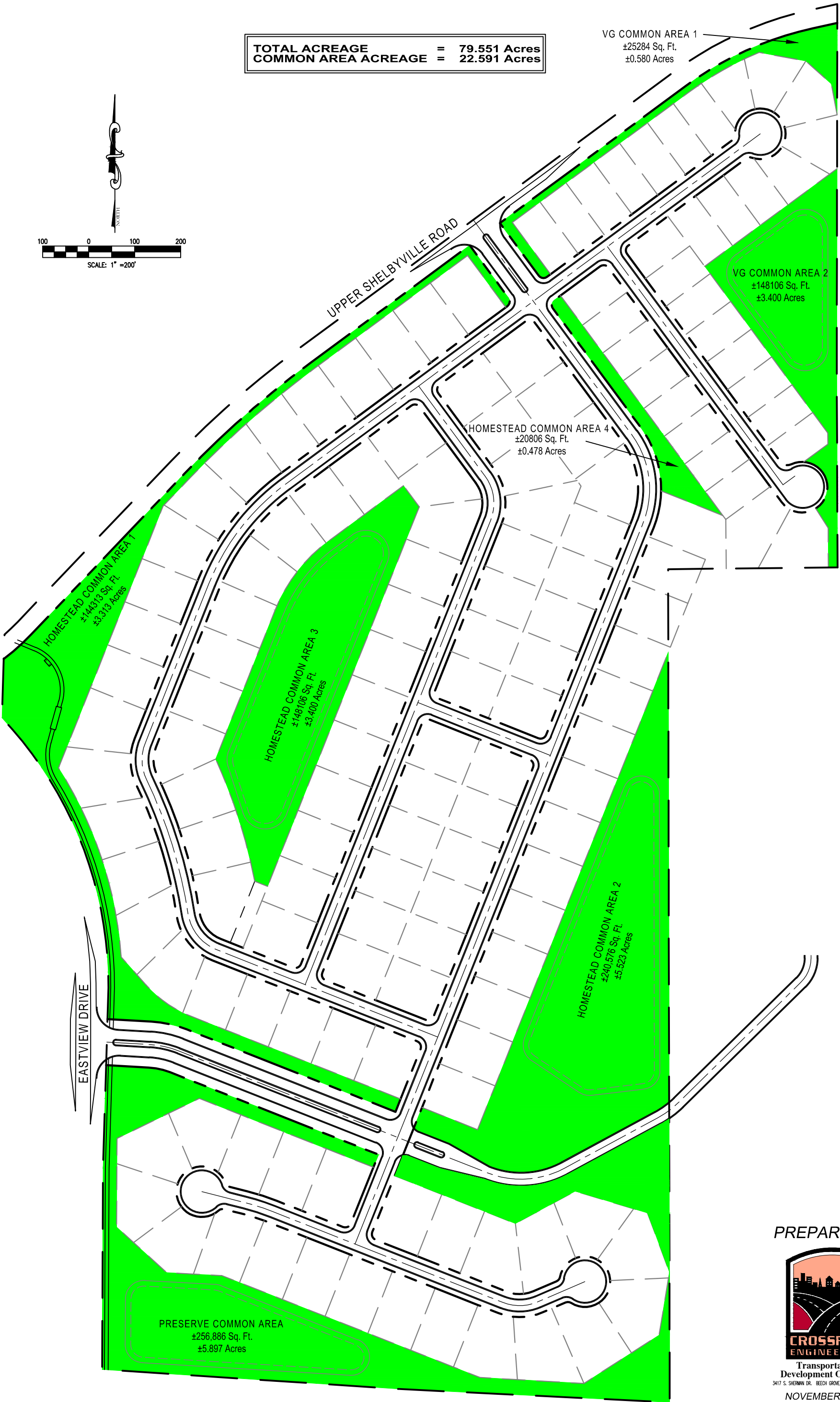


CROSSROAD ENGINEERS, P.C.
Transportation & Development Consultants
3417 S. SHERMAN DR. BEESDALE, IN 46107 (317) 780-1555
NOVEMBER 14, 2013



➤ **EXHIBIT D-** Open Space Exhibit

OPEN SPACE EXHIBIT HOMESTEADS AT HILLVIEW



PREPARED BY:



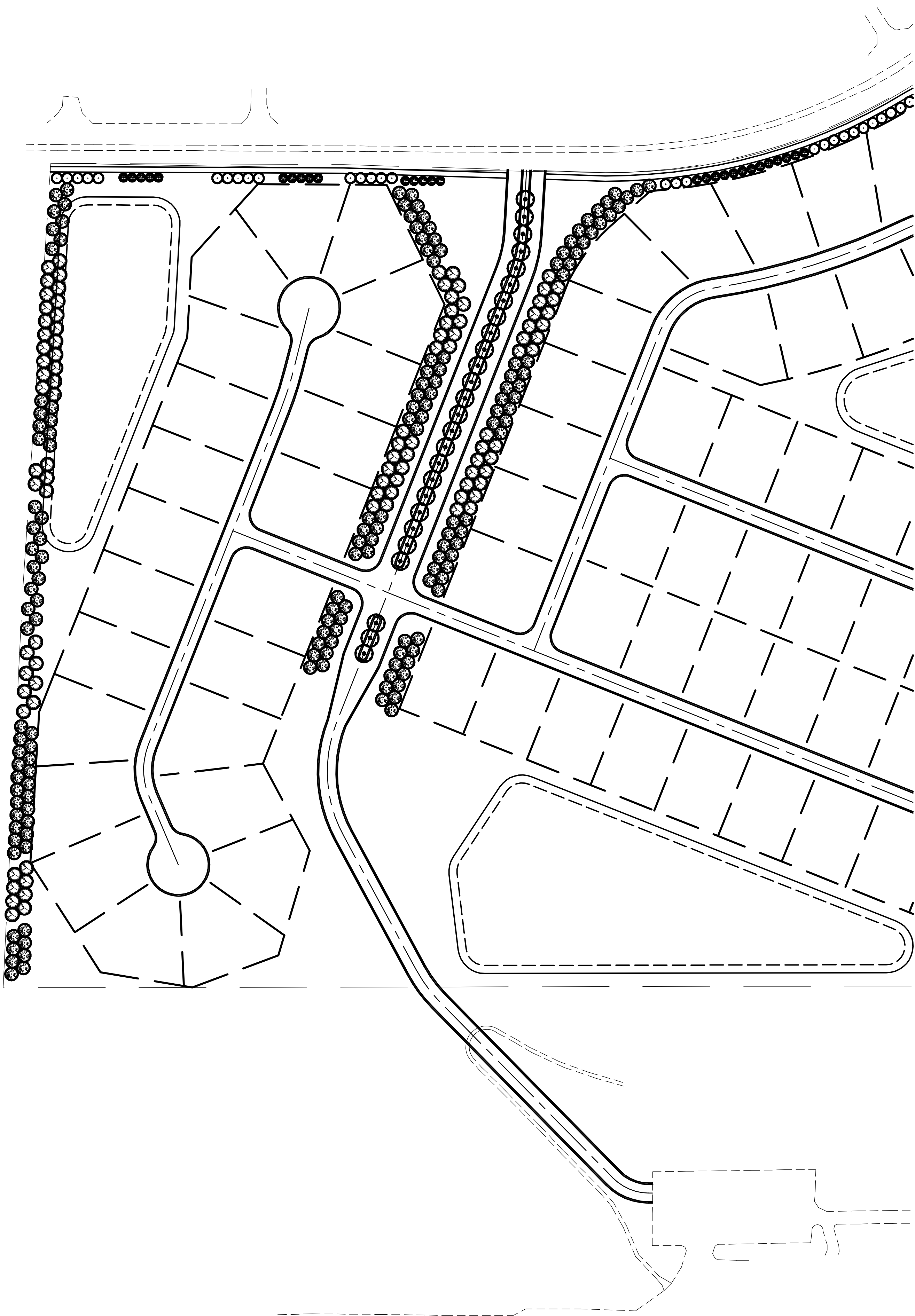
Transportation &
Development Consultants

3417 S. SHERMAN DR. BEECH GROVE, IN 46107 (317) 780-1555

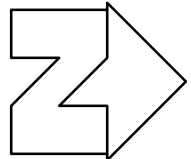
NOVEMBER 13, 2013

➤ **EXHIBIT E-** Conceptual PUD Landscape Plan

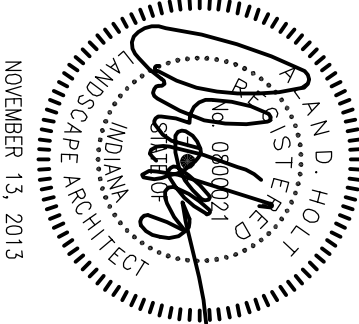
SHEET 701	9				
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	NO.	DATE	REVISIONS	BY	APPR.



- LANDSCAPE LEGEND
- SMALL TREES
- MAUS' SNOWDRIFT CORYMBIFLORUS 28 SNOWDRIFT CORYMBIFLORUS
 - MAUS' SNOWDRIFT 2-1/2" CALIPER
 - CERES CAMDENIS 31 EASTERN REDBUD
 - EVERGREEN TREES 2-1/2" CALIPER
 - PINUS BUNGEANA 94 LACERBARK PINE
 - 5' HEIGHT 163 BLACK HILLS SPRUCE
 - PICEA GLAUCA VAR. DENSATA 5' HEIGHT
 - LARGE TREES 25 'RED SUNSET' RED MAPLE
 - ACER RUBRUM 'RED SUNSET' 2-1/2" CALIPER
 - 32 'ACCOLADE' ELM
 - ULMUS JAPONICA X WILSONIANA 'MORTON' 2-1/2" CALIPER
 - LAUREL OAK
 - QUERCUS HEMISPHERICA 2-1/2" CALIPER



SCALE IN FEET

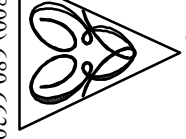


SHEET 702

CONCEPTUAL PUD LANDSCAPE PLAN

HOMESTEADS AT HILLVIEW

JOB No.	DRAWN	LMC	CHECKED	TEN
DATE NOVEMBER 14, 2013	DESIGNED	GJI	APPR.	GJI



**EVERGREEN
DESIGN GROUP**

Landscape Designers & Consultants

1 (800) 680-6630
519 HH-30, Ste 123
Rockwall, TX 75087
www.evergreendesigngroup.net

NO.	DATE	REVISIONS	BY	APPR.
9				
8				
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➤ **EXHIBIT F**– Homesteads at Hillview Written Commitments

HOMESTEADS AT HILLVIEW (VILLAGE GREEN, HOMESTEAD, AND PRESERVE) RULES AND REGULATIONS

THE RULES AND REGULATIONS THAT FOLLOW AND OTHERS ADOPTED MAY BE MODIFIED, EXPANDED OR TERMINATED BY THE BOARD OF DIRECTORS OF THE CORPORATION BY PROMULGATION AND UPON NOTICE THEREOF TO THE OWNERS IN ANY REASONABLE MANNER LIKELY TO REACH THE OWNERS.

1. Air Cooling Units. Air cooling units or other like utilities that are outside of the residential structure must be located at the side or rear of the home and except as may be permitted by the Committee. No window air conditioning units may be installed on any Lot.

2. Animals and Pets. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any portion of the Properties, except that dogs, cats or other usual and common household pets not to exceed a total of three (3) may be permitted on a Lot unless approved by the HOA/Declarant. However, those pets which are permitted to roam free, or, in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Lots or the owner of any portion of the Properties, shall be removed from the Properties upon request of the Board; if the owner fails to honor such request, the pet may be removed by the Board. No pets shall be kept, bred, or maintained for any commercial purpose. Dogs shall at all times whenever they are outside a Lot be confined on a leash held by a responsible person.

3. Antennas. The size, shape and location on the Lot of satellite receiving dishes and antennas shall be no larger and no more restrictive than allowed by law. If an acceptable quality signal can be achieved with a single satellite dish and/or a single antenna, no lot shall have more than one satellite dish and one antenna without the prior approval of the Architectural Review Committee. To the extent that acceptable reception may be obtained, any satellite dish or antenna shall be attached to the house and installed on the back of the house. The Committee's Guidelines may impose requirements (which do not impair reception or result in significant additional expense) for painting or screening of satellite dishes and antenna, location, and other restrictions on antenna and satellite dishes.

4. Artificial Vegetation, Exterior Sculpture, and Similar Items. No artificial vegetation shall be permitted on the exterior of any portion of the Properties except as approved by the Architectural Review Committee. Exterior sculpture, fountains, flags, and similar items must be approved in accordance with Article IX of this Declaration.

5. Clothesline, Garbage Cans, Tanks, Etc. All clothes, sheets, blankets, rugs, laundry clotheslines, garbage cans, mechanical equipment (except a/c and heat pump units), and other similar items on Lots shall be located or screened so as to be concealed from view of neighboring Lots, streets, and property located adjacent to the Lot. Outside clotheslines will not be permitted. Fuel storage tanks will not be allowed. All rubbish, trash, and garbage shall be stored in appropriate containers approved by the Committee hereof and shall regularly be removed from the Properties and shall not be allowed to accumulate thereon. No Owner shall burn or permit burning out-of-doors of garbage or other refuse.

6. Diligence in Construction. Every building whose construction on any Lot is begun shall be completed within three hundred sixty (360) days after the beginning of such construction unless circumstances beyond the reasonable control of the builder and/or Owner prevent such completion. No improvement, which has partially or totally been destroyed by fire or otherwise, shall be allowed to remain in such state for more than three (3) months from the time of such destruction or damage. The Declarant and/or Homeowners Association shall have standing and authority to seek an injunction or order for the removal of any materials and partially completed structures in violation of this covenant.

7. Energy Conservation Equipment. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed on any Lot unless it is an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the Committee pursuant to Article IX of this Declaration.

8. Fences. No hedges, walls, dog runs, animal pens or fences of any kind shall be permitted on any Lot except as approved in accordance with Article IX of this Declaration. The preferred style of approved fence will be of a wrought-iron style. Chain-link fences will not be permitted.

9. Firearms. The discharge of firearms within the Properties is prohibited. The term "Firearms" includes bows and arrows, slingshots "B-B" guns, pellet guns, paint-ball guns and other firearms of all types, regardless of size. Notwithstanding anything to the contrary, contained herein or in the Bylaws, the Association shall not be obligated to take action to enforce this Section.

10. Heating Plant. Every Dwelling Unit must contain a heating plant installed in compliance with the applicable codes and capable of providing adequate heat for year-round human habitation of the Dwelling Unit.

11. Landscaping. No Owner shall be allowed to plant trees, landscape or do any gardening in the Common Area, except with express permission from the Board. Each Lot Owner shall provide reasonable landscaping on his Lot including, at a minimum, suitable foundation landscaping. All landscaping plans are subject to Committee approval in accordance with the guidelines and procedures promulgated by the Committee. The Committee may, in its discretion, modify such plans to promote the integrity and the aesthetic appearances of this subdivision. Finished grading of all yards must be completed within 15 days after the dwelling is constructed, weather permitting, and all yards must be seeded or sodded with grass within ten days after the completion of finish grading, weather permitting. Trees provided by Declarant, if any, will be protected by Owner during construction and replaced within 30 days if damaged or if a tree dies on Owner Lot.

12. Lighting. Except for seasonal Christmas decorative lights, which may be displayed between November 22 and January 10 only, all exterior lights, including but not limited to security and landscape, must be approved in accordance with Article IX of this Declaration.

13. Maintenance of Lots and Improvements. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her Lot. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any part of the Properties. No waste shall be committed in any Dwelling or on any Lot. Each Owner shall:

- (a) Mow the Lot at such times as may be reasonably required in order to keep the grass no longer than five inches and prevent the unsightly growth of vegetation and noxious weeds;
- (b) Remove all debris or rubbish;
- (c) Prevent the existence of any other condition that reasonably tends to detract from or diminish the aesthetic appearance of the Real Estate;
- (d) Cut down and remove dead trees;
- (e) Where applicable, prevent debris and foreign material from entering drainage areas; and
- (f) Keep the exterior of all improvements in such a state of repair or maintenance as to avoid their becoming unsightly.

14. Minimum Building Size. In Hillview Development Subdivision, the following minimum building square footages shall apply, unless approved by the Committee, after giving due consideration to zoning commitments of record:

	<u>Ranch</u>	<u>Multi-story/Minimum Ground Floor</u>
Village Green	1,700	2,000/1,200
Homestead	1,800	2,200/1,400
Preserve	1,800	2,200/1,400

15. Model Homes. No Owner of any Lot shall build or permit the building upon his Lot or any dwelling house that is to be used as a model home or exhibit house without permission to do so from the Declarant or, after the Applicable Date, the Architectural Control Committee.

16. Other Exterior Attachments. No Owner shall cause or permit anything to be hung or displayed on the outside of the windows of his or her Dwelling Unit or placed on the outside walls of any building, and no awning, canopy, shutter or other attachment or thing shall be affixed to or placed upon the exterior walls or roofs or any other parts of any building without the prior consent of the Committee unless otherwise expressly authorized herein, or by the rules, regulations and guidelines of the Committee.

17. Parking and Prohibited Vehicles.

(a) **Parking.** Vehicles shall be parked only in the garages or in the driveways, if any, serving the Lots. Parking (of automobiles only) is allowed on dedicated streets only when an Owner has a social function and the invited guests will not be able to park on such Owner's Lot. No overnight parking shall be permitted on any dedicated street.

(b) **Prohibited Vehicles.** Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trucks denominated as being bigger than three-quarter of a ton truck, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft and boat trailers shall be parked only in enclosed garages. Stored vehicles and vehicles which are either obviously inoperable or do not have current operating licenses shall not be permitted on the Properties except within enclosed garages. For purposes of this Section, a vehicle shall be considered "stored" if it is put up on blocks or covered with a tarpaulin and remains on blocks or so covered for fourteen (14) consecutive days without the prior approval of the Board. Notwithstanding the foregoing, service and delivery vehicles may be parked in the Properties for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot. Any vehicle parked in violation of this Section or parking rules promulgated by the Board may be towed in accordance with the Bylaws.

(c) **Garages and Driveways.** No dwelling shall have less than a full size 2-car or more than a 3-car attached garage, unless otherwise approved by the Committee. All driveways and vehicle parking areas shall be hard surfaced with either concrete or an acceptable alternate approved by the Committee and shall be so surfaced from their point of connection with the abutting street to their point of connection with the garage apron. No gravel or stone driveways will be permitted.

18. Playground. Any Playground or other play areas or equipment furnished by the Association or erected within the Properties shall be used at the risk of the user, and the Association shall not be held liable to any Person for any claim, damage, or injury occurring thereon or related to use thereof. No playground equipment (including, but not limited to, trampolines), tree houses, or similar structures shall be erected on any Lot without prior approval pursuant to Article IX hereof; provided, however, children's play equipment such as sandboxes, swings and slides, shall not require approval by the Committee provided such equipment is not more than six (6) feet high, maintained by the lot owner in good repair (including painting) and every reasonable effort has been made by the lot owner to screen or shield such equipment from view of adjacent lot owners. Equipment higher than eight (8) feet shall require approval of the design, location, color, material and use by the Committee

19. Private Water Systems. Private water systems will not be allowed.

20. Prohibition of Used Structures. All structures constructed or placed on any Lot shall be constructed with substantially all new materials, and no used structures shall be relocated or placed on any such Lot.

21. Sanitary Waste Disposal.

(a) **Nuisances.** No outside toilets shall be permitted on any Lot (except during a period of construction and then only with the consent of the Committee), and no sanitary waste or other wastes shall be permitted to be exposed.

(b) **Construction of Sanitary Sewage Lines.** All sanitary sewage lines on the Lots shall be designed, constructed and installed in accordance with the provisions and requirements of Johnson County, Bargersville Utilities, and these Restrictions.

(c) **Connection Requirements for Sanitary Sewers.** All homes shall have sewers directly connected by way of gravity except by the use of lift pumps and/or check valves or connections shall be one foot above the lowest manhole in the Subdivision.

22. Signs. No sign of any kind shall be erected within the Properties without the written consent of the Board of Directors, except entry and directional signs installed by Declarant and such signs, as may be required by legal proceedings. If permission is granted to any Person to erect a sign within the Properties, the Board reserves the right to restrict the size, color, lettering and placement of such sign. The Board of Directors or Declarant shall have the right to erect signs as they, in their discretion, deem appropriate. Signs advertising property for rent are specifically prohibited. Violation of this sign restriction will result in Fifty Dollars (\$50.00) per day liquidated damages, payable to the Declarant until such time as the Association owns and is responsible for the maintenance of the Common Areas, at which time such liquidated damages shall be payable to the Association. The Declarant and/or Association shall approve all signs deemed appropriate by the Committee advertising properties for sale, which signs shall be uniform in design and placed as the Committee shall determine proper.

23. Swimming Pools. Swimming Pools must have the approval of the Committee before any work is undertaken. No above ground swimming pools shall be allowed, provided nothing herein shall preclude installation and use of hot tubs, spas, jacuzzis or similar apparatus with prior approval of the Committee. Permanent backyard pools will be approved by the Committee only after careful consideration of the potential effect of such a pool in neighboring properties. An application for the construction of a swimming pool will not be considered unless the application is accompanied by an application for acceptable fence or other safety protection and landscape design approval. The design of such fence shall conform to county or municipal regulations for such fencing. Use of plantings in the vicinity of the proposed pool may be required to soften the effect of sound and required pool fencing, on adjacent properties.

24. Tennis Courts, Racquetball Courts, Paddle Ball Courts, Basketball Goals, Etc. Tennis courts, racquetball courts, paddle ball courts, squash courts, and other recreational or sporting facilities will be approved by the Committee only after thorough consideration of the potential effect of such a structure or use in neighboring properties. The Committee will not approve non-baffled lighted courts or facilities. An application for the construction of any such facility will not be considered unless the application is accompanied by an application for an acceptable fence and landscape design approval. It is recommended by the Committee that any such fencing be of an open composition in order to blend in with the surrounding properties and soften the effect on adjacent properties.

All basketball backboards or any other fixed games and play structures shall be located behind the rear foundation line of the main structure and within Lot set-back lines unless otherwise approved by the Committee. The Committee must approve the location and type of basketball goals. All basketball backboards must be made of a transparent material.

25. Tents, Trailers and Temporary Structures. Except as may be permitted by the Declarant or the Committee during initial construction within the Properties, no tent, utility shed, shack, trailer or other structure of a temporary nature shall be placed upon a Lot or the Common Areas. Notwithstanding the above, party tents or similar temporary structures may be erected for special events for a period not longer than 48 hours unless otherwise consented to by the Board of Directors of the Declarant.

26. Tree Removal. No trees shall be removed, except for diseased or dead trees needing to be removed to promote the growth of other trees or for safety reasons, unless approved in accordance with Article IX of this Declaration. In the event of an intentional or unintentional violation of this Section, the violator may be required by the Committee to replace the removed tree with one (1) or more trees of such size and number, and in such locations, as the Committee may determine in its sole discretion.

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➤ **EXHIBIT G**– Homesteads at Hillview Covenants

HOMESTEADS AT HILLVIEW (VILLAGE GREEN, HOMESTEAD, AND PRESERVE) COVENANTS AND RESTRICTIONS

Section 1. Residential Use. The Properties shall be used only for single family residential purposes; provided, however, that such restriction shall not apply to any Lot or part thereof or any other part of the Properties at any time owned by the Association which constitutes a part of the Common Areas and upon which no Dwelling Unit is located.

Section 2. Occupancy and Residential Use of Partially Completed Residence Prohibited. No Residence constructed on any of the Lots shall be occupied or used for residential purposes or human habitation until it shall have been substantially completed. The determination of whether the Residence has been substantially completed shall be made by the Committee and such decision shall be binding on all parties.

Section 3. Occupants Bound. All provisions of the Declaration, Bylaws and of any rules and regulations or use restrictions promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all occupants, guests and invitees of any Owner. Every Owner shall cause all occupants of his or her Lot to comply with the Declaration, Bylaws and the rules and regulations adopted pursuant thereto, and shall be responsible for all violations and losses to the Association caused by such occupants, notwithstanding the fact that such occupants of a Lot are fully liable and may be sanctioned for any violation of the Declaration, Bylaws and rules and regulations adopted pursuant thereto.

Section 4. Declarant's and the Association's Right to Perform Certain Maintenance and Removal. In the event that any Owner of a Lot shall fail to maintain his Lot and any improvements, or remove any unauthorized item or structure, situated thereon in accordance with the provisions of these Restrictions and the provisions of any recorded plat of the Real Estate, the Declarant, until the Applicable Date, and, thereafter, the Association through its agents and employees or contractors, should have the right to enter upon said Lot and repair, mow, clean, remove or perform such other acts as may be reasonably necessary, to make such Lot and improvements situated thereon, if any, conform to the requirements of these Restrictions and the provisions contained in any such plat. The cost thereof to the Declarant or the Association shall be collected as a special assessment against such Owner and his Lot in the manner provided for herein for the collection of Common Expenses. Neither the Declarant nor 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.

Section 5. Sales Office. To the extent deemed necessary or desirable by Developer, Developer shall be permitted to place sales offices and construction and storage facilities for uses attributable to the construction, development, marketing and maintenance of the Subdivision on any unsold Lot in the Subdivision until 180 days following the sale, closing and deed transfer to a Lot owner other than Developer of the last Lot in the Subdivision.

Section 6. Quiet Enjoyment. No portion of the Properties shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or

untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any portion of the Properties that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No noxious, illegal, or offensive activity shall be carried on upon any portion of the Properties. For greater clarification, no Owner shall knowingly or willfully make or create any unnecessary, excessive or offensive noise or disturbance which destroys the peace, quiet and/or comfort of the Owners or allow any such noise or disturbance to be made on his or her Lot, including any noise by the use of musical instruments, radio, television, loud speakers, electrical equipment, amplifiers or other machines or equipment. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence is in any way obnoxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Properties. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted within the Properties. Also, excessive grass clippings from the mowing of lawns or other lawn/tree rubbish will not be allowed to be left on any street within the development.

Section 7. Business Use or Trade. No garage sale, moving sale, rummage sale or similar activity and no trade or business may be conducted in or from any Lot, except that an Owner or occupant of a Lot may conduct business activities within the Unit so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit; (b) the business activity conforms to all zoning requirements for the Properties; (c) the business activity does not involve persons coming onto the Properties who do not reside in the Properties or door-to-door solicitation of residents of the Properties; and (d) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

The terms “business” and “trade”, as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider’s family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefor. Notwithstanding the above, the leasing of a Lot shall not be considered a trade or business within the meaning of this section. This section shall not apply to any activity conducted by the Declarant or a builder approved by the Declarant with respect to its development and sale of or use of any Lots which such entity owns within the Subdivision.

Section 8. Ditches and Swales and Erosion Control. It shall be the duty of the Owner of any Lot on which any part of an open storm drainage ditch or swale is situated to keep such portion thereof as may be situated upon his Lot continuously unobstructed (both by improvements and plant material) and in good repair, and to provide for the installation of such culverts upon said Lot as may be reasonably necessary. It shall be the duty of the Owner of any Lot to establish as needed and to maintain all erosion control on his or her respective Lot.

Section 9. Drilling. No oil or water drillings, oil development operations, oil refining, quarries or mining operations of any kind shall be permitted upon or in any Lot, nor

shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil, water or natural gas shall be erected, maintained or permitted on any Lot.

Section 10. Ground Elevations and Erosion Control. It shall be the Lot Owner's responsibility to maintain and comply with all building and site finish ground elevations and erosion control as finally required and approved by the Marion County Drainage Board and the Department of Planning and Zoning as evidenced upon the final construction plans for the development of this Subdivision.

Section 11. Insurance Impact. Nothing shall be done or kept by an Owner in any Residence, or on any Lot, which will cause an increase to the Association in the rate of its insurance. No Owner shall permit anything to be done or kept in his Residence or on his Lot which will result in a cancellation of insurance to the Association, or which would be in violation of any law or ordinance or the requirements of any insurance underwriting or rating bureau.

Section 12. Landscape Easements. There are strips and areas of ground shown titled as various easements on the Final Plat for the Real Estate which are hereby reserved for the use of owners of Lots to the extent and limited for the purposes set forth in the Declaration and for the use of Declarant and Association for the installation, maintenance, repair and replacement of the matters detailed in the Declaration requiring maintenance. Except as installed and maintained by Lot owners, pursuant to the requirements of the Declarations, or by Declarant and the Association, no permanent or other structure (except walls, sidewalks and fences otherwise permitted hereby or by the Declarant and approved by the Committee) shall be erected or maintained on said strips and areas by the owner of any Lot subject to any such "Landscape Easement", and the owners of such Lots affected by any such "Landscape Easement" shall take and hold title to their Lots subject to the foregoing rights of the Declarant and the Association and shall not do or permit to be done anything which will obstruct or interfere with or remove any installations or landscaping made by the Declarant or Association in any such "Landscape Easement". The foregoing grant of rights to the Declarant shall not impose an obligation on the Declarant to undertake such maintenance unless it elects to do so.

Section 13. Sidewalks. Sidewalks shall be constructed as required by the sidewalk plan approved by the Johnson County Plan Commission, which construction shall be the responsibility of the lot owner upon whose lot the sidewalk is to be constructed; provided, however, that any Common Area sidewalks shall be constructed by the Developer as designated on the final development sidewalk plan. All sidewalks to be constructed by lot owners shall be completed at such times as the driveway on the lot is constructed. All sidewalks shall be poured concrete, with expansion joints, such construction to be perpetual and continuous along the street frontages and across the driveway of each Lot. In the event any Owner, or parties with whom Owner contracts for work on the Owner's Lot, causes damage to a sidewalk or street curb, such Owner shall be responsible for repairing said damages.

Section 14. Sight Distances at Intersections. All property located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.

DECLARATION OF COVENANTS AND RESTRICTIONS
OF
HOMESTEADS AT HILLVIEW (VILLAGE GREEN, HOMESTEAD, AND PRESERVE)

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**DECLARATION OF COVENANTS AND RESTRICTIONS
OF
HOMESTEADS AT HILLVIEW “COMMUNITY”**

This Declaration of Covenants and Restrictions of Homesteads at Hillview “Community” (“Declaration”) is made this _____ day of _____, 2014, by Homesteads at Hillview, LLC (the “Declarant”).

WITNESSETH:

WHEREAS, Declarant is the Owner of real estate in Johnson County, State of Indiana, which is more particularly described in Exhibit “A” attached hereto and hereby incorporated herein by reference (hereinafter referred to as the “Real Estate” or the Homesteads at Hillview Subdivision); and

WHEREAS, Declarant desires and intends to create on the Real Estate a residential community with public streets, drainage retention areas (either by common area or easement), a landscaped area and identification signage fronting _____ (a/k/a _____), and landscaping appointments within the right-of-way of the roundabout traffic design at the intersection of Homesteads at Hillview Court and Homesteads at Hillview Drive for the benefit of such residential community, to be known as “Homesteads at Hillview Subdivision”; and

WHEREAS, Declarant desires to provide for the preservation and enhancement of the values in such community and the common area and common maintenance areas therein contained, and, to this end, Declarant desires to subject the Real Estate to certain rights, privileges, covenants, restrictions, easements according to the procedure set out in Article XV, assessments, charges and liens, each and all to the extent herein provided, for the benefit of the Real Estate and each Owner of all or part thereof; and

WHEREAS, Declarant deems it desirable, for the efficient preservation of the values in said community, to create an agency to which shall be delegated and assigned the powers of supervising, maintaining and administering any common area and common maintenance areas located on the Real Estate, administering and enforcing the covenants and restrictions contained in this Declaration, collecting and disbursing the assessments and charges imposed and created hereby and hereunder, and promoting the health, safety and welfare of the Owners of the Real Estate, and all parts thereof; and

WHEREAS, Declarant has caused, or will cause, to be incorporated under the Indiana Code 23-17-1, et seq., under the name “Homesteads at Hillview Homeowners Association, Inc.”, or a similar name, as such agency for the purpose of exercising such functions:

NOW, THEREFORE, Declarant, as owner of the Real Estate and any Additional Property which is hereafter made subject to this Declaration hereby declares that the Real Estate is and shall be held, transferred, sold, conveyed, hypothecated, encumbered, leased, rented, used,

improved and occupied subject to the provisions, agreements, conditions, covenants, restrictions, easements, assessments, charges and liens hereinafter set forth, all of which are declared to be in furtherance of a plan for preservation and enhancement of the Real Estate, and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of the Real Estate as a whole and of each of the Lots situated therein.

RECITALS

The Recitals are incorporated herein as if set out in full.

ARTICLE I DEFINITIONS

Section 1. The following words and terms, when used herein or in any supplement or amendment hereto, unless the context clearly requires otherwise, shall have the following meanings:

- (a) “Act” shall mean and refer to the Indiana Nonprofit Corporation Act of 1991, as amended;
- (b) “Applicable Date” shall mean and refer to the date determined pursuant to Article IV, Section 2(b) of this Declaration;
- (c) “Applicable Date or Declarant Turnover Date” refers to the time at which the Declarant relinquishes control of the governance of the Association as detailed on Article IV.
- (d) “Articles” shall mean and refer to the Articles of Incorporation of the Association, as the same may be amended from time to time;
- (e) “Association” shall mean and refer to Homesteads at Hillview Homeowners Association, Inc., an Indiana corporation organized under Indiana Code 23-17-1, et seq., which Declarant has caused, or will cause, to be incorporated under said name or a similar name, its successors and assigns;
- (f) “Board” or “Board of Directors” shall mean and refer to the governing body of the Association elected, selected or appointed as provided for in the Articles, Bylaws and this Declaration;
- (g) “Bylaws” shall mean and refer to the Code of Bylaws of the Association, as the same may be amended from time to time;
- (h) “Committee” shall mean and refer to the “Homesteads at Hillview Architectural Control Committee”, the same being the committee or entity established pursuant to Article IX of this Declaration for the purposes herein stated;

(i) “Common Areas” – reference is made to a Conceptual Plan for the Homesteads at Hillview project which is attached hereto as Exhibit B and made a part hereof.

The Common Area (Pond #1) is interior to Lots _____, (Pond #2) is interior to Lot's _____, (Pond #3) is interior to Lot's _____, are inclusive and are not general common area but is limited area for the use of the lot owners that surround this Pond #1, #2, #3 which is part of the drainage system of the entire subdivision.

As respects the Pond herein detailed and the Second Pond (Pond #2) located in an easement as hereafter detailed, “NEITHER THE DECLARANT OR THE ASSOCIATION MAKE ANY REPRESENTATION THAT ANY CERTAIN LEVEL OF WATER WILL BE MAINTAINED IN THE PONDS.” The exclusive use of the designated Pond by the designated owners, their guests and invitees is, however, subject to Association rules, regulations and restrictions and subject to access by the Declarant, the Association and authorities who oversee surface water drainage, with the former requiring access to comply with their obligation of upkeep, maintenance and repair.

(j) “Common Expenses” shall mean and refer to expenses of administration of the Association, and expenses for the upkeep, maintenance, repair and replacement of the Common Area [subsection (i)] and the common maintenance areas [subsection (k)], and all sums lawfully assessed against the Owners by the Association, and all sums, costs and expenses now declared by this Declaration to be Common Expenses. The Common Expenses arise out of and concern, but are not limited to, the following:

(k) “Common Maintenance Areas.” This definition refers to easement areas within the subdivision, some of which are within or outside platted lot, with others located within dedicated street rights-of-way by virtue of encroachment permits.

Reference is made to the Conceptual Plan, Exhibit B, for the details of these areas.

Pond #2 - This Pond #2 is within an easement that is part of Lots 2, 3 and 4 in the subdivision and is also part of the surface water drainage system of the entire subdivision. The use of this Pond #2 is limited to the owners and guests and invitees of these specific lots (Lots 2, 3, and 4) but subject in like manner to rules, regulations, restrictions, access and maintenance as detailed above for the Pond #1.

Landscape, Easement, Utility Easement and Sign Easement Area Parallel to Smokey Row Road. - Entrance identification signage and complementary landscaping at the entrance to Homesteads at Hillview Drive will be provided by the Declarant along with mounding and landscape materials parallel to Smokey Row Road which blends into the natural foliage within the easement areas in Lots 21 and 22. The Declarant/Association reserve the right, without the obligation, to

electrify the identification sign and to irrigate the complementary landscaping of the sign and any other landscaping within the easement.

The maintenance and manicure of grass once installed shall be the obligation of the Lot owner within these easement areas with the maintenance and/or replacement of landscaping shrubs and trees being the obligation of the Association, unless otherwise notified.

Landscaping Appointments within Dedicated Rights-of-Way (by Encroachment Permits) - This island at the entranceway and the roundabout island and four separate splinter islands in the roundabout at the intersection of Homesteads at Hillview Drive and Homesteads at Hillview Court shall have landscaping installed by the Declarant and thereafter maintained by the Association.

Street Lights (if any) - If the Declarant or the Association should enter into a lease for subdivision street lighting, the lease payments occasioned thereby shall be an obligation of the Association.

Utility Fees - All utility user fees to serve the Common Area and Common Maintenance Areas.

Fifty percent (50%) of the cost of counsel expenses to create this Declaration and Homesteads at Hillview Homeowners Association, including, but not limited to, Articles of Incorporation, By-Laws, Secretary of State file fee and initial minutes.

(l) "Community or Project" refers to the Homesteads at Hillview project as it is developed and as it continues to exist after the Applicable Date.

(m) "Declarant"/"Developer" shall mean and refer to Homesteads at Hillview, LLC, an Indiana limited liability company, and any successors and assigns of Homesteads at Hillview, LLC whom it designates in one or more written recorded instruments to have the rights of Declarant hereunder, including, but not limited to, any mortgagee acquiring title, to any portion of the Real Estate pursuant to the exercise of rights under, or foreclosure of, a mortgage executed by Declarant;

(n) "Dwelling Unit" shall mean and refer to any building, structure or portion thereof situated on the Real Estate designed and intended for use and occupancy as a residence by one (1) single family;

(o) "Lot" shall mean and refer to any and each portion of the Real Estate (excluding any part of the Common Areas) designed and intended for use as a building site for, or developed and improved for use as, a Dwelling Unit (which shall be deemed to include any other buildings or improvements appurtenant to such Dwelling Unit), as designated by Declarant by its deed of the same to another Person. A Lot will not necessarily be the same as any single numbered parcel of land shown upon, and identified as a Lot on, any recorded subdivision plat of the Real Estate or any part thereof. For purposes of this Declaration, a "Lot" may be (i) any single numbered

parcel of land identified as a Lot on such subdivision plat, (ii) part of such a numbered parcel of land, (iii) such a numbered parcel of land combined with part or all of another such numbered parcel of land, or (iv) parts or all of two (2) or more of such numbered parcels of land combined. The determination of what portion of the Real Estate constitutes a "Lot" for purposes of this Declaration shall be made by reference to, and shall mean, each tract of land conveyed by Declarant to another Person for use as a building site for, or developed and improved for use as, a Dwelling Unit (which shall be deemed to include any other buildings or improvements appurtenant to such Dwelling Unit). Notwithstanding the foregoing, if after the initial conveyance of a portion of the Real Estate by Declarant to another Person it is agreed between Declarant and such Person to enlarge or reduce or otherwise change the portion of the Real Estate so originally conveyed to such Person as a "Lot", then the determination of what portion of the Real Estate constitutes such "Lot" for purposes of this Declaration shall be made by reference to, and shall mean, such "Lot" initially so conveyed by Declarant, as the same has been adjusted or changed at any time by conveyances by and between Declarant and such Person. Any deed or other instrument of conveyance so adjusting or changing the description of a "Lot" shall state on its face that it is made for such purpose. Any part of a "Lot" reconveyed to Declarant shall, upon such reconveyance, lose its character as part of a "Lot" and may thereafter be conveyed by Declarant as part of another "Lot". The foregoing procedures may be used to correct errors in descriptions, to adjust boundary lines of "Lots" or for any other reason;

(p) "Member" means a member of the Association.

(q) "Mortgages" shall mean and refer to the holder of a recorded first mortgage lien on a Lot or Dwelling Unit;

(r) "Owner" shall mean and refer to the record Owner, whether one or more Persons, of the fee simple title to any Lot, but in any event shall not include or mean or refer to a mortgagee or tenant unless and until such mortgagee or tenant has acquired title to any Lot, but upon so acquiring title to any Lot a mortgagee or tenant shall be an Owner;

(s) "Person" shall mean and refer to an individual, firm, corporation, partnership, association, trust, or other legal entity, or any combination thereof;

(t) "Properties" shall mean and refer to the real property described in Exhibit "A" attached hereto;

(u) "The Real Estate" shall mean and refer to the parcel of real estate in Johnson County, Indiana, described in Exhibit "A" attached to this Declaration, as referred to in the first recital clause of this Declaration, and defined therein as the Real Estate;

(v) "Restrictions" shall mean and refer to the agreements, conditions, covenants, restrictions, easements, assessments, charges, liens and all other provisions set forth in this Declaration, as the same may be amended from time to time;

(w) "Rules and Regulations" – rules and regulations relative to the use, occupancy, operation and enjoyment of the Real Estate and the Common Areas as authorized under Article V, Section 7(g).

Section 2. Other terms and words defined elsewhere in this Declaration shall have the meanings herein attributed to them.

ARTICLE II

DECLARATION: COMMON AREAS AND RIGHTS THEREIN

Section 1. Declaration. Declarant hereby expressly declares that the Properties shall be held, transferred and occupied subject to the Restrictions as Covenants running with the Real Estate. The Owners of any Lot subject to these Restrictions, and all other Persons, by (i) acceptance of a deed conveying title thereto, or the execution of a contract for the purchase thereof, whether from Declarant or a subsequent Owner of such Lot, or (ii) by the act of occupancy of any Lot, shall conclusively be deemed to have accepted such deed, executed such contract and undertaken such occupancy subject to each Restriction and agreement herein contained. By acceptance of such deed, or execution of such contract, or undertaking such occupancy, each Owner and all other Persons acknowledge the rights and powers of Declarant, the Committee and of the Association with respect to these Restrictions, and also for itself, its heirs, personal representatives, successors and assigns, covenant, agree and consent to and with Declarant, the Committee, the Association, and the Owners and subsequent Owners of each of the Lots affected by these Restrictions to keep, observe, comply with and perform such Restrictions and agreement.

Section 2. Easement to Owner. Declarant hereby grants a non-exclusive easement in favor of the Owners of Lots 26-32 for the use, enjoyment and benefit of the single Common Area herein referred to as Pond #1. This use, enjoyment and benefit is limited to the Owners of these designated Lots to the exclusion of other Lots) subject to all of the Restrictions of this Declaration, and such easement shall be an easement running with and appurtenant to each Lot.

ARTICLE III

OBLIGATIONS OF DECLARANT AS TO COMMON AREAS

Section 1. Agreement to Construct and Convey Other Common Areas. Declarant has constructed or provided for, or will prior to the Applicable Date construct or provide for, Common Areas consisting of the following items:

- (a) a storm drainage system for the Real Estate which may include Pond #1 and Pond #2, inlet pipes, open ditches, swales, pipes and other structures and drainage courses.
- (b) the installation in the landscape easements of landscaping;
- (c) the installation of identification signage and complementary landscaping in the landscape easements;
- (d) the installation of landscaping, within the street rights-of-way areas for the entrance island, the roundabout and the four splinter islands;

(e) the installation of such utilities as Declarant, in its discretion, chooses to install to serve (a), (b), (c) or (d) above.

Upon substantial completion of what is described in this Section 1, or earlier if the Association and the Declarant are willing to convey and accept same subject to agreed conditions, when Owner Board Members (excluding Declarant) are at least equal to Declarant Board Members (non-owners, including Declarant). In no event will the single Common Area (Pond #1) be conveyed lien free and completely constructed later than the Applicable Date. Declarant covenants to convey by quitclaim deed all of its right, title and interest in and to said Common Area (Pond #1) to the Association and all Declarant's right, title and interest in and to said items (whether owned in fee or by easements) which thereafter shall be the property of the Association, whether or not the same may be located entirely or partially on any one or more of the Lots.

Section 2. Additional Common Areas at Declarant's Option. Declarant may, at its option but without obligation to do so, construct, install or provide for other items for or on, or services to serve, the Real Estate as amenities for, the mutual benefit, use or enjoyment of the Owners.

ARTICLE IV ASSOCIATION; MEMBERSHIP; VOTING; FUNCTIONS

Section 1. Membership in Association. Declarant and each Owner of a Lot shall, automatically upon becoming an Owner, be and become a member of the Association and shall remain a member until such time as his ownership of a Lot ceases, but membership shall terminate when such Owner ceases to be an Owner, and membership will be transferred to the new Owner of his Lot; provided, however, that any Person who holds the interest of an Owner in a Lot merely as security for the performance of an obligation shall not be a member until and unless he realizes upon his security, at which time he shall automatically be and become an Owner and a member of the Association.

Section 2. Voting Rights. The Association shall have the following classes of membership, with the following voting rights:

(a) Class A. Class A members shall be all Owners except Class B members. Each Class A member shall be entitled to one (1) vote for each Lot of which such member is the Owner with respect to each matter submitted to a vote of members upon which the Class A members are entitled to vote. When more than one (1) Person constitutes the Owner of a particular Lot, all such Persons shall be members of the Association, but all of such Persons shall have only one (1) vote for such Lot, which vote shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any such Lot.

(b) Class B. Class B members shall be Declarant and all successors and assigns of Declarant designated by Declarant as Class B members in a written notice mailed or delivered to the resident agent of the Association. Each Class B member shall be entitled to four (4) votes for each Lot of which it is the Owner on the recorded subdivision plat of the Real Estate, on all matters requiring a vote of the members of the Association. THE CLASS B MEMBERSHIP SHALL CEASE AND TERMINATE UPON THE FIRST TO OCCUR OF

(i) THIRTY (30) DAYS AFTER THE DATE UPON WHICH THE WRITTEN RESIGNATION OF THE CLASS B MEMBERS IS DELIVERED TO THE RESIDENT AGENT OF THE ASSOCIATION, OR

(ii) THIRTY (30) DAYS AFTER THE DATE WHEN THE CLASS A VOTES EQUAL THE CLASS B VOTES.

(iii) SEVEN (7) YEARS AFTER THE DATE OF RECORDATION OF THIS DECLARATION.

The Date applicable to the above is hereinafter referred to as the Applicable Date.

After the Applicable Date, Class B memberships shall be converted to Class A memberships, and each former Class B member shall be entitled to one, (1) Class A membership for each Lot owned.

Section 3. Functions. The Association has been (or will be) formed for the purpose of providing for the maintenance, repair, replacement, administration, operation and ownership of the single Common Area (Pond #1) as and to the extent provided herein, to pay taxes assessed against and payable with respect to this Common Area, to pay any other necessary expenses and costs in connection with this Common Area, and to perform such other functions as may be designated for it to perform under this Declaration.

ARTICLE V BOARD OF DIRECTORS

Section 1. Management. The business and affairs of the Association shall be governed and managed by the Board of Directors. No person shall be eligible to serve as a member of the Board of Directors unless he is, or is deemed in accordance with this Declaration to be, an Owner, or a person appointed by Declarant as provided in Section 2 of this Article V.

Section 2. Initial Board of Directors. The initial Board of Directors shall be composed of the persons designated or to be designated, in the Articles, to-wit: Michael J. Duke as the sole director (herein referred to as the "Initial Board"), who has been or shall be appointed by Declarant. Notwithstanding anything to the contrary contained in, or any other provision of, this Declaration, the Articles, the Bylaws or the Act (a) the Initial Board shall hold office until the first annual meeting of the members of the Association occurring on or after the Applicable Date, and (b) in the event of any vacancy or vacancies occurring in the Initial Board for any reason or cause whatsoever prior to such first annual meeting occurring on or after the Applicable Date determined as provided above, every such vacancy shall be filled by a person appointed by Declarant, who shall thereafter be deemed a member of the Initial Board. Each Owner, by acceptance of a deed to a Lot, or by acquisition of any interest in a Dwelling Unit by any type of juridic acts inter vivos or causa mortis, or otherwise, shall be deemed to have appointed Declarant as such Owner's agent, attorney-in-fact and proxy, which shall be deemed coupled with an interest and irrevocable until the Applicable Date determined as provided above, to exercise all of said Owner's right to vote, and to vote as Declarant determines, on all matters as to which members of the Association are entitled to vote under the Declaration, the Articles,

the Bylaws, the Act or otherwise. This appointment of Declarant as such Owner's agent, attorney-in-fact and proxy shall not be affected by incompetence of the Owner granting the same. Each Person serving on the Initial Board, whether as an original member thereof or as a member thereof appointed by Declarant to fill a vacancy, shall be deemed a Special member of the Association and an Owner solely for the purpose of qualifying to act as a member of the Board of Directors and for no other purpose. No such person serving on the Initial Board shall be deemed or considered a member of the Association nor an Owner of a Lot for any other purpose (unless he is actually the Owner of a Lot and thereby a member of the Association).

Section 3. Additional Qualifications. Where an Owner consists of more than one Person or is a partnership, corporation, trust or other legal entity, then one of the Persons constituting the multiple Owner, or a partner or an officer or trustee shall be eligible to serve on the Board of Directors, except that no single Lot or Dwelling Unit may be represented on the Board of Directors by more than one Person at a time.

Section 4. Term of Office, Vacancy and Number of Directors after the Applicable Date.

(a) Term. Subject to the provisions of Section 2 of this Article V, the entire membership of the Board of Directors shall be elected at each annual meeting of the Association. The Initial Board shall be deemed to be elected and re-elected as the Board of Directors at each annual meeting until the first annual meeting of the members occurring on or after the Applicable Date provided herein. After the Applicable Date, each member of the Board of Directors shall be elected for a term of one (1) year. Each Director shall hold office throughout the term of his election and until his successor is elected and qualified.

(b) Number of Directors after Applicable Date. The number of Directors to serve on the Board after the Applicable Date shall be a minimum of three (3) with a maximum of five (5) directors.

(c) Vacancies. Subject to the provisions of Section 2 of this Article V as to the Initial Board, any vacancy or vacancies occurring in the Board shall be filled by a vote of a majority of the remaining members of the Board or by vote of the Owners if a Director is removed in accordance with Section 5 of this Article V. The Director so filling a vacancy shall serve until the next annual meeting of the members and until his successor is elected and qualified. At the first annual meeting following any such vacancy, a Director shall be elected for the balance of the term of the Director so removed or in respect to whom there has otherwise been a vacancy.

Section 5. Removal of Directors. A Director or Directors, except the members of the Initial Board, may be removed with or without cause by vote of a majority of the votes entitled to be cast at a special meeting of the Owners duly called and constituted for such purpose. In such case, his successor shall be elected at the same meeting from eligible Owners nominated at the meeting. A Director so elected shall serve until the next annual meeting of the Owners or until his successor is duly elected and qualified.

Section 6. Duties of the Board of Directors. The Board of Directors shall be the governing body of the Association representing all of the Owners and being responsible for the

functions and duties of the Association, including but not limited to providing for the administration of the Real Estate, the management, maintenance, repair, upkeep and replacement of the Common Area and Common Maintenance Areas (unless the same are otherwise the responsibility or duty of Owners), and the collection and disbursement of the Common Expenses. After the Applicable Date, the Board may employ a Managing Agent upon such terms as the Board shall find, in its discretion, reasonable and customary. The Managing Agent, if one is employed, shall assist the Board in carrying out its duties, which include, but are not limited to:

(a) protection and surveillance of the Common Area and Common Maintenance Areas, unless the same are otherwise the responsibility or duty of Owners of Lots; provided, however, that this duty shall not include or be deemed or interpreted as a requirement that the Association, the Board or any Managing Agent must provide any on-site or roving guards, security service or security system for protection or surveillance, and the same need not be furnished;

(b) procuring of utilities used in connection with the Lots, Dwelling Units and Common Area and Common Maintenance Areas (to the extent the same are not provided and billed directly to Owners of Lots and Dwelling Units by utility companies);

(c) landscaping, maintenance and upkeep of, the Common Area and the Common Maintenance Areas;

(d) assessment and collection from the Owners of the Owners' respective shares of the Common Expenses;

(e) preparation of the proposed annual budget, a copy of which will be mailed or delivered to each Owner at the same time as the notice of the annual or special meeting at which the same is to be acted upon is mailed or delivered;

(f) preparing and delivering annually to the Owners a full accounting of all receipts and expenses incurred in the prior year; if possible, such accounting shall be delivered to each Owner simultaneously with delivery of the proposed annual budget for the current year;

(g) keeping a current, accurate and detailed record of receipts and expenditures affecting the Common Area and Common Maintenance Areas and the business and affairs of the Association, specifying and itemizing the Common Expenses; all records and vouchers shall be available for examination by an Owner at any time during normal business hours by reasonable pre-arrangement;

(h) procuring and maintaining for the benefit of the Association, the Owners, any Managing Agent and the Board the insurance coverages required under this Declaration and such other insurance coverages as the Board, in its sole discretion, may deem necessary or advisable;

(i) paying taxes and assessments assessed against and payable with respect to the Common Area and Common Maintenance Areas and paying any other necessary expenses and costs in connection with the Common Area and the Common Maintenance Areas; and

(j) all duties and obligations imposed upon the Association or the Board under this Declaration, the Articles, the Bylaws or the Act.

Section 7. Powers of the Board of Directors. The Board of Directors shall have such powers as are reasonable and necessary to accomplish the performance of their duties. These power include, but are not limited to, the power:

- (a) to employ a Managing Agent to assist the Board in performing its duties;
- (b) to purchase, lease or otherwise obtain for the Association, to enable it to perform its functions and duties, such equipment, materials, labor and services as may be necessary in the judgment of the Board of Directors.
- (c) to employ legal counsel, architects, Contractors, accountants and others as in the judgment of the Board of Directors may be necessary or desirable in connection with the business and affairs of the Association;
- (d) to employ, designate, discharge and remove such personnel as in the judgment of the Board of Directors may be necessary for the maintenance, upkeep, repair and replacement of the Common Area and Common Maintenance Areas, and to perform all other maintenance, upkeep, repair and replacement duties of the Association and the Board;
- (e) to include the costs of performing all of its functions, duties and obligations as Common Expenses and to pay all of such costs therefrom;
- (f) to open and maintain a bank account or accounts in the name of the Association;
- (g) to promulgate, adopt, revise, amend and alter from time to time such additional Rules and Regulations with respect to use, occupancy, operation and enjoyment of the Real Estate, the Common Area and Pond #2 (in addition to those set forth in this Declaration) as the Board, in its discretion, deems necessary or advisable; provided, however, that copies of any such additional rules and regulations so adopted by the Board shall be promptly delivered to all Owners; and
- (h) to grant to such public or private companies, entities or bodies as the Board may approve, such easements as may be necessary to provide the Lots, Dwelling Units and Common Area and Common Maintenance Areas with facilities for utility and similar services, including but not limited to cable television facilities and service, provided that such easements are located within or are coextensive with any one or more utility easements, maintenance and access easement, landscape and maintenance easements, or Common Area shown upon, and identified as such on, or provided for in, the subdivision plat of the Real Estate.
- (i) to borrow funds to perform its duties for the benefit of the Association and Owners and use the assessments as collateral, if collateral is required, to secure such financing.

Section 8. Limitation on Board Action. After the Applicable Date, the authority of the Board to enter into contracts shall be limited to contracts involving a total expenditure of less

than \$10,000.00 per year without obtaining the prior approval of a majority of the cumulative vote of the Owners, except that in the following cases such approval shall not be necessary;

(a) contracts for replacing or restoring portions of the Common Area or Common Maintenance Areas damaged or destroyed by fire or other casualty where the cost thereof is payable out of insurance proceeds actually received or for which the insurance carrier has acknowledged coverage;

(b) proposed contracts and proposed expenditures expressly set forth in the proposed annual budget as approved by the Owners at the annual meeting; and

(c) expenditures necessary to deal with emergency conditions in which the Board of Directors reasonably believes there is insufficient time to call a meeting of the Owners.

Section 9. Compensation. No Director shall receive any compensation for his services as such except to such extent as may be expressly authorized by a majority vote of the Owners. The Managing Agent, if any is employed, shall be entitled to reasonable compensation for its services, the cost of which shall be a Common Expense.

Section 10. Non-Liability of Directors. The Directors shall not be liable to the Owners or any other Persons for any error or mistake of judgment exercised in carrying out their duties and responsibilities as Directors, except for their own individual willful misconduct, bad faith or gross negligence. The Association shall indemnify and hold harmless and defend each of the Directors against any and all liability to any person, firm or corporation arising of contracts made by the Board on behalf of the Association, unless any such contract shall have been made in bad faith. It is intended that the Directors shall have no personal liability with respect to any contract made by them on behalf of the Association.

Section 11. Additional Indemnity of Directors. The Association shall indemnify, hold harmless and defend any Person, his heirs, assigns and legal representatives, made a party to any action, suit or proceeding by reason of the fact that he is or was a Director of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense of such action, suit or proceeding, or in connection with any appeal therein, except as otherwise specifically provided herein in relation to matters as to which it shall be adjudged in such action, suit or proceeding that such Director is liable for gross negligence or misconduct in the performance of his duties. The Association shall also reimburse to any such Director the reasonable costs of settlement of or judgment rendered in any action, suit or proceeding, if it shall be found by a majority vote of the Owners that such Director was not guilty of gross negligence or misconduct. In making such findings and notwithstanding the adjudication in any action, suit or proceeding against a Director, no Director shall be considered or deemed to be guilty of or liable for negligence or misconduct in the performance of his duties where, acting in good faith, such Director relied on the books and records of the Association or statements or advice made by or prepared by the Managing Agent (if any) or any officer or employee thereof, or any accountant, attorney or other person, firm or corporation employed by the Association to render advice or service unless such Director had actual knowledge of the falsity or incorrectness thereof; nor shall a Director be deemed guilty of

or liable for negligence or misconduct by virtue of the fact that he failed or neglected to attend a meeting or meetings of the Board of Directors.

Section 12. Bond. The Board of Directors may provide surety bonds and may require the Managing Agent (if any), the treasurer of the Association, and such other officers as the Board deems necessary, to provide surety bonds, indemnifying the Association against larceny, theft, embezzlement, forgery, misappropriation, wrongful, abstraction, willful misapplication and other acts of fraud or dishonesty, in such sums and with such sureties as may be approved by the Board of Directors and any such bond shall specifically include protection for any insurance proceeds received for any reason by the Board. The expense of any such bonds shall be a Common Expense.

Section 13. Initial Management. Notwithstanding anything to the contrary contained in this Declaration, Declarant shall have, and Declarant hereby reserves to itself, the exclusive right to manage or designate a Managing Agent for the Real Estate, Common Area and Common Maintenance Areas, and to perform all the functions of the Association, until the Applicable Date. Declarant may, at its option, engage a Managing Agent affiliated with it to perform such functions and, in either case, Declarant or such Managing Agent shall be entitled to reasonable compensation for its services.

ARTICLE VI REAL ESTATE TAXES; UTILITIES

Section 1. Real Estate Taxes. Real estate taxes on each Lot, and on any Dwelling Unit or other improvements on each Lot, are to be separately assessed and taxed to each Lot and shall be paid by the Owner of such Lot. Any real estate taxes or other assessments against the Common Area shall be paid by the Association and treated as a Common Expense.

Section 2. Utilities. Each Owner shall pay for his own utilities which, to the extent possible, shall be separately metered to each Lot and Dwelling Unit. Utilities which are not separately metered to an Owner's Lot or Dwelling Unit shall be treated as and paid as part of the Common Expense, unless otherwise determined by the Association. Utility expenses, if any, associated with the Common Area and/or the Common Maintenance Areas shall be common expenses of the Association.

ARTICLE VII MAINTENANCE, REPAIR AND REPLACEMENT

Section 1. By the Owner. Each Owner shall be responsible for, if the need therefor arises, all maintenance, repairs, decoration and replacement of his own Dwelling Unit, both interior and exterior. In addition, each Owner shall furnish and be responsible for the maintenance of all portions of his Lot, except for such portions thereof as may, in accordance with the terms of this Declaration, be designated as a part of the Common Areas for purposes of maintenance only. All fixtures and equipment installed within or as part of a Dwelling Unit, commencing at the points where the utility lines, pipes, wires, conduits or systems enter the Lot upon which said Dwelling Unit is located, shall be maintained and kept in repair by the Owner

thereof. Each Owner shall promptly perform all maintenance and repair of his Lot and Dwelling Unit which, if neglected, might adversely affect any other Lot or Dwelling or any part of the Common Areas or in the judgment of the Board negatively impact on the preservation and enhancement of values in the Homesteads at Hillview "Community" project. Such maintenance and repairs include but are not limited internal water lines, plumbing, electric lines, gas lines, appliances and other fixtures, equipment and accessories belonging to the Owner and a part of or appurtenant to his Dwelling Unit or Lot.

Section 2. By the Association. Maintenance, repairs, replacements and upkeep of the Common Area and the Common Maintenance Areas shall (except to the extent provided herein as the obligation of Owners) be furnished by the Association, as a part of its duties, and the cost thereof shall constitute a part of the Common Expenses as detailed in 1(j).

The Board of Directors may adopt such other rules and regulations concerning maintenance, repair, use and enjoyment of the Common Area and of Pond #2 as it deems necessary, provided that the same are not inconsistent with the express provisions of this Declaration.

Notwithstanding any obligation or duty of the Association to repair or maintain any of the Common Area and Common Maintenance Areas, if, due to the willful, intentional or negligent acts or omissions of an Owner 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 Area or the Common Maintenance Areas, or if maintenance, repairs or replacements shall be required thereby which would otherwise be at the Common Expense, then such Owner shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Association, 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 become a part of the assessment to which such Owner's Lot is subject.

The authorized representatives of the Association, the Board and the Managing Agent for the Association (if any) shall be entitled to reasonable access to any Lot as may be required in connection with maintenance, repairs or replacements of or to the Common Area or the Common Maintenance Areas for purposes of maintenance, including, but not limited to, access to any easements reserved, granted or created by the Homesteads at Hillview subdivision plat.

ARTICLE VIII POND COVENANTS

Section 1. Ownership of Ponds. As detailed in Item 1(i) hereof, Pond #1 surrounded by Lots 26-32 is the sole common area in the Homesteads at Hillview subdivision and limited in use as therein described. Pond #2 is part of Lots, _____ and is not common area of the subdivision but is located within the referenced lot lines by easement and likewise is limited in use as detailed in 1(i).

Section 2. Limitations on Use of Ponds (Pond #1 and Pond #2). No person shall do or permit to be done any action or activity which could result in pollution of the Ponds,

diversion of water, elevation of Pond levels, earth disturbance resulting in silting or any conduct which could result in an adverse affect upon water quality, drainage of the subdivision or proper pond management.

The Ponds are and will be an integral part of the storm water drainage system serving the Real Estate and are intended to be used for such purpose and primarily as visual and aesthetic amenities and not as recreational amenities. Accordingly, no use shall be made of any of the Ponds which in any way interferes with their proper functioning as part of such storm water drainage system.

The Ponds shall be kept free and clean of rubbish, debris and other unsightly materials. No structure of any kind shall be placed in the Ponds or on the Pond property without the prior written approval of the Committee.

No boating, swimming, diving, skiing or ice skating shall be permitted in or on said Ponds except as permitted by the Board of Directors under written and promulgated Rules and Regulations.

No sewage, garbage, refuse or other solid, liquid, gaseous or other materials or items (other than storm and surface water drainage) shall be put into said ponds, except the Board of Directors may take steps to clear and purify the waters thereof by the addition of chemicals or other substances commonly used for such purposes or by providing therein structures and equipment to aerate the same.

Fishing from the shores of such ponds shall be permitted subject to obedience and compliance with all applicable fishing and game laws, ordinances, Rules and Regulations.

Section 3. Costs of Maintenance. Estimated costs of maintenance and repair of the Pond property related to the storm water drainage system shall be included in the Common Expenses subject to general assessment for all Lots in the Homesteads at Hillview Project.

ARTICLE IX ARCHITECTURAL STANDARDS

Nothing, including any fence, deck, recreational equipment (including basketball goals), or any structure, storage shed, doghouse or other improvements, shall be erected on any Lot, and no construction, which term shall include within its definition staking, clearing, excavation, grading, and other site work, no exterior alteration or modification of existing improvements, and no plantings or removal of plants, trees, or shrubs shall take place except in strict compliance with this Article, until the requirements below have been fully met, and until the approval of the Committee has been obtained pursuant to Section 1 below.

THIS ARTICLE SHALL NOT APPLY TO THE ACTIVITIES OF THE DECLARANT, NOR TO CONSTRUCTION OR IMPROVEMENTS OR MODIFICATIONS TO THE COMMON AREA AND THE COMMON MAINTENANCE AREAS BY OR ON BEHALF OF THE ASSOCIATION.

THIS ARTICLE MAY NOT BE AMENDED WITHOUT THE DECLARANT'S WRITTEN CONSENT SO LONG AS THE DECLARANT OWNS ANY LAND SUBJECT TO THIS DECLARATION.

Section 1. Architectural Control Committee. There shall be, and hereby is, created and established the "Homesteads at Hillview Architectural Control Committee" ("Committee") which shall have exclusive jurisdiction over all construction on any portion of the Properties. UNTIL 100% OF THE PROPERTIES HAVE BEEN DEVELOPED AND CONVEYED TO PURCHASERS in the normal course of development and sale, the DECLARANT, or not more than five, nor less than three, persons designated by it, SHALL CONSTITUTE THE COMMITTEE AND SHALL SERVE AT THE DISCRETION OF THE DECLARANT. THERE SHALL BE NO SURRENDER OF THIS RIGHT PRIOR TO THAT TIME EXCEPT IN A WRITTEN INSTRUMENT IN RECORDABLE FORM EXECUTED BY THE DECLARANT. After the sale of 100% of the Properties, the Committee shall be a standing committee of the Association, consisting of not more than five, nor less than three, persons as may, from time to time, be provided in the Bylaws. If the Bylaws do not at any time provide for the Committee, then the Board shall be and constitute the Committee.

Section 2. Approval Process. The Committee has prepared and promulgated, on behalf of the Board of Directors, design and development guidelines and application and review procedures. Copies are on file in the office of the Declarant (or the Association, as the case may be) which are incorporated into this Declaration by reference. The guidelines and procedures shall be those of the Association, and the Committee shall have sole and full authority to prepare and to amend them. It shall make the guidelines and procedures available to Owners, builders, and developers who seek to engage in development of or construction, modification, addition or alteration made on or to any existing structure, upon all or any portion of the Properties and such Owners and builders shall conduct their operations strictly in accordance therewith. The Committee, or its designee, must give written approval for any building contractor selected by the Lot Owner for construction.

Prior to any construction on any Lot, the approval of the Committee must be obtained after written application has been made to the Committee by the Owner of the Lot requesting authorization from the Committee. Such written application shall be made in the manner and form prescribed from time to time by the Committee in its guidelines and procedures which will contain requirements to promote the standard of quality of workmanship and design and harmony of external design with existing structures, location in relation to surrounding structures, topography and finish grade elevation as determined by the Committee.

Section 3. Power of Disapproval. The Committee may refuse to grant permission to construct, place or make the requested improvement, when:

(a) the plans, specifications, drawings or other material submitted are, themselves, inadequate or incomplete, or show the proposed improvement to be in violation of these Declarations, the plat restrictions or any rules, regulations or guidelines adopted by the Committee:

(b) the design or color scheme of a proposed improvement or the materials proposed to be used are not in harmony with the general surroundings of the Lot or with adjacent buildings or structures in the sole opinion of the Committee; or

(c) the proposed improvement, or any part thereof, would, in the sole opinion of the Committee, be contrary to the interest, welfare or rights of all or part of other Owners.

Section 4. Duties of Committee. The Committee shall approve or disapprove proposed improvements within fourteen (14) calendar days after all required information shall have been submitted to it. One copy of submitted material shall be retained by the Committee for its permanent files. All notifications to applicants shall be in writing, and in the event that such notification is one of disapproval, it shall specify the reason or reasons therefor. In the event that the Committee fails to approve or disapprove such plans or to request additional information reasonably required within 45 days after submission of all required or requested information, the plans shall be deemed approved.

Section 5. No Waiver of Future Approvals. The approval of the Committee of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings, or matters whatever subsequently or additionally submitted for approval or consent.

Section 6. Variance. The Committee may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and applicable zoning laws, ordinances and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration, or (c) estop the Committee from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit, the terms of any financing, or the initiation of work without the required approval of the Committee shall not be considered hardships warranting a variance.

Section 7. Compliance with Guidelines. Any contractor, subcontractor, agent, employee, or other invitee of an Owner who fails to comply with the terms and provisions of the guidelines and procedures promulgated by the Committee may be excluded by the Board from the Properties without liability to any person, subject to the notice and hearing procedures contained in the Bylaws. Further, if any approval required by this Declaration is not granted in writing with respect to any item prior to its installation, the respective Owner thereof shall remove promptly the unapproved item or structure, upon request by Declarant or the Association.

Section 8. Non-Liability of Declarant, Committee. Neither the Declarant nor the Committee shall be responsible in any way for any defect in any plans, specifications or other materials submitted to it, nor for any defects in any work done according thereto. Further, the Committee or the Declarant does not make, and shall not be deemed by virtue of any action of

approval or disapproval taken by it to have made, any representation or warranty as to the suitability or advisability of the design, the engineering, the method of construction involved, or the materials to be used or as to the compliance of any plans submitted for approval with these Restrictions, any recorded plat governing the Real Estate or any applicable code, regulation or law.

Section 9. Inspection. The Committee and the Declarant may inspect work being performed to assure compliance with these Restrictions, the plat restrictions and applicable regulations. However, neither the Committee, nor any member thereof, nor the Declarant, nor any agent or contractor employed or engaged by the Committee or the Declarant, shall be liable or responsible for defects, nonconformity or deficiencies in any work inspected or approved by it or them, or on its or their behalf. Further, no such inspection or approval given by or on behalf of the Committee or the Declarant shall be taken or deemed to be or constitute a warranty or guaranty of the work so inspected or approved.

Section 10. No Compensation. Neither the Committee nor any of its members shall be entitled to any compensation for performing its duties or obligations set forth in this Declaration.

Section 11. Rules Governing Building on Several Contiguous Lots Having One Owner. Whenever two or more contiguous Lots shall be owned by the same Person, and such Owner shall desire to use two or more of said Lots as a site for a single Dwelling Unit, he shall apply in writing to the Committee for permission to so use said Lots. If permission for such a use shall be granted, the Lots constituting the site for such single Dwelling Unit shall be treated as a single Lot for the purpose of applying these Restrictions to said Lots, so long as, and only so long as, the Lots remain improved with one single Dwelling Unit; provided, however, that any dues, fees or other charges shall be assessed against each Lot individually.

ARTICLE X USE RESTRICTIONS/COVENANTS AND REGULATIONS

The following covenants and restrictions contained in Exhibit C attached and made a part hereof concerning the use and enjoyment of the Lots, Dwelling Units, Common Area and Common Maintenance Areas (Article I, Section 1(i) and 1(k)) are in addition to any other covenants or restrictions contained herein and in the Final Plat of Homesteads at Hillview. All such covenants and restrictions are for the mutual benefit and protection of the present and future Owners and shall run with the land and inure to the benefit of and are enforceable by an Owner, or by the Association. Present or future Owners or the Association shall be entitled to injunctive relief against any violation or attempted violation of any such covenants and restrictions, and shall, in addition, be entitled to damages for any injuries or losses resulting from any violations thereof including reasonable attorney fees, but there shall be no right or reversion or forfeiture resulting from such violation.

Notwithstanding anything to the contrary contained herein or in the Articles or Bylaws, including, but not limited to, any covenants and restrictions set forth herein or otherwise, Declarant shall have the right to use and maintain any Lots and Dwelling Units owned by

Declarant in and on the Real Estate and the Additional Property (other than individual Dwelling Units and Lots owned by persons other than Declarant), all of such number and size and at such locations as Declarant in its sole discretion may determine, as Declarant may deem advisable or necessary in its sole discretion to aid in the construction of Dwelling Units and the sale of Lots and Dwelling Units or for the conducting of any business or activity attendant thereto, including, but not limited to model Dwelling Units, storage areas, construction yards, signs, construction offices, sales offices, management offices and business offices. Declarant shall have the right to relocate any or all of the same from time to time as it desires. Declarant shall have the right to remove the same from the Real Estate and Additional Property at any time.

ARTICLE XI ASSESSMENTS

Section 1. Annual Accounting. Annually, after the close of each fiscal year of the Association and prior to the date of the annual meeting of the Association next following the end of such fiscal year, the Board shall cause to be prepared and furnish the Owners with a financial statement of operations by the Association, which statement shall show all receipts and expenses received, incurred and paid during the preceding fiscal year.

Section 2. Proposed Annual Budget. Annually, on or before the date of the annual or special meeting of the Association at which the budget is to be acted upon, the Board of Directors shall cause to be prepared a proposed annual budget for the next ensuing fiscal year estimating the total amount of the Common Expenses for such next ensuing fiscal year and shall furnish a copy of such proposed budget to each Owner at or prior to the time the notice of such annual or special meeting is mailed or delivered to such Owners. The annual budget shall be submitted to the Owners at the annual or special meeting of the Association for adoption and, if so adopted, shall be the basis for the Regular Assessments (hereinafter defined) for the next ensuing fiscal year. At such annual or special meeting of the Owners, the budget may be approved in whole or in part or may be amended in whole or in part by a majority vote of the Owners attending such meeting (i.e. majority of a quorum as defined in the By-Laws); provided, however, that in no event shall such annual or special meeting of the Owners be adjourned until an annual budget is approved and adopted at such meeting, either the proposed annual budget or the proposed annual budget as amended. The annual budget, the Regular Assessments and all sums assessed by the Association shall be established by using generally accepted accounting principles applied on a consistent basis. The annual budget and the Regular Assessments shall, in addition, be established to include the establishment and maintenance of a replacement reserve fund for capital expenditures and replacement and repair of the Common Area and Common Maintenance Areas, which replacement reserve fund shall be used for those purposes and not for usual and ordinary repair expenses of the Common Area and Common Maintenance Areas. Such replacement reserve fund for capital expenditures and replacement repair of the Common Areas shall be maintained by the Association in a separate interest bearing account or accounts with one or more banks: or savings and loan associations authorized to conduct business in Johnson County or Marion County, Indiana selected from time to time by the Board. The failure or delay of the Board of Directors to prepare a proposed annual budget and to furnish a copy thereof to the Owners shall not constitute a waiver or release in any manner of the obligations of the Owners to pay the Common Expenses as herein provided, whenever determined. Whenever,

whether before or after the annual or special meeting of the Association at which the budget is to be acted upon, there is no annual budget approved by the Owners as herein provided for the current fiscal year, the Owners shall continue to pay Regular Assessments based upon the last approved budget or, at the option of the Board, based upon one hundred and ten percent (10 %) of such last approved budget, as a temporary budget.

Section 3. Regular Assessments. The annual budget as adopted by the Owners shall, based on the estimated cash requirement for the Common Expenses in the fiscal year covered thereby as set forth in said budget, contain a proposed assessment against each Lot, which shall be the same amount for each Lot, provided, immediately following the adoption of the annual budget, each Owner shall be given written notice of the assessment against his respective Lot (herein called the "Regular Assessment"). In the event the Regular Assessment for a particular fiscal year is initially based upon a temporary budget, each Regular Assessment shall be revised, within fifteen (15) days following adoption of the final annual budget by the Owners, to reflect the assessment against each Lot based upon such annual budget as finally adopted by the Owners. The aggregate amount of the Regular Assessments shall be equal to the total amount of expenses provided and included in the final annual budget, including reserve funds as hereinabove provided. The Regular Assessment against each Lot shall be paid, in full in advance by a date specified by the Board which date shall not be earlier than fifteen (15) days after the written notice of such Regular Assessment is given to the Owners. However, at the option of the Board, the Regular Assessment against each Lot may be paid in advance in equal quarterly installments commencing on the first day of the first month of each fiscal year and quarterly thereafter through and including the first day of the last quarter of such fiscal year. Payment of the Regular Assessment, whether in one payment or in quarterly installments, shall be made to the Board of Directors or the Managing Agent, as directed by the Board of Directors.

In the event the Regular Assessment for a particular fiscal year of the Association was initially based upon a temporary budget,

(a) if the Regular Assessment based upon the final annual budget adopted by the Owners exceeds the amount of the Regular Assessment based upon the temporary budget, that portion of such excess applicable to the period from the first day of the current fiscal year to the date of the next payment of the Regular Assessment which is due shall be paid with such next payment and such next payment, and all payments thereafter during such fiscal year, whether annual or quarterly, shall be increased so that the Regular Assessment as finally determined shall be paid in full by the remaining payments due in such fiscal year, or

(b) if the Regular Assessment based upon the temporary budget exceeds the Regular Assessment based upon the final annual budget adopted by the Owners, such excess shall be credited against the next payment or payments of the Regular Assessment coming due, whether annual or quarterly, until the entire amount of such excess has been so credited: provided, however, that if an Owner had paid his Regular Assessment in full in advance, then the adjustments set forth under (a) above or (b) shall be made by a cash payment by, or refund to, the Owner or the first day of the second month following the determination of the Regular Assessment based upon the annual budget finally adopted by the Owners. The Regular Assessment for each fiscal year of the Association shall become a lien on each separate Lot as of the first day of each fiscal year of the Association, even though the final determination of the

amount of such Regular Assessment may not have been made by that date. The fact that an Owner has paid his Regular Assessment for the current fiscal year in whole or in part based upon a temporary budget and thereafter, before the annual budget and Regular Assessment are finally determined, approved and adjusted as herein provided, sells, conveys or transfer his Lot or any interest therein, shall not relieve or release such Owner or his successor as Owner of such Lot from payment of the Regular Assessment for the Lot as finally determined, and such Owner and his successor as Owner of such Lot shall be jointly and severally liable for the Regular Assessment as finally determined. Any statement of unpaid assessments furnished by the Association pursuant to Section 2 of Article X hereof prior to the final determination and adoption of the annual budget and Regular Assessment for the year with respect to which such statement is made shall state that the matters set forth therein are subject to adjustment upon determination and adoption of the final budget and Regular Assessment for such year, and all parties to whom any such statement may be delivered or who may rely thereon shall be bound by such final determinations. Annual or quarterly (if so determined by the Board) installments of Regular Assessments shall be due and payable automatically on their respective due dates without any notice from the Board or the Association, and neither the Board nor the Association shall be responsible for providing any notice or statements to Owners for the same. The initial Regular Assessment is \$600 per year (based on and proratable at \$50 per month).

(c) Notwithstanding anything to the contrary above concerning Declarant not being obligated for Regular Assessment, the Declarant after the Applicable Date will contribute twenty-five percent (25%) of the Regular Assessment for unimproved Lots in Declarant's name, but only if the Applicable Date is not earlier than when Declarant has conveyed eighty percent (80%) of the Lots on Exhibit B to others or seven (7) years after the date this Declaration has been recorded, whichever first occurs.

Section 4. Special Assessments. From time to time Common Expenses of an unusual or extraordinary nature or not otherwise anticipated may arise. At such time and without the approval of the Owners, unless otherwise provided in this Declaration, the Articles, the Bylaws or the Act, the Board of Directors shall have the full right, power and authority to make special assessments which, upon resolution of the Board, shall become a lien on each Lot, but not on Lots owned by Declarant, prorated in equal shares (herein called "Special Assessment"). Without limiting the generality of the foregoing provisions, Special Assessments may be made by the Board of Directors from time to time to pay for capital expenditures and to pay for the cost of any repair or reconstruction of damage caused by fire or other casualty or disaster to the extent insurance proceeds are insufficient therefor under the circumstances described in this Declaration. THE DECLARANT SHALL ONLY BE RESPONSIBLE FOR SPECIAL ASSESSMENTS AFTER THE "APPLICABLE DATE" OCCASIONED BY EXTRAORDINARY REPAIRS TO ORIGINALLY INSTALLED INFRASTRUCTURE, BUT SHALL NOT BE RESPONSIBLE FOR NEW INFRASTRUCTURE OR AMENITIES DESIRED BY OTHER OWNERS UNLESS DECLARANT SPECIFICALLY AGREES OTHERWISE IN WRITING.

Section 5. Failure of Owner to Pay Assessments.

(a) No Owner may exempt himself from paying Regular Assessments and Special Assessments, or from contributing toward the expenses of administration and of maintenance

and repair of the Common Area and Common Maintenance Areas for purposes of maintenance, and toward any other expense lawfully agreed upon, by waiver of the use or enjoyment of the Common Area or by abandonment of the Lot belonging to him. Each Owner shall be personally liable for the payment of all Regular and Special Assessments against his Lot. Where the Owner constitutes or consists of more than one Person, the liability of such Persons shall be joint and several. Regular and special assessments should constitute a lien against the Lots and Dwelling Units thereon. If any Owner shall fail, refuse or neglect to make any payment of any Regular Assessments or Special Assessments against his Lot when due, the lien for such Assessment on the Owner's Lot and Dwelling Unit may be filed and foreclosed by the Board for and on behalf of the Association as a mechanic's lien on real property or as otherwise provided or permitted by law. Upon the failure of an Owner to make timely payments of any such Regular Assessments or Special Assessments, when due, the Board may, in its discretion, accelerate the entire balance of the unpaid Assessments and declare the same immediately due and payable, notwithstanding any other provisions hereof to the contrary. The Board may, at its option, bring a suit to recover a money judgment for any unpaid Regular Assessment or Special Assessment without foreclosing (and without thereby waiving) the lien securing the same. In any action to recover a Regular Assessment or Special Assessment, or any other charges due the Association, whether by foreclosure or otherwise, the Board, for and on behalf of the Association, shall be entitled to recover from the Owner of the respective Lot and Dwelling Unit all of the costs and expenses of such action incurred (including but not limited to reasonable attorneys' fees) and interest from the date such Assessments or charges were due, until paid, at a rate equal to the "prime interest rate" then in effect as publicly announced or published by Bank One or its successors (or if said Bank is no longer in existence, then such rate charged by another national bank in Johnson or Marion County, Indiana selected by the Board) plus 4% but in no event more than the maximum rate allowable under applicable usury laws.

(b) Notwithstanding anything contained in this Section or elsewhere in this Declaration, the Articles or the Bylaws, any sale or transfer of a Lot and Dwelling Unit to a Mortgagee pursuant to a foreclosure on 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 installment of any Regular Assessment or Special Assessment or other charges as to such installments 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 Lot and Dwelling Unit or the purchaser at such foreclosure sale, or grantee in the event of conveyance in lieu thereof, from liability for any installments of Regular Assessments or Special Assessments or other charges thereafter becoming due or from the lien therefor. Such unpaid share of any Regular Assessments or Special Assessments or other charges, the lien for which has been divested as aforesaid, shall, if not collected from the party personally liable therefor, be deemed to be a Common Expense, collectible from all Owners (including the party acquiring the subject Lot and Dwelling Unit from which it arose).

(c) In addition to the remedies above stated for failure to pay assessments, the Association may disqualify a delinquent Owner from his right to vote and to hold office or committee membership in the Association while Assessment are delinquent in addition to charging a late fee of \$25.00 per day of delinquency to among other things, cover the administrative expense of addressing the delinquency.

Section 6. Initial Budgets and Assessments. Notwithstanding anything to the contrary contained herein, in the Articles, in the Bylaws, in the Act or otherwise, until the Applicable Date the annual budget and all Regular Assessments and Special Assessments shall be established by the Initial Board without meetings of or concurrence of the Owners. The agency, power of attorney and proxy granted to the Declarant by each Owner pursuant to Section 2 of Article V hereof shall be deemed to cover and include each Owner's right to vote on and approve the annual budget and any Regular Assessments and Special Assessments until the Applicable Date.

Further, until the Applicable Date and notwithstanding the foregoing or anything else contained herein, no Regular Assessments, Special Assessments or other charges shall be owed or payable by Declarant with respect to any Lot or other portion of the Real Estate owned by Declarant while the same is owned by Declarant, nor shall any such Assessments or Charges become a lien on any such Lot or other portion of the Real Estate owned by Declarant, nor shall any such Assessments or charges become a lien on any such Lot or other portion of the Real Estate owned by Declarant, except as specifically detailed in the last paragraph of subsection 3 herein. Assessments against a Lot shall commence to accrue from the date each Lot is conveyed by Declarant to another Person, and a prorated portion of the Regular Assessment for the balance of the fiscal year of the Association against each Lot so conveyed by Declarant shall be paid by each purchaser upon such conveyance.

Section 7. Initial Working Capital and Start-Up Fund. Upon the closing of the initial conveyance of each Lot by Declarant to another Person, the purchaser of such Lot shall pay to the Association, in addition to any other amount then owed or due to the Association, as a contribution to its working, capital and start-up fund, an amount equal to one-sixth (1/6th) of the then current annual Regular Assessment against such Lot, which payment shall be nonrefundable and shall not be considered as an advance payment of any Assessment or other charge owed the Association with respect to such Lot. Such working capital and start-up fund shall be held and used by the Association for payment of, or reimbursement to Declarant for advances made to pay expenses of the Association for its early period of operation of the Real Estate, to enable the Association to have cash available to meet unforeseen expenditures, or to acquire additional equipment or services deemed necessary by the Board.

ARTICLE XII MORTGAGES

Section 1. Notice to Association. Any Owner who places a first mortgage lien upon his Lot, or the Mortgagee, may notify the Secretary of the Association thereof and provide the name and address of the Mortgagee. A record of each such first mortgage, and name and address of the Mortgagee, shall be maintained by the Secretary and any notice required to be given to the Mortgagee pursuant to the terms of this Declaration, the Bylaws or otherwise shall be deemed effectively given if mailed to such Mortgagee at the address shown in such record or in the time provided. Unless notification of any such mortgage and the name and address of Mortgagee are furnished to the Secretary, either by the Owner or the Mortgagee, no notice to any Mortgagee as may be otherwise required by this Declaration, the Bylaws or otherwise shall be required and no Mortgagee shall be entitled to vote on any matter to which he otherwise may be entitled by virtue

of this Declaration, the Bylaws, a proxy granted to such Mortgage in connection with the mortgage, or otherwise.

The Association shall, upon written request of a Mortgagee who has furnished the Association with its name and address as hereinabove provided, furnish such Mortgagee with written notice of any default in the performance by its borrower of any obligations of such borrower under this Declaration or the Bylaws which is not cured within sixty (60) days.

Section 2. Notice of Unpaid Assessments. The Association shall, upon request of a Mortgagee, a proposed mortgagee, or a proposed purchaser who has a contractual right to purchase a Lot, furnish to such Mortgagee or purchaser a statement setting forth the amount of the unpaid Regular Assessments or Special Assessments or other charges against the Lot, which statement shall be binding upon the Association and the Owners, and any Mortgagee or grantee of the Lot shall not be liable for nor shall the Lot conveyed be subject to a lien for any unpaid assessments or charges in excess of the amounts set forth in such statement except as such assessments may be adjusted upon adoption of the final annual budget, as referred to in Section 3 of Article IV hereof.

ARTICLE XIII INSURANCE

Preface

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS ARTICLE (INSURANCE), THE ASSOCIATION WILL SEEK TO OBTAIN THE COVERAGES INDICATED SUBJECT HOWEVER TO THE LIMITATION OF WHAT'S AVAILABLE FROM INSURANCE CARRIERS FOR HOMESTEADS AT HILLVIEW COUPLED WITH CONSIDERATION AS TO EXCEPTIONS AND EXCLUSIONS OF COVERAGE, AND DEDUCTIBLES TO MAINTAIN CONTROL OF THIS ITEM OF COMMON EXPENSE.

THE ASSOCIATION WELCOMES THE OWNERS' INPUT REGARDING THE BEST COVERAGE FOR THE BEST PRICE AND WILL SUPPLY OWNERS WITH A SUMMARY FROM THE ASSOCIATION'S INSURANCE PROFESSIONAL WHICH WE URGE OWNERS TO SHARE AND CHALLENGE THEIR OWN INSURANCE PROFESSIONAL FOR RECOMMENDATIONS AS TO THEIR REQUIRED INSURANCE AND ANY ADVISABLE ADDITIONAL COVERAGE (GAP OR OTHERWISE) FOR DIRECT PURCHASE BY OWNERS.

Section 1. Casualty Insurance. The Association shall purchase a master casualty insurance policy affording fire and extended coverage insurance insuring only the Common Area in the Homesteads at Hillview Subdivision (Pond #1) and the Common Maintenance Areas in an amount consonant with the full replacement value of the improvements, if any, which, in whole or in part, comprise said Common Area and Common Maintenance Areas. If the Board of Directors can obtain such coverage for reasonable amounts they shall also obtain "all risk"

coverage. The Board of Directors shall be responsible for reviewing at least annually the amount and type of such insurance and shall purchase such additional insurance as is necessary to provide the insurance required above. If deemed advisable by the Board, the Board may cause such full replacement value to be determined by a qualified appraiser. The cost of any such appraisal shall be a Common Expense. Such insurance coverage shall name the Association as the insured, for the benefit of each Owner (to the extent, if any, that individual Owners have an independent interest in the property covered thereby).

All proceeds payable as a result of casualty losses sustained which are covered by insurance purchased by the Association as hereinabove set forth shall be paid to it or to the Board of Directors. In the event that the Board of Directors has not posted surety bonds for the faithful performance of their duties as such Directors or if such bonds do not exceed the funds which will come into its hands, and there is damage to a part or all of the Common Area or Common Maintenance Areas resulting in a loss, the Board of Directors shall obtain and post a bond for the faithful performance of its duties in an amount to be determined by the Board, but not less than 150% of the loss, before the Board shall be entitled to receive the proceeds of the insurance payable as a result of such loss. The sole duty on the Board in connection with any such insurance proceeds shall be to receive such proceeds as are paid and to hold the same for the purposes elsewhere stated herein, and for the benefit of the Owners. The proceeds shall be used or distributed by the Association or the Board, as appropriate, only in accordance with the provisions of this Declaration.

Such master casualty insurance policy, and "all risk" coverage if obtained, shall (to the extent the same are obtainable) contain provisions that the insurer (a) waives its right to subrogation as to any claim against the Association, the Board of Directors, its agents and employees. Owners, their respective agents and guests, and (b) waives any defense based on the invalidity arising from the acts of the insured, and providing further, if the Board of Directors is able to obtain such insurance upon reasonable terms (i) that the insurer shall not be entitled to contribution against casualty insurance which may be purchased by individual Owners, and (ii) that notwithstanding any provision thereof giving the insurer an election to restore damage in lieu of a cash settlement, such option shall not be exercisable in the event the Association does not elect to restore.

Section 2. Public Liability Insurance. The Association shall also purchase 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 \$1,000,000.00 per occurrence. Such comprehensive public liability insurance policy shall cover the Common Area and Common Maintenance Areas and shall insure the Association, the Board of Directors, Officers, any committee or organ of the Association or Board, any Managing Agent appointed or employed by the Association, the Declarant and all persons acting or who may come to act as agents or employees of any of the foregoing with respect to the Real Estate, all Owners of Lots and all other persons entitled to occupy any Lot or Dwelling Unit. Such public liability insurance policy shall contain a "severability of interest" clause or endorsement which shall preclude the insurer from denying the claim of an Owner because of negligent acts of the Association or other Owners.

Section 3. Other Insurance. The Association shall also obtain any other insurance required by law to be maintained, including but not limited to workmen's compensation and occupational disease insurance, and such other insurance as the Board of Directors may from time to time deem necessary, advisable or appropriate, including but not limited to, liability insurance on vehicles owned or leased by the Association and officers' and directors' liability policies. Such insurance coverage shall also provide for and cover cross liability claims of one insured party against another insured party. Such insurance shall inure to the benefit of each Owner, the Association, the Board of Directors and any Managing Agent acting on behalf of the Association. Each Owner shall be deemed to have delegated to the Board of Directors his right to adjust with the insurance companies all losses under the policies purchased by the Board of Directors the proceeds of which are payable to the Board or the Association.

Section 4. General Provisions. The premiums for all insurance hereinabove described shall be paid by the Association as part of the Common Expenses. Upon request of any Owner or Mortgagee whose interest may be affected thereby, the Association shall provide such Owner or mortgagee with a description of the insurance coverage maintained by the Association.

In no event shall any distribution of insurance proceeds be made by the Board of Directors directly to an Owner where there is a mortgagee endorsement on the certificate of insurance or insurance policy as it applies to such Owner's share of such proceeds. In such event any remittances shall be to the Owner and his Mortgagee jointly. The same method of distribution shall also apply to the distribution of any condemnation awards in connection with any taking of the Common Area or the Association's interest in Common Maintenance Areas. Notwithstanding the foregoing, under no circumstances shall any distribution of insurance proceeds or condemnation awards be made by the Association to any Owners or Mortgagees if to do so would be in violation of the Act or if the same would constitute a distribution of earnings, profits or pecuniary gain to the Members of the Association; in any such event, any such insurance proceeds or condemnation awards shall be retained by the Association for use in the payment of its expenses of operation.

Section 5. Insurance by Owners. Each Owner shall be solely responsible for and may obtain such additional insurance as he deems necessary or desirable, at his own expense, affording coverage upon his personal property, his Lot, his Dwelling Unit, the contents of his Dwelling Unit, his personal property stored anywhere on the Real Estate, and for his personal liability, but all such insurance shall contain the same provisions for waiver of subrogation as referred to in the foregoing provisions for the master casualty insurance policy to be obtained by the Association.

ARTICLE XIV CASUALTY AND RESTORATION

In the event of damage to or destruction of any of the Common Area and/or the Common Maintenance Areas due to fire or any other casualty or disaster, the Association shall promptly cause the same to be repaired and reconstructed. The proceeds of insurance carried by the Association, if any, shall be applied to the cost of such repair and reconstruction.

If the insurance proceeds, if any, received by the Association as a result of any such fire or any other casualty or disaster are not adequate to cover the cost of repair and reconstruction of the Common Area and/or the Common Maintenance Areas, or in the event there are no insurance proceeds, the cost for restoring the damage and repairing and reconstructing the Common Area and/or the Common Maintenance Areas so damaged or destroyed (or the costs thereof in excess of insurance proceeds received, if any) shall be assessed by the Association against all of the Owners in equal shares. Any such amounts assessed against the Owners shall be assessed as part of the Common Expenses and shall constitute a lien from the time of assessment as provided herein.

For purposes of this Article, repair, reconstruction and restoration shall mean construction or rebuilding the Common Area and/or the Common Maintenance Areas to as near as possible the same condition as they existed immediately prior to the damage or destruction and with the same architecture and materials.

Immediately after a fire or other casualty or disaster causing damage to any property for which the Board of Directors or Association has the responsibility of maintenance and repair hereunder, the Board shall obtain reliable and detailed estimates of the cost to replace the damaged property in a condition as good as that before the casualty. Such costs may include professional fees and premiums for such bonds as the Board of Directors desires or deems necessary.

Encroachments upon any Lot which may be created as a result of such reconstruction or repair of any of the Common Area and/or the Common Maintenance Areas shall not constitute a claim or basis of a proceeding or action by the Owner upon whose Lot such encroachment exists, provided that such reconstruction was either substantially in accordance with the plans and specifications or as the Common Area and/or the Common Maintenance Areas were originally constructed.

ARTICLE XV AMENDMENT OF DECLARATION

Section 1. Generally. Except as otherwise provided in this Declaration, amendments to this Declaration shall be proposed and adopted in the following manner:

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

(b) **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 the votes of all Owners.

(c) **Meeting.** The resolution concerning a proposed amendment must be adopted by the designated vote at a meeting duly called and held in accordance with the provisions of the Bylaws.

(d) **Adoption.** Any proposed amendment to this Declaration must be approved by a vote of not less than seventy percent (70%) in the aggregate of the votes of all Owners. In the event any Lot or Dwelling 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 in accordance with the provisions hereof.

(e) **Special Amendments.** No amendment to this Declaration shall be adopted which changes (1) the applicable share of an Owner's liability for the Common Expenses, or the method of determining the same, or (2) the provisions of Article XIII of this Declaration with respect to casualty insurance to be maintained by the Association, or (3) the provisions of Article XIV of this Declaration with respect to reconstruction or repair of the Common Area and/or the Common Maintenance Areas in the event of fire or any other casualty or disaster, or (4) the provisions of this Declaration establishing the Committee and providing for its functions, without, in each or any of such circumstances, the unanimous approval of all Owners and of all Mortgagees whose mortgage interests have been made known to the Board of Directors in accordance with the provisions of the Declaration.

(f) **Recording.** Each amendment to the Declaration shall be executed by the President and Secretary of the Association and shall be recorded in the office of the Recorder of Johnson County, Indiana, and such amendment shall not become effective until so recorded.

Section 2. Amendments by Declarant Only. Notwithstanding the foregoing or anything else contained herein, the Declarant shall have and hereby reserves the right and power acting alone and without the consent or approval of the Owners, the Association, the Board of Directors, any Mortgagees or any other Person to amend or supplement this Declaration at any time and from time to time if Declarant records the modification in the Office of the Recorder of Johnson County, Indiana, and if such amendment or supplement is made (a) to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Association, the Department of Housing and Urban Development, the Veterans Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities, (b) to induce any of such agencies or entities to make, purchase, sell, insure or guarantee first mortgages covering Lots and Dwelling Units, (c) to bring this Declaration into compliance with any governmental requirements, (d) to comply with or satisfy the requirements of any insurance underwriters, insurance rating bureaus or organizations which perform (or may in the future Perform) function similar to those performed by such agencies or entities, to subject additional property to these restrictions, (f) to correct clerical or typographical errors in this Declaration or any Exhibit hereto or any supplement or amendment thereto, (g) to clarify, further define or limit any easement, or otherwise exercise any rights reserved herein, or (h) change the substance of one or more covenants, conditions, terms or provisions hereof but (A) does not materially increase the obligation(s) of any owner under any covenant, condition, term or provision without such owner's consent or (B) is necessary to comply with a bona fide governmental requirement, including applicable laws, ordinances, regulations or orders of any municipality or court having jurisdiction. In furtherance of the foregoing, a power coupled with an interest is hereby reserved by (and granted by each Owner to) the Declarant to vote in favor of, make, or consent to any

amendments described in this Section 2 or behalf of each Owner as proxy or attorney-in-fact, as the case may be. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Lot or Dwelling Unit and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power to the Declarant to vote in favor of, make, execute and record any such amendments. The right of the Declarant to act pursuant to rights reserved or granted under this Section 2 shall terminate at such time as the Declarant no longer holds or controls title to any part or portion of the Real Estate.

ARTICLE XVI ACCEPTANCE AND RATIFICATION

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

ARTICLE XVII NEGLIGENCE

Each Owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his negligence or by that of any member of his family his or their guests, employees, agents, invitees or lessees, to the extent that such expense is not covered by the proceeds of insurance carried by the Association. An Owner shall pay the amount of any increase in insurance premiums occasioned by his violation of any of the Restrictions or any violation thereof by any member of his family or his or their guests, employees, agents, invitees or tenants.

ARTICLE XVIII BENEFIT AND ENFORCEMENT

Section 1. Covenants Appurtenant to Land. These covenants are to run with the land, and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless at any time

after fifteen (15) years a majority of the then owners of the lots in this subdivision agree to change (or terminate) said covenants in whole or in part and on the condition that an instrument to that effect signed by the lot owners voting in favor of such change has been recorded; provided, however, that no change or termination of said covenants shall affect any easement hereby created or granted unless all persons entitled to the beneficial use of such easement shall consent thereto.

Section 2. Prosecution of Violations. It shall be lawful for the Association, the Committee (as to matters for which it has responsibility) or any other person owning any real property situated in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating, or attempting to violate any covenant, conditions, provisions or restrictions contained herein either to prevent such person or persons from doing so, or to recover damages or other dues for such violation, or to require the removal of structures erected in violation hereof. All costs of litigation and attorneys' fees resulting from violation of these covenants and restrictions shall be the financial responsibility of the Lot Owner or Owners found to be in violation. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. Failure to enforce any specific requirement of the covenant shall not be considered as a waiver of the right to enforce any covenant herein, thereafter. Notwithstanding the foregoing, any violation of these covenants or the Declaration may be waived by a majority of the then owners of the Lots in this subdivision.

The Association may as respects an Owner who violates these restrictions, after written notice to the Owner detailing the nature of the violation with a time period established by the Association to cure or conform, disqualify the voting rights and right to hold office while the violation continues and may further in the Board's sole discretion, impose a fine, in whole or in part, with each day after the cure period being a separate violation at a chargeable rate of up to one hundred dollars (\$100.00) per violation per day. This fine, if not paid when required, will be processed in the same manner as assessments.

ARTICLE XIX NON-LIABILITY OF JOHNSON COUNTY DRAINAGE BOARD

The Johnson County Drainage Board shall not be responsible in any way for, and disclaims any liability for, any defect in any plans, specifications or other materials approved by it in connection with the storm drainage system for the Homesteads at Hillview Project, or for any defects in the construction thereof.

ARTICLE XX MISCELLANEOUS

Section 1. Costs and Attorneys' Fees. In any proceeding arising because of failure of an Owner to make any payments required by this Declaration, the Articles or the Bylaws, or to comply with any provision of this Declaration, the Articles, the Bylaws, or the rules, regulations and guidelines adopted pursuant thereto, as each may be amended from time to time, the

Association shall be entitled to recover its costs and reasonable attorneys' fees incurred in connection with such default or failure.

Section 2. Waiver. No Owner may exempt himself from liability for his contribution toward the Common Expenses by waiver of the use of enjoyment of any of the Common Areas or by abandonment of his Lot or Dwelling Unit.

Section 3. Severability Clause. The invalidity of any covenant, restriction, condition, limitation or other provision of this Declaration, the Articles or the Bylaws shall not impair or affect in any manner the validity, enforceability or effect of the rest of this Declaration, the Articles or the Bylaws and each shall be enforceable to the greatest extent permitted by law.

Section 4. Pronouns. Any reference to the masculine, feminine or neuter gender herein shall, unless the context clearly requires the contrary, be deemed to refer to and include all genders. Words in the singular shall include and refer to the plural, and vice versa, as appropriate.

Section 5. Interpretation. The captions and titles of the various articles, sections, sub-sections, paragraphs and subparagraphs of this Declaration are inserted herein for ease and convenience of reference only and shall not be used as an aid in interpreting or construing this Declaration or any provision hereof.

IN WITNESS WHEREOF, Homesteads at Hillview, LLC, by its duly authorized Manager, Declarant herein, has executed this Declaration on the day and year first hereinabove set forth.

Homesteads at Hillview, LLC

By: _____
Michael J. Duke, Manager

STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

Before me, a Notary Public in and for said County and State, personally appeared Michael J. Duke, the Manager of Homesteads at Hillview, LLC, who acknowledged the execution of the above and foregoing instrument for and on behalf of said limited liability company, and, who having been duly sworn, stated that any representations contained therein are true.

WITNESS my hand and Notarial Seal this _____ day of _____, 2004.

My Commission Expires:

Notary Public

Printed _____

Resident of _____ County

This instrument was prepared by:

**EXHIBIT SUMMARY
FOR THE HOMESTEADS AT HILLVIEW COMMUNITY**

Exhibit A - Legal Description

Exhibit B - Conceptual Site Plan

Exhibit C - Covenants and Restrictions

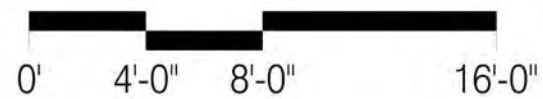
DRAFT

**HOMESTEADS AT HILLVIEW
COVENANTS AND RESTRICTIONS**

607946_2

DRAFT

➤ **EXHIBIT H**– Architectural Elevations



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SINGLE-FAMILY RESIDENCE
SCHEMATIC FRONT ELEVATION

VILLAGE GREEN

PHAETON

(2,353 sq.ft.)

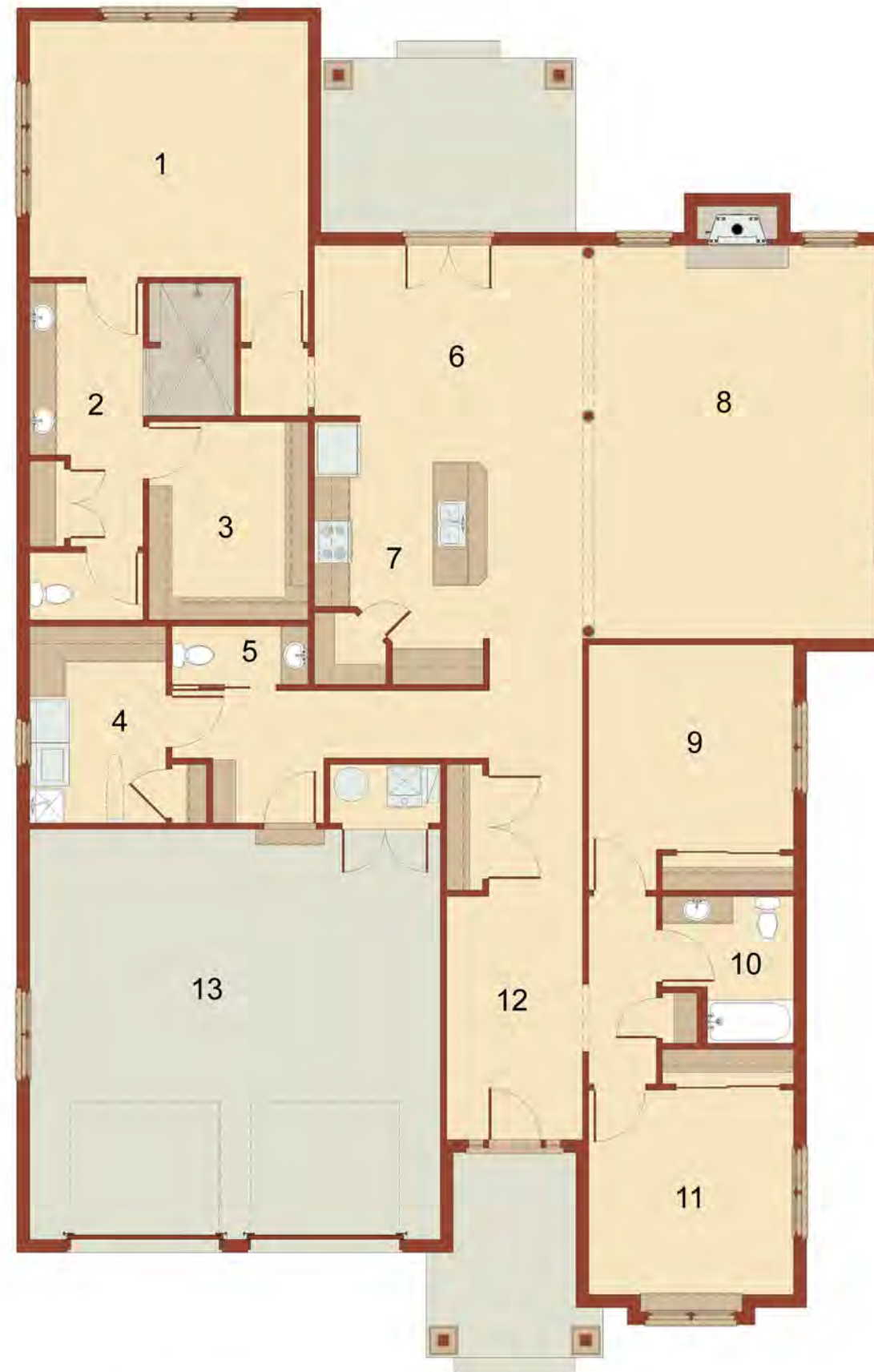
Homesteads at Hillview

Conceptual PUD Plan Submittal

November 14, 2013

SINGLE-FAMILY RESIDENCE
SCHEMATIC FLOOR PLAN
VILLAGE GREEN

PHAETON
(2,353 sq.ft.)



- 1 Master Bedroom (16'x15')
- 2 Master Bathroom (7'x19')
- 3 Walk-In Closet (9'x12')
- 4 Laundry (8'x12')
- 5 1/2 Bath (8'x4')
- 6 Dining Room (16'x10')
- 7 Kitchen (11'x15')
- 8 Living Room (17'x23')
- 9 Bedroom (12'x12')
- 10 Bathroom (8'x8')
- 11 Den/Bedroom (12'x12')
- 12 Entry (8'x14')
- 13 Garage (24'x24')

0' 4'-0" 8'-0" 16'-0"

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Homesteads at Hillview
Conceptual PUD Plan Submittal

November 14, 2013



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SINGLE-FAMILY RESIDENCE
SCHEMATIC FRONT ELEVATION

HOMESTEAD / PRESERVE

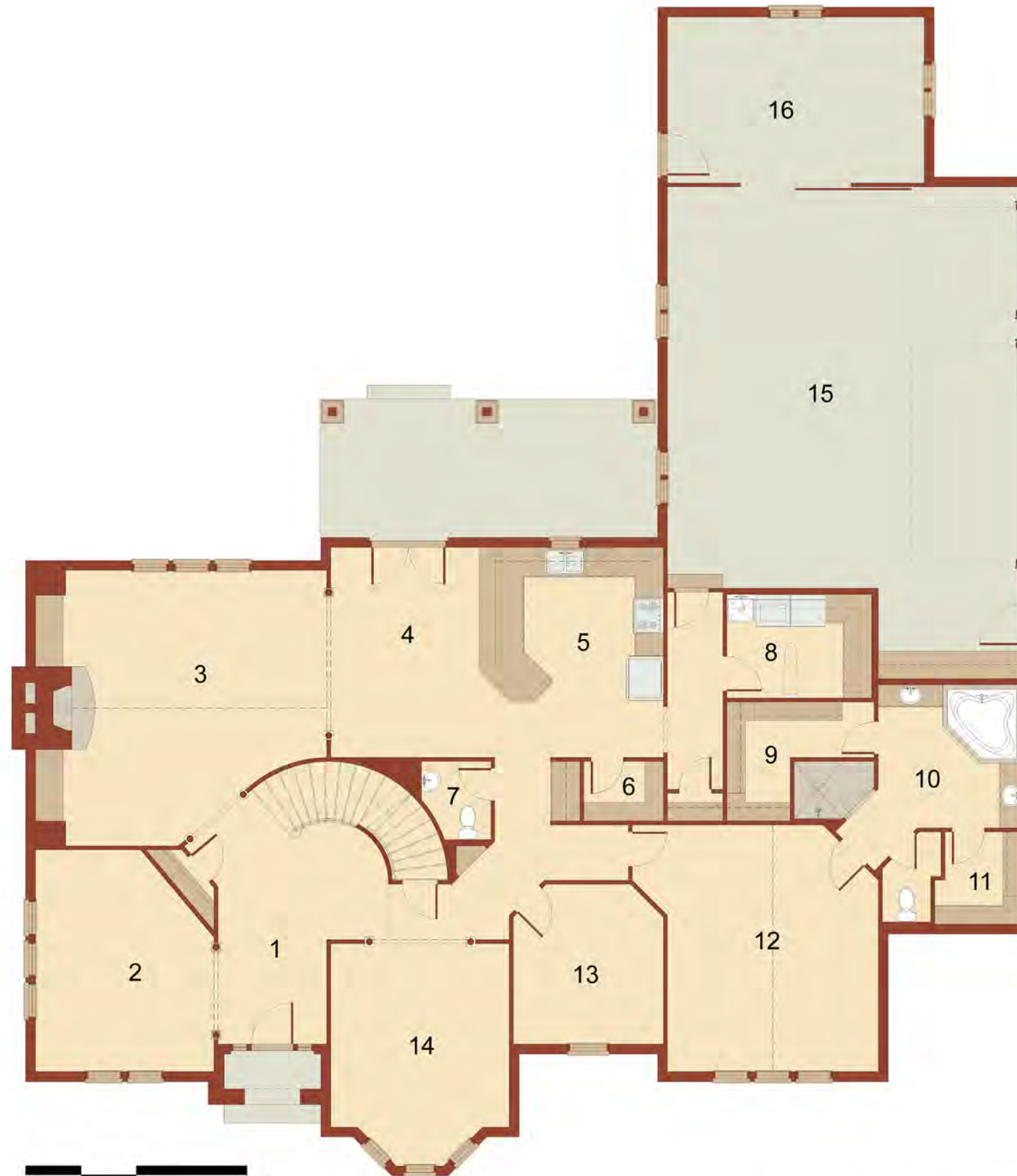
Typical Residence
(3,516 sq.ft.)

Homesteads at Hillview
Conceptual PUD Plan Submittal

November 14, 2013

SINGLE-FAMILY RESIDENCE
SCHEMATIC FLOOR PLAN
HOMESTEAD / PRESERVE

Typical Residence
First Level
(2,500 sq.ft.)



- 1 Entry (8'x15')
- 2 Living Room (13'x16')
- 3 Great Room (19'x20')
- 4 Breakfast Nook (11'x15')
- 5 Kitchen (13'x15')
- 6 Pantry (6'x4')
- 7 1/2 Bathroom (5'x6')
- 8 Laundry (10'x8')
- 9 Walk-In Closet (11'x9')
- 10 Master Bathroom (10'x10')
- 11 Walk-In Closet (6'x7')
- 12 Master Bedroom (15'x18')
- 13 Den (11'x12')
- 14 Dining Room (13'x13')
- 15 Garage (26'x29')
- 16 Workshop (19'x12')

0' 4'-0" 8'-0" 16'-0"

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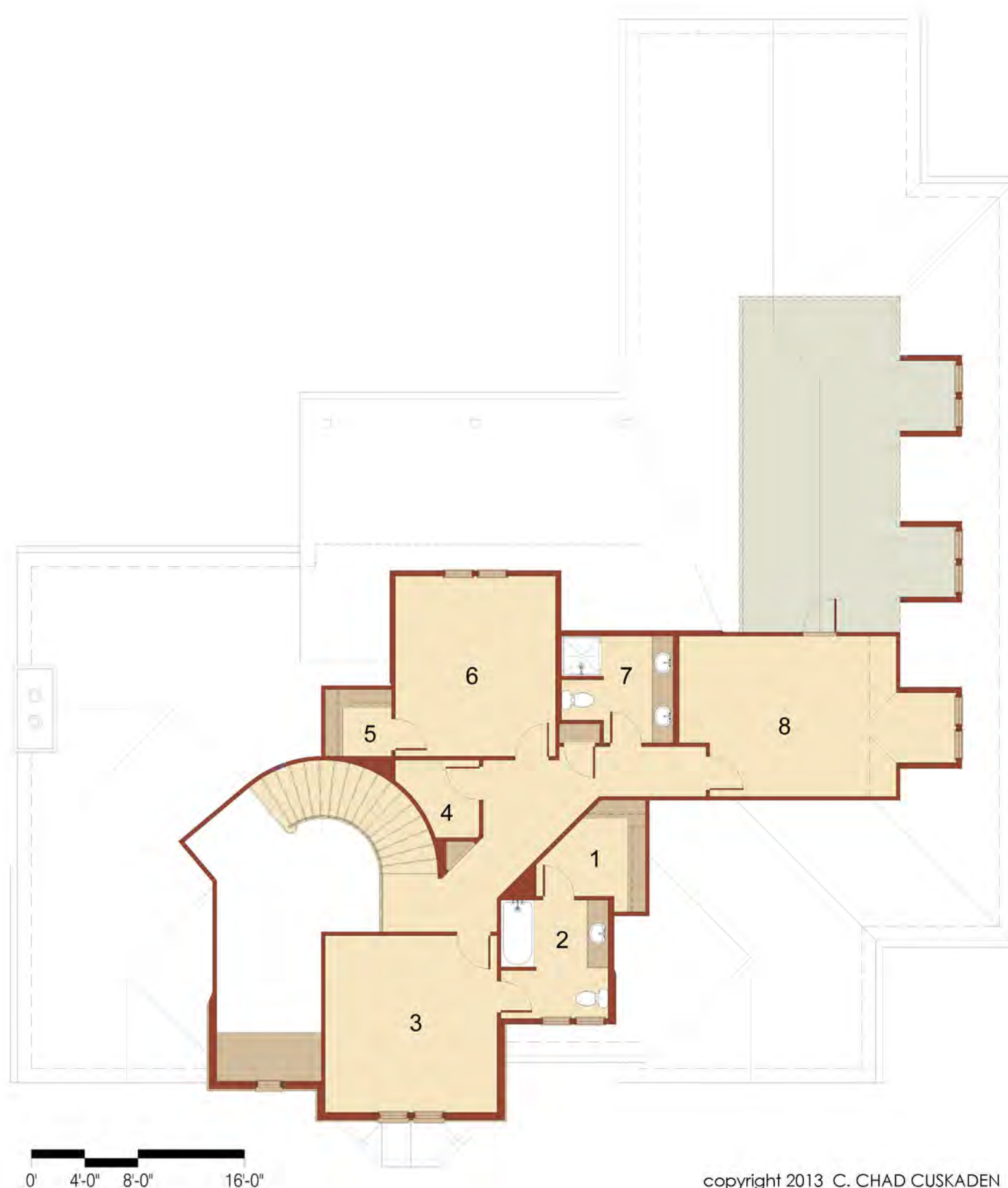
Homesteads at Hillview
Conceptual PUD Plan Submittal

November 14, 2013

SINGLE-FAMILY RESIDENCE
SCHEMATIC FLOOR PLAN
HOMESTEAD / PRESERVE

Typical Residence
Second Level
(1,016 sq.ft.)

- 1 Walk-In Closet (8'x8')
- 2 Bathroom (8'x9')
- 3 Bedroom (13'x13')
- 4 Storage (6'x6')
- 5 Walk-In Closet (5'x5')
- 6 Bedroom (12'x14')
- 7 Bathroom (8'x8')
- 8 Bonus Room (16'x12')



Homesteads at Hillview
Conceptual PUD Plan Submittal