

APPROVED THIS 22 DAY OF SEPTEMBER 1995
ALLEN COUNTY BOARD OF COMMISSIONERS

Carl M. Hook
C. M. HOOK, PRESIDENT
Edward J. Brunsell
E. J. BRUNSELL, VICE-PRESIDENT
Frank R. Broom
FRANK R. BROOM, SECRETARY

ATTEST
Theresa Brown
THERESA BROWN, AUDITOR
ALLEN COUNTY, INDIANA

APPROVED THIS 22 DAY OF SEPTEMBER 1995
ALLEN COUNTY PLANNING COMMISSION

Arthur G. Sproul
ARTHUR G. SPROUL, PRESIDENT

APPROVED THIS 28 DAY OF SEPTEMBER 1995
FOR FINANCE ONLY

Jeffrey W. Soreg
JEFFREY W. SOREG, ALLEN COUNTY SUPERVISOR

APPROVED THIS 21st DAY OF SEPTEMBER 1995
FOR WAIVER ONLY

Dr. James M. Hruschak (by DeK)
DR. JAMES M. HRUSCHAK, ALLEN COUNTY HEALTH OFFICER

CONFIRMED THIS 22 DAY OF SEPTEMBER 1995
ALLEN COUNTY DEPARTMENT OF PLANNING SERVICES

Dennis A. Gordon
DENNIS A. GORDON, EXECUTIVE DIRECTOR

I, JAMES L. RUSSELL, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA THAT THIS PLAT BOUNDARY CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON AUGUST 30, 1995, THAT ALL BOUNDARY MARKERS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

James L. Russell
JAMES L. RUSSELL, L.S. 11673

THIS PLAT LIES WITHIN A BOUNDARY SURVEY AS PREPARED BY ME AND RECORDED IN THE ALLEN COUNTY RECORDER'S OFFICE IN RECORD 94-36454.

THE ABOVE DESCRIBED TRACT LIES IN ZONE "Y". THIS ZONE IS DESIGNATED AS A "NON-FLOOD HAZARD" AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR COMMUNITY PANEL NO. 18003-C-0215 AND COMMUNITY PANEL NO. 18003-C-0245 (DATED SEPTEMBER 19, 1990).

SURVEYOR'S NOTES

1. 2" x 5/8 INCH REBAR WITH RUSSELL ASSOC. CORP. #2007 CAPS TO BE SET AT ALL LOT CORNERS
- 2.
- 3.

GENERAL NOTES

1. EASEMENTS DESIGNATED AS:
 - L=LANDSCAPE
 - D=DRAINAGE
 - S=SURFACE DRAINAGE
 - SE=STREET LIGHT
2. ALL STREET INTERSECTIONS TO HAVE 20' RADIIUS ON CORNER LOTS
3. ALL CURVE-SAC HEADS TO HAVE 20' TRANSITION TO STANDARD STREET SECTION ON LOTS
4. ALL PAVED VOLUMES MUST ALLOW FOR PROPOSED DRAINAGE
5. SMILE GRASSES AS FOUND IN PLANS
6. ALTERNATE 20'00" FOOT BUILDING LINE FOR CORNER LOTS
7. LOT OWNERS / BUILDERS SHALL MAINTAIN EROSION CONTROL MEASURES ON THEIR INDIVIDUAL LOTS AT ALL TIMES INCLUDING DURING CONSTRUCTION
- 8.

**LEGAL DESCRIPTION
RAPIDS OF KEEFER CREEK, SECTION III**

A part of the East Half of Section 31, Township 32 North, Range 12 East, Perry Township, Allen County, Indiana, and more particular described as follows:

Commencing at the Southeast Corner, Section 31, Township 32 North, Range 12 East, Thence North 0 deg. 02 min. 53 sec. West on the East line of said Section 31, a distance of 620.00 feet to the South line of the Rapids of Keefer Creek, Section 31, as recorded in Plat Cabinet "C", Page 45 in the Allen County Recorder's Records, Thence North 89 deg. 55 min. 37 sec. West on the South line of said Rapids of Keefer Creek, Section 31, a distance of 1284.50 feet to the Southwest Corner of said Plat, Thence North 0 deg. 34 min. 18 sec. West a distance of 263.54 to the Northwest Corner of the Rapids of Keefer Creek, Section 1 and the POINT OF BEGINNING for the first herein described, Thence North 9 deg. 25 min. 26 sec. West a distance of 335.00 feet, Thence North 80 deg. 57 min. 08 sec. East, a distance of 32.88 feet to the P.C. of a tangent curve to the right with a radius of 1275.00 feet, a chord length of 188.45 feet and bearing North 4 deg. 48 min. 35 sec. West, thence on said curve an arc length of 188.45 feet to the P.C. of said curve, Thence on a tangent line to said curve North 0 deg. 34 min. 18 sec. West, a distance of 95.21 feet to point "A", Thence South 89 deg. 57 min. 02 sec. East, a distance of 675.86 feet, Thence North 89 deg. 48 min. 28 sec. East, a distance of 369.04 feet to point "B" and the Northwest Corner of Lot 80, 81 in the Falls of Keefer Creek, Section 31, as recorded in Plat Cabinet "C", on Page 57 in the Allen County Recorder's Records, Thence South 13 deg. 45 min. 00 sec. West on the Western line of said Falls of Keefer Creek, Section 31, a distance of 154.43 feet to a point on a non-tangent curve to the right having a radius of 250.00 feet, a chord length of 1.59 feet and bearing South 76 deg. 08 min. 35 sec. East, thence on said curve an arc length of 1.59 feet to a point on said curve being the Northwest Corner of the Rapids of Keefer Creek, Section 31, as recorded in Plat Cabinet "C", on Page 56 in the Allen County Recorder's Records, Thence on the Western and Substantially true line of said Rapids of Keefer Creek, Section 31 the following described courses: South 13 deg. 56 min. 47 sec. West, a distance of 170.00 feet, South 54 deg. 32 min. 51 sec. East, a distance of 154.43 feet to a point on a non-tangent curve to the right having a radius of 250.00 feet, a chord length of 1.59 feet and bearing South 76 deg. 08 min. 35 sec. East, a distance of 1.59 feet to a point on said curve being the Northwest Corner of the Rapids of Keefer Creek, Section 31, as recorded in Plat Cabinet "C", on Page 56 in the Allen County Recorder's Records, Thence on the Northern line of said Rapids of Keefer Creek, Section 31 the following courses: South 89 deg. 57 min. 02 sec. West, a distance of 86.00 feet, South 1 deg. 06 min. 21 sec. West, a distance of 28.00 feet, South 86 deg. 02 min. 27 sec. West, a distance of 127.00 feet, North 89 deg. 58 min. 02 sec. West, a distance of 18.33 feet to the P.C. of a tangent curve to the right having a radius of 570 feet, a chord length of 4.23 feet and bearing South 5 deg. 15 min. 21 sec. West, thence on said curve an arc length of 4.23 feet to a point on said curve, and from said curve South 89 deg. 57 min. 08 sec. West, a distance of 178.23 feet to the POINT OF BEGINNING, containing 15.84 acres more or less, subject however to all legal easements and rights of way of record.

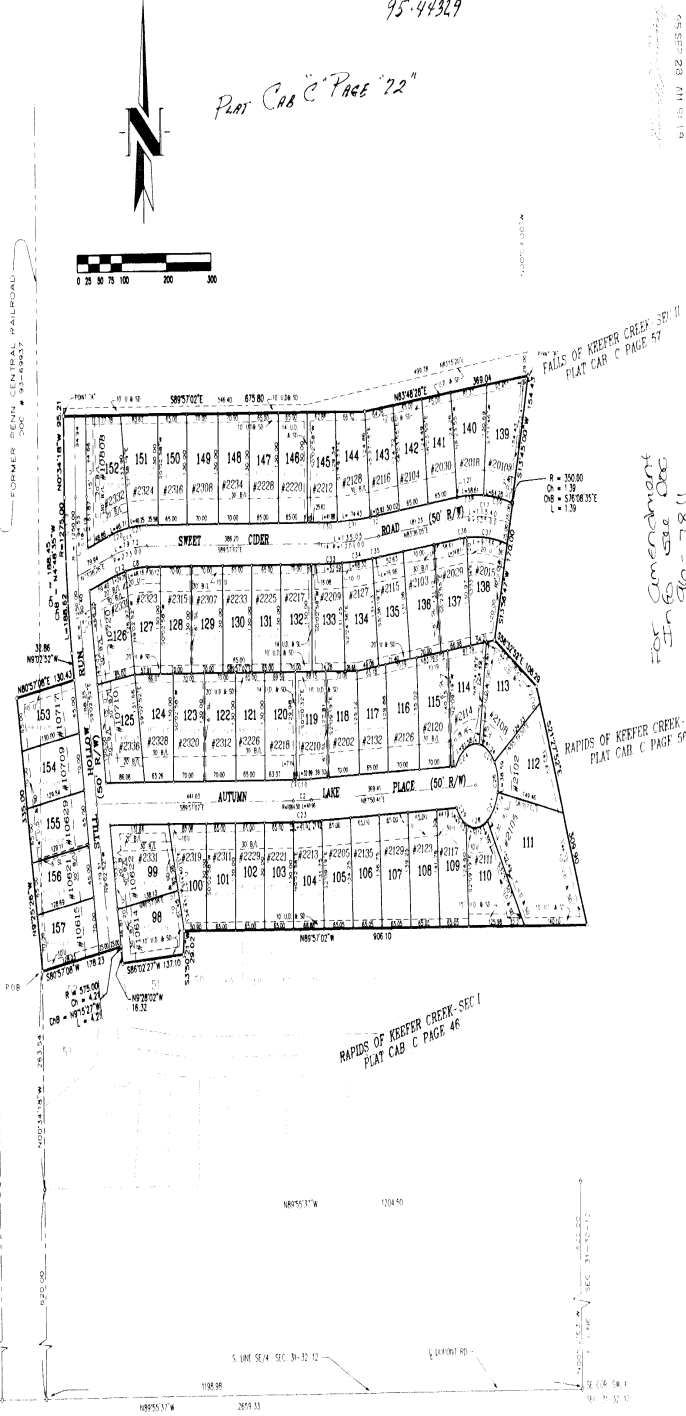
Together with a utility, drainage and surface drainage easement North of and adjoining the North line of the above described tract and described as follows:

Beginning at Point "A" in the above described tract, Thence North 0 deg. 34 min. 18 sec. West, a distance of 1020.00 feet, Thence South 89 deg. 57 min. 02 sec. East, a distance of 548.75 feet, Thence North 89 deg. 57 min. 02 sec. West, a distance of 493.28 feet to a point on the West line of Lot 88 in the Rapids of Keefer Creek, Section 31, (Plat Cabinet "C", Page 57), Thence South 0 deg. 00 min. 00 sec. East on said West line, a distance of 240.00 feet to Point "B" in the above described tract, Thence on the North line of said tract South 89 deg. 48 min. 28 sec. West, a distance of 369.04 feet, Thence North 89 deg. 57 min. 02 sec. West, a distance of 375.81 feet to the POINT OF BEGINNING of this easement description.

LINE	BEARING	DISTANCE	ARC LENGTH	CHORD	BEARING	DISTANCE
1	N 0° 02' 53" W	620.00	4.39	4.39	S 89° 55' 37" E	2.25
2	N 89° 55' 37" W	1284.50	12.47	12.47	S 0° 34' 18" E	36.48
3	N 0° 34' 18" W	263.54	1.44	1.44	S 89° 57' 02" E	32.88
4	N 9 deg 25 min 26 sec W	335.00	14.54	14.54	S 80 deg 57 min 08 sec E	7.27
5	N 89 deg 48 min 28 sec E	369.04	11.59	11.59	S 89 deg 48 min 28 sec W	36.80
6	N 13 deg 45 min 00 sec E	154.43	1.59	1.59	S 76 deg 08 min 35 sec W	40.14
7	N 13 deg 56 min 47 sec E	170.00	1.72	1.72	S 76 deg 08 min 35 sec W	24.16
8	N 54 deg 32 min 51 sec E	154.43	1.59	1.59	S 76 deg 08 min 35 sec W	14.45
9	N 1 deg 06 min 21 sec W	28.00	0.28	0.28	S 89 deg 58 min 02 sec E	0.28
10	N 86 deg 02 min 27 sec W	127.00	1.27	1.27	S 89 deg 58 min 02 sec E	0.28
11	N 89 deg 58 min 02 sec W	18.33	0.18	0.18	S 89 deg 58 min 02 sec E	0.28
12	N 18 deg 33 min 02 sec W	178.23	1.78	1.78	S 89 deg 58 min 02 sec E	0.28
13	N 89 deg 57 min 02 sec W	86.00	0.86	0.86	S 89 deg 58 min 02 sec E	0.28
14	N 1 deg 06 min 21 sec W	28.00	0.28	0.28	S 89 deg 58 min 02 sec E	0.28
15	N 86 deg 02 min 27 sec W	127.00	1.27	1.27	S 89 deg 58 min 02 sec E	0.28
16	N 89 deg 58 min 02 sec W	18.33	0.18	0.18	S 89 deg 58 min 02 sec E	0.28
17	N 18 deg 33 min 02 sec W	178.23	1.78	1.78	S 89 deg 58 min 02 sec E	0.28
18	N 89 deg 57 min 02 sec W	86.00	0.86	0.86	S 89 deg 58 min 02 sec E	0.28
19	N 1 deg 06 min 21 sec W	28.00	0.28	0.28	S 89 deg 58 min 02 sec E	0.28
20	N 86 deg 02 min 27 sec W	127.00	1.27	1.27	S 89 deg 58 min 02 sec E	0.28
21	N 89 deg 58 min 02 sec W	18.33	0.18	0.18	S 89 deg 58 min 02 sec E	0.28
22	N 18 deg 33 min 02 sec W	178.23	1.78	1.78	S 89 deg 58 min 02 sec E	0.28
23	N 89 deg 57 min 02 sec W	86.00	0.86	0.86	S 89 deg 58 min 02 sec E	0.28
24	N 1 deg 06 min 21 sec W	28.00	0.28	0.28	S 89 deg 58 min 02 sec E	0.28
25	N 86 deg 02 min 27 sec W	127.00	1.27	1.27	S 89 deg 58 min 02 sec E	0.28
26	N 89 deg 58 min 02 sec W	18.33	0.18	0.18	S 89 deg 58 min 02 sec E	0.28
27	N 18 deg 33 min 02 sec W	178.23	1.78	1.78	S 89 deg 58 min 02 sec E	0.28
28	N 89 deg 57 min 02 sec W	86.00	0.86	0.86	S 89 deg 58 min 02 sec E	0.28
29	N 1 deg 06 min 21 sec W	28.00	0.28	0.28	S 89 deg 58 min 02 sec E	0.28
30	N 86 deg 02 min 27 sec W	127.00	1.27	1.27	S 89 deg 58 min 02 sec E	0.28
31	N 89 deg 58 min 02 sec W	18.33	0.18	0.18	S 89 deg 58 min 02 sec E	0.28
32	N 18 deg 33 min 02 sec W	178.23	1.78	1.78	S 89 deg 58 min 02 sec E	0.28
33	N 89 deg 57 min 02 sec W	86.00	0.86	0.86	S 89 deg 58 min 02 sec E	0.28
34	N 1 deg 06 min 21 sec W	28.00	0.28	0.28	S 89 deg 58 min 02 sec E	0.28
35	N 86 deg 02 min 27 sec W	127.00	1.27	1.27	S 89 deg 58 min 02 sec E	0.28
36	N 89 deg 58 min 02 sec W	18.33	0.18	0.18	S 89 deg 58 min 02 sec E	0.28
37	N 18 deg 33 min 02 sec W	178.23	1.78	1.78	S 89 deg 58 min 02 sec E	0.28
38	N 89 deg 57 min 02 sec W	86.00	0.86	0.86	S 89 deg 58 min 02 sec E	0.28
39	N 1 deg 06 min 21 sec W	28.00	0.28	0.28	S 89 deg 58 min 02 sec E	0.28
40	N 86 deg 02 min 27 sec W	127.00	1.27	1.27	S 89 deg 58 min 02 sec E	0.28
41	N 89 deg 58 min 02 sec W	18.33	0.18	0.18	S 89 deg 58 min 02 sec E	0.28
42	N 18 deg 33 min 02 sec W	178.23	1.78	1.78	S 89 deg 58 min 02 sec E	0.28
43	N 89 deg 57 min 02 sec W	86.00	0.86	0.86	S 89 deg 58 min 02 sec E	0.28
44	N 1 deg 06 min 21 sec W	28.00	0.28	0.28	S 89 deg 58 min 02 sec E	0.28
45	N 86 deg 02 min 27 sec W	127.00	1.27	1.27	S 89 deg 58 min 02 sec E	0.28

95-44329

PLAT CAB C PAGE 22



**SECONDARY PLAT
OF
THE RAPIDS OF KEEFER CREEK, SECTION III**

PART OF THE E/2, SECTION 31-T32N-R12E &
ALLEN COUNTY, INDIANA

DEVELOPER:
NORTH EASTERN CONSTRUCTION CO., INC.
10808 LA CARREAH LANE
FORT WAYNE, INDIANA 46825
TELEPHONE: (219) 489-7095



REVISIONS	
DATE	BY

**RUSSELL ENGINEERING
ASSOCIATES, INC.**
CIVIL ENGINEERS • LAND SURVEYORS
2527 SCOTSMOUTH DR. FORT WAYNE, INDIANA (219) 482-5300
212 E. SIXTH ST. ACQUILA, INDIANA (219) 485-6267

JOB NO. 950120
SCALE: 1"=100'
DATE BY/PLAT
BY/SCALE/PLAT
SHEET
PLAT

DWG FILE NAME: C:\KEEFER\RAPIDS-3-95\730P.L

SEP 28 1995

DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND APPROVALS APPENDED OF THE PLAT OF THE RAPIDS OF KEEFER CREEK, SECTION III A SUBDIVISION IN PERRY TOWNSHIP, ALLEN COUNTY, INDIANA

AUDITOR OF ALLEN COUNTY

PLAT C-82 "PAGE 22"

North Eastern Construction Co., Inc., an Indiana corporation, by Joseph L. Zehr, its President, declares that it is the owner of the real estate shown and legally described in this plat ("Real Estate"), and lays off, plats and subdivides the Real Estate in accordance with the information shown on the certified plat attached to and incorporated by reference in this document. The platted Subdivision shall be known and designated as The Rapids Of Keefer Creek, Section III, a Subdivision in Perry Township, Allen County, Indiana.

The lots are numbered from 98 through 157 inclusive, and all dimensions are shown in feet and decimals of a foot on the Plat. All streets and easements specifically shown or described are expressly dedicated to public use for their usual and intended purposes.

PREFACE

The Rapids Of Keefer Creek, Section III is part of a tract of real estate which is currently planned to be subdivided into a maximum of 575 residential lots. In addition to the recordation of the Plat of and this document, there will be recorded articles of incorporation of The Rapids Of Keefer Creek Community Association, Inc., it being Developer's intention that each Owner of a lot in The Rapids Of Keefer Creek, Section III will become a member of said association, and be bound by its articles of incorporation and bylaws.

Section 1. DEFINITIONS. The following words and phrases shall have the meanings stated, unless the context clearly indicates that a different meaning is intended:

- 1.1 "Articles". The articles of incorporation adopted by the Association and approved by the Indiana Secretary of State, and all amendments to those articles.
- 1.2 "Association". The Rapids Of Keefer Creek Community Association, Inc., an Indiana nonprofit corporation, and its successors and assigns.
- 1.3 "Board of Directors". The duly elected board of directors of the Association.
- 1.4 "Bylaws". The Bylaws adopted by The Rapids Of Keefer Creek Community Association, Inc., and all amendments to those Bylaws.
- 1.5 "Committee". The Architectural Control Committee established under section 5 of the Covenants.
- 1.6 "Common Area". All real property owned by the Association for the common use and enjoyment of Owners.
- 1.7 "Covenants". This document and the restrictions, limitations and covenants imposed under it.
- 1.8 "Developer". North Eastern Construction Co., Inc., an Indiana corporation, and its assigns and successors in interest in the Real Estate.
- 1.9 "Lot", and in plural form, "Lots". Any of the platted lots in the Plat, or any tract(s) of Real Estate which may consist of one or more Lots or part(s) of them upon which a residence is erected in accordance with the Covenants, or such further restrictions as may be imposed by any applicable zoning ordinance; provided, however, that no tract of land consisting of part of Lot, or parts of more than one Lot, shall be considered a "Lot" under these Covenants unless the tract has a frontage of at least 60 feet in width at the established front building line as shown on the Plat.
- 1.10 "Owner, and in the plural form, "Owners". The record owner(s) (whether one or more persons or entities) of fee simple title to the Lots, including contract sellers, but excluding those having an interest in a Lot merely as security for the performance of an obligation.

95 SEP 28 AM 9:19

Vertical stamp: DEPARTMENT OF REVENUE, ALLEN COUNTY, INDIANA

Handwritten initials: 34

95 7883 AUDITORS NUMBER



1.11 "Plan Commission". The Allen County Plan Commission, or its successor agency.

1.12 "Plat" The recorded secondary plat of The Rapids Of Keefer Creek.

1.13 "Subdivision". The platted Subdivision of The Rapids Of Keefer Creek.

Section 2. PROPERTY RIGHTS.

2.1 Owners' Easements of Enjoyment. Each Owner shall have the right and an easement of enjoyment in the Common Area that is appurtenant to and passes with the title to every Lot, subject to the following rights which are granted to the Association.

2.1.1 To charge reasonable admission and other fees for the use of any recreational facility located in the Common Area.

2.1.2 To suspend the voting rights and right to the use of the recreational facilities in the Common Area for any period during which any assessment against an Owner's Lot remains unpaid, or an Owner is in violation of the Covenants, the Articles, the Bylaws, or any published rule of the Association.

2.1.3. To dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Association's members. No such dedication or transfer shall be effective unless an instrument signed by at least two-thirds of each class of Association members agreeing to such dedication or transfer, is recorded.

2.2 Delegation of Use. Any Owner may delegate, in accordance with the Bylaws, the Owner's right to use and enjoy the Common Area and recreational facilities in it, to members of the Owner's family, and tenants or contract purchasers who reside on the Owner's Lot.

Section 3. MEMBERSHIP AND VOTING RIGHTS

3.1 Every Owner shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot.

3.2 The Association shall have the following two classes of voting memberships:

3.2.1 Class A. Class A membership consists of all Owners, except Developer. Class A members shall be entitled to one vote for each Lot owned. When more than one person holds an interest in a Lot, all such persons shall be members. The vote for such Lot shall be exercised as its Owners among themselves determine; but in no event shall more than one vote be cast with respect to a Lot.

3.2.2 Class B. Class B membership consists of Developer. The Class B member shall be entitled to 1,900 votes less that number of votes which Class A members are entitled to exercise. Class B membership shall cease upon the happening of either of the following events, whichever occurs first:

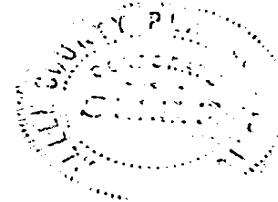
3.2.2.1 When fee simple title to all Lots have been conveyed by Developer; or

3.2.2.2 on December 31, 2004.

Section 4. COVENANT FOR MAINTENANCE ASSESSMENTS

4.1 Creation of the Lien and Personal Obligation of Assessments.

Each Owner, except Developer, by acceptance of a deed for a Lot, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges; and (2) special assessments for capital improvements. Such assessments to be established and collected as provided in these Covenants and the Bylaws. The annual and special assessments, together with interest, costs and reasonable attorney fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney fees, shall also be the personal obligation of the person who was Owner of such Lot at the time when the assessment became due. The personal obligation for delinquent assessments shall not pass to an Owner's successors in title unless expressly assumed by them.



4.2 Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health and welfare of the residents in the Subdivision, and for the improvement of facilities in the Subdivision. In addition, assessments shall be levied to provide for the proportionate burden of the maintenance of the common impoundment basin into which the Subdivision's surface waters drain.

4.3 Maximum Annual Assessments. Until January 1 of the year immediately following the first conveyance by Developer of a Lot, the maximum annual assessment shall be One Hundred Dollars (\$100.00) per Lot. Subsequent assessments may be made as follows:

4.3.1 From and after January 1 of the year immediately following such first conveyance of a Lot, the maximum annual assessment may be increased each year by the Board of Directors, by a percentage not more than 8% above the annual assessment for the previous year, without a vote of the membership.

4.3.2 From and after January 1 of the year immediately following such first conveyance of a Lot, the maximum annual assessment may be increased by a percentage in excess of 8%, only by the vote or written assent of a majority of each class of members of the Association.

4.4 Special Assessments For Capital Improvements. In addition to the annual assessments authorized in Section 4.3, the Association may levy, in any assessment year, a special assessment applicable to that year for the purpose of defraying, in whole or in part, the cost of any new construction, or repair or replacement of an existing capital improvement in the Common Area, including fixtures and related personal property; provided that any such assessment shall require the vote or written assent of 75% of each class of members of the Association; and provided, further, that no such special assessment for any such purpose shall be made if the assessment in any way jeopardizes or affects the Association's ability to improve and maintain the Common Area, or pay its pro rata share of the cost of maintaining the common impoundment basin.

4.5 Notice and Quorum for Any Action Authorized Under Subsections 4.3 and 4.4. Any action authorized under Sections 4.3.2 and 4.4 shall be taken at a meeting of the Association called for that purpose, written notice of which shall be sent to all members not less than 30 days, nor more than 60 days, in advance of the meeting. If the proposed action is favored by a majority of the votes cast at such meeting, but such vote is less than the requisite percentage of each class of members, members who were not present in person or by proxy may give their assent in writing, provided the same is obtained by an officer of the Association within 30 days of the date of such meeting.

4.6 Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots, and may be collected on a monthly or yearly basis.

4.7 Date of Commencement of Annual Assessment/s Due Dates. The annual assessments allowed under Section 4.3 shall commence as to all Lots then subject to an assessment, on the first day of the month following the first conveyance of a Lot by Developer. The first annual assessment shall be pro rated according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least 30 days in advance of the date the annual assessment is due. Written notice of the annual assessment shall be given to every Owner. The due dates shall be established by the Board of Directors. The Association shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the Association stating whether an assessment on a Lot has been paid.

4.8 Effect of Nonpayment of Assessments/Remedies of the Association.

4.8.1 Any assessment not paid within 30 days after its due date shall bear interest from the due date at the rate of 12% per annum, or at the legal rate of interest in Indiana, whichever is higher.

4.8.2 The Association may bring an action at law against each Owner personally obligated to pay the same, and foreclose the lien of an assessment against a Lot. No Owner may waive or otherwise escape liability for the assessments made under the Covenants by non-use of the Common Area or abandonment of a Lot. The lien for delinquent assessments may be foreclosed in the same manner as mortgages are foreclosed in Indiana. The Association shall also be entitled to recover the attorney fees, costs



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and expenses incurred because of the failure of an Owner to timely pay assessments made under this Section 4.

4.9 Subordination of Assessment Lien to First Mortgages Liens.

The lien of the assessments made under the Covenants shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien against it. No sale or transfer shall relieve an owner or Lot from liability for any assessment subsequently becoming due, or from the lien of an assessment. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer.

Section 5. ARCHITECTURAL CONTROL

5.1 No building, fence, wall, in-ground swimming pool, or other structure shall be commenced, erected or maintained upon a Lot, nor shall any exterior addition, change, or alteration be made to a structure on a Lot until the plans and specifications showing the structure's nature, kind, shape, height, materials and location are submitted to and approved by the Committee in writing as to the structure's harmony of external design and location in relation to surrounding structures and topography in the Subdivision. The Committee shall be composed of three members, the first Committee members to be: Joseph L. Zehr, Cathy A. Zehr and Orrin R. Sessions. A majority of the Committee may appoint a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to appoint a successor.

5.2 The Committee shall have the exclusive authority and responsibility to review plans for construction of all primary residences in the Subdivision. The Committee may delegate to the Board of Directors (or to such other entity designated in the Articles or Bylaws) the authority and responsibility to review plans for construction of fences and other structures (excluding primary dwellings) in the Subdivision. Such delegation shall be made in writing, signed by a majority of the Committee members, and delivered or mailed to the Association's registered office.

5.3 After primary residences are constructed on all Lots in the Subdivision, the Board of Directors (or other entity designated under its Articles or Bylaws) shall succeed to the Committee's responsibilities under this Section 5 to review subsequent construction, modifications and additions of structures in the Subdivision.

5.4 In the event the Committee (or Board of Directors or other entity acting under Sections 5.2 or 5.3), fails to approve or disapprove the design and location of a proposed structure within 30 days after said plans and specifications have been submitted to it, approval will not be required, and approval under this Section 5 will be deemed to have been given.

Section 6 GENERAL PROVISIONS

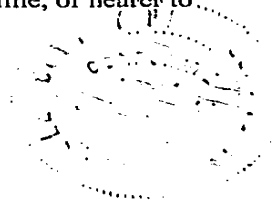
6.1 Use. Lots may not be used except for single-family residential purposes. No building shall be erected, altered, placed, or permitted to remain on any Lot other than one detached single-family residence not to exceed two and one-half stories in height. Each residence shall include not less than a two-car garage, which shall be built as part of the residence and attached to it.

6.2 Dwelling Size.

6.2.1 No residence shall be built on Lots numbered 98, 99, 125 through 157 having a ground floor area upon the foundation, exclusive of one-story open porches, breezeways or garages, of less than, 1,200 square feet for a one-story residence, or less than, 1,500 square feet of total living area, (excluding one-story open porches, breezeways and garages), for a residence that has more than one story.

6.2.2 No residence shall be built on Lots numbered 100 through 124 having a ground floor area upon the foundation, exclusive of one-story open porches, breezeways or garages, of less than, 1,000 square feet for a one-story residence, or less than, 1,400 square feet of total living area, (excluding one-story open porches, breezeways and garages), for a residence that has more than one story.

6.3 Building Lines. No structure shall be located on a Lot nearer to the front Lot line, or nearer to



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the side street line than the minimum building setback lines shown on the Plat. In any event, no building shall be located nearer than a distance of 7 feet to an interior Lot line. No dwelling shall be located on an interior Lot nearer than 25 feet to the rear Lot line.

6.4 Minimum Lot Size. No residence shall be erected or placed on a Lot having a width of less than 60 feet at the minimum building setback line, nor shall any residence be erected or placed on any Lot having an area of less than 7,000 square feet.

6.5 Utility Easements. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the Plat and over the rear 10 feet of each Lot. No Owner shall erect on a Lot, or grant to any person, firm or corporation the right, license, or privilege to erect or use, or permit the use of, overhead wires, poles or overhead facilities of any kind for electrical, telephone or television service (except such poles and overhead facilities that may be required at those places where distribution facilities enter and leave the Subdivision). Nothing in these Covenants shall be construed to prohibit street lighting or ornamental yard lighting serviced by underground wires or cables. Electrical service entrance facilities installed for any residence or other structure on a Lot connecting it to the electrical distribution system of any electric public utility shall be provided by the Owner of the Lot who constructs the residence or structure, and shall carry not less than 3 wires and have a capacity of not less than 200 amperes. Any public utility charged with the maintenance of underground installations shall have access to all easements in which said installations are located for operation, maintenance and replacement of service connections.

6.6 Surface Drainage Easements. Surface drainage easements and Common Area used for drainage purposes as shown on the Plat are intended for either periodic or occasional use as conductors for the flow of surface water runoff to a suitable outlet, and the surface of the Real Estate shall be constructed and maintained so as to achieve this intention. Such easements shall be maintained in an unobstructed condition and the County Surveyor (or proper public authority having jurisdiction over storm drainage) shall have the right to determine if any obstruction exists, and to repair and maintain, or require such repair and maintenance, as shall be reasonably necessary to keep the conductors unobstructed.

6.7 Nuisance. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done there which may be or become an annoyance or nuisance to residents in the Subdivision.

6.8 Temporary Structures. No structure of a temporary character, trailer, boat trailer, camper or camping trailer, basement, tent, shack, garage, barn or other outbuilding shall be constructed, erected, located or used on any Lot for any purpose (including use as a residence), either temporarily or permanently; provided, however, that basements may be constructed in connection with the construction and use of a single-family residence building.

6.9 Outside Storage. No boat, boat trailer, recreational vehicle, motor home, truck, camper or any other wheeled vehicle shall be permitted to be parked ungaraged on a Lot for periods in excess of 48 hours, or for a period of which is in the aggregate is in excess of 8 days per calendar year. The term "truck" as used in this Section 6.9 means every motor vehicle designed, used, or maintained primarily for the transportation of property, which is rated one-ton or more.

6.10 Free-Standing Poles. No clotheslines or clothes poles, or any other free standing, semi-permanent or permanent poles, rigs, or devices, regardless of purpose, with the exception of a flag pole displaying the United States flag, shall be constructed, erected, located or used on a Lot.

6.11 Signs. No sign of any kind shall be displayed to the public view on a Lot except one professional sign of not more than one square foot, or one sign of not more than five square feet, advertising a Lot for sale or rent, or signs used by a builder to advertise a Lot during the construction and sales periods.

6.12 Antennas. No radio or television antenna with more than 30 square feet of grid area, or that attains a height in excess of 6 feet above the highest point of the roof of a residence, shall be attached to a residence on a Lot. No free-standing radio or television antennas, shall be permitted on a Lot. No solar panels or satellite receiving disk or dish (attached, detached or free-standing) are permitted on a Lot.

6.13 Oil Drilling. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted on or in a Lot. No derrick or other structure designed for boring for oil or natural gas shall be erected, maintained or permitted on a Lot.



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6.14 Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on a Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

6.15 Dumping. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. No incinerators shall be kept or allowed on a Lot.

6.16 Workmanship. All structures on a Lot shall be constructed in a substantial, good and workmanlike manner and of new materials. No roof siding, asbestos siding or siding containing asphalt or tar as one of its principal ingredients shall be used in the exterior construction of any structure on a Lot, and no roll roofing of any description or character shall be used on the roof of any residence or attached garage on a Lot.

6.17 Driveways. All driveways on Lots from the street to the garage shall be poured concrete and not less than 16 feet in width.

6.18 Individual Utilities. No individual water supply system or individual sewage disposal system shall be installed, maintained or used on a Lot in the Subdivision.

6.19 Street Utility Easements. In addition to the utility easements designated in this document, easements in the streets, as shown on the Plat, are reserved and granted to all public utility companies, the owners of the Real Estate and their respective successors and assigns, to install, lay, erect, construct, renew, operate, repair, replace, maintain and remove every type of gas main, water main and sewer main (sanitary and storm) with all necessary appliances, subject, nevertheless, to all reasonable requirements of any governmental body having jurisdiction over the Subdivision as to maintenance and repair of said streets.

6.20 Storm Water Runoff. No rain and storm water runoff or such things as roof water, street pavement and surface water caused by natural precipitation, shall at any time be discharged or permitted to flow into the sanitary sewage system serving the Subdivision, which shall be a separate sewer system from the storm water and surface water runoff sewer system. No sanitary sewage shall at any time be discharged or permitted to flow into the Subdivision's storm and surface water runoff sewer system.

6.21 Completion of Infrastructure. Before any residence on a Lot shall be used and occupied as such, the Developer, or any subsequent Owner of the Lot, shall install all infrastructure improvements serving the Lot as shown on the approved plans and specifications for the Subdivision filed with the Plan Commission and other governmental agencies having jurisdiction over the Subdivision. This covenant shall run with the land and be enforceable by the Plan Commission or by any aggrieved Owner.

6.22 Certificate of Compliance. Before a Lot may be used or occupied, such user or occupier shall first obtain from the Allen County Zoning Administrator the improvement location permit and certificate of compliance required by the Allen County Zoning Ordinance.

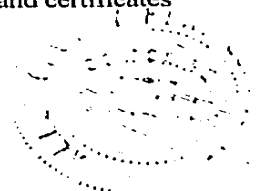
6.23 Enforcement. The Association, Developer and any Owner (individually or collectively) shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or subsequently imposed by the provisions of these Covenants. Failure by the Association, Developer or an Owner to enforce any provisions in the Covenants shall in no event be deemed a waiver of the right to do so later.

6.24 Invalidation. Invalidation of any one of these Covenants by judgment or court order shall not affect the remaining provisions, and such provisions shall remain in full force and effect.

6.25 Duration of Covenants. These Covenants shall run with the land and be effective for a period of 20 years from the date the Plat and these Covenants are recorded; after which time the Covenants shall automatically be renewed for successive periods of 10 years.

6.26 Amendments. Any provision of these Covenants may be amended, but such amendment is subject to the following requirements and limitations:

6.26.1 After primary residences are constructed on all Lots in the Subdivision and certificates



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of occupancy are issued by the Plan Commission for such residences, in order to amend a provision of these Covenants, an amendatory document must be signed by the Owners of at least 75% of the Lots in the Subdivision and by the owners of at least 75% of the lots in future sections, if any, of The Rapids Of Keefer Creek. For purposes of this Section 6.26.1, the term "owner" shall have the same meaning with respect to Lots in such future sections, as the term "Owner" is defined in Section 1.10.

6.26.2 Until primary residences are constructed on all Lots in the Subdivision and certificates of occupancy are issued for those residences, in order to amend the Covenants, Developer, in addition to those persons whose signatures are required under Section 6.25.1, also must sign the amendatory document.

6.26.3 Notwithstanding the provisions of Section 6.25.1, Developer and its successors and assigns shall have the exclusive right for a period of two years from the date the Plat and these Covenants are recorded, to amend any of the Covenant provisions (except Section 6.2) without approval of the Owners.

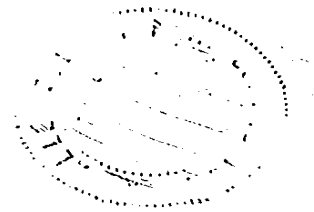
6.26.4 In order for any amendment of these Covenants to be effective, the approval of the Plan Commission shall be required.

6.27 Subdivision. No lot or combination of Lots may be further subdivided until approval for such subdivision has been obtained from the Plan Commission; except, however, the Developer and its successors in title shall have the absolute right to increase the size of any Lot by adding to such Lot a part of an adjoining Lot (thus decreasing the size of such adjoining Lot) so long as the effect of such addition does not result in the creation of a "Lot" which violates the limitation imposed under Section 1.9.

Section 7. Attorney Fees and Related Expenses. In the event the Association, Developer, an Owner, or the Plan Commission is successful in any proceeding, whether at law or in equity, brought to enforce any restriction, covenant, limitation, easement, condition, reservation, lien, or charge now or subsequently imposed by the provisions of these Covenants, the successful party shall be entitled to recover from the party against whom the proceeding was brought, the attorney fees and related costs and expenses incurred in such proceeding.

Section 8. Sidewalks. Plans and specifications for the Subdivision approved by and on file with the Plan Commission require the installation of concrete sidewalks within the street rights-of-way in front of Lots 114 through 125 and 139 through 157, as the obligation of the Owners of those Lots (exclusive of Developer). The sidewalk to be located on a Lot shall be completed in accordance with such plans and specifications prior to the issuance of a certificate of occupancy for such Lot. A violation of this Covenant is enforceable by the Plan Commission or its successor agency, by specific performance or other appropriate legal or equitable remedy. Should a certificate of occupancy be issued to Developer for a Lot on which a sidewalk must be constructed, Developer shall be considered as an Owner subject to enforcement of this Covenant with respect to that Lot.

Section 9. Mandatory Solid Waste Disposal. The Association shall be obligated to contract for disposal of garbage and other solid waste to and may pay for the cost of such disposal through assessments established under Section 4. An Owner who privately arranges for solid waste disposal to service the Owner's Lot shall not be excused from payment of any part of an assessment attributable to the cost of waste disposal for which the Association contracts under this Section 10.



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AMENDMENT OF DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND APPROVALS OF THE PLAT OF THE RAPIDS OF KEEFER CREEK, SECTION III, A SUBDIVISION IN PERRY TOWNSHIP, ALLEN COUNTY, INDIANA

RECORDED 02/13/1996 11:11:58 RECORDER VIRGINIA L. YOUNG ALLEN COUNTY, IN

North Eastern Construction Co., Inc., an Indiana Corporation, by Joseph L. Zehr, its President, as Developer of The Rapids of Keefer Creek, Section III, a subdivision in Perry Township, Allen County, Indiana, according to the plat thereof, recorded on September 28, 1995, in Plat Cabinet C, page 72 and as Document No. 95-044329 in the Office of the Recorder of Allen County, Indiana ("Subdivision"), amends the recorded Dedication, Protective Restrictions Covenants, Limitations, Easements and Approvals ("Covenants") of the plat of the Subdivision as follows:

- 1. These amended covenants will apply to all Lots in the Subdivision, which lots are numbered 98 through 157, inclusive.
2. The former Section 6.12 is deleted and replaced with the following new Section 6.12.

6.12 Antennas. No radio or television antenna with more than 24 square feet of grid area, or that attains a height in excess of 6 feet above the highest point of the roof of a residence, shall be attached to a residence on a Lot. No free-standing radio or television antenna shall be permitted on a Lot. No solar panels (attached, detached or free-standing) are permitted on a Lot. No satellite receiving disk or dish in excess of 20 inches in diameter shall be permitted on a Lot, provided however, that the installation and location thereof must be approved by the Committee under Section 5.

- 3. All other provisions of the Covenants not amended by this document shall remain in effect.

IN WITNESS WHEREOF, North Eastern Construction Co., Inc., an Indiana corporation, by its duly authorized President, Joseph L. Zehr, has signed this document on January 5, 1996.

NORTH EASTERN CONSTRUCTION CO., INC.

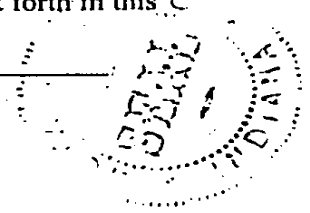
By: [Signature] Joseph L. Zehr, President

Table with columns: Doc. No., Receipt No., Date, DCFD, MISL, Total. Values: 960007811, 1652, 02/13/1996 11:11:41, 3.00, 6.00, 1.00, 10.00.

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public, in and for said County and State, this 5th day of January, 1996, personally appeared Joseph L. Zehr, known by me to be the duly elected and acting president of North Eastern Construction Co., Inc., an Indiana corporation, and acknowledged the execution of the foregoing document as his voluntary act and deed and on behalf of said corporation for the purposes and uses set forth in this document.

[Signature] Orrin R. Sessions, Notary Public Resident of Allen County, Indiana



My commission Expires: May 30, 1996

This is to certify that the foregoing document has been reviewed by the Allen County Plan Commission. As presented, the content of the restrictions contained in such document conforms to the requirements of the Allen County Zoning Ordinance and the Allen County Subdivision Control ordinance, and the document is now eligible for recording. This certification does not extend to the form or validity of the document.

Date: January 31, 1996.

ALLEN COUNTY PLAN COMMISSION

By: [Signature] Dennis A. Gordon, Executive Director FEB 8 1996

DULY ENTERED FOR TAXATION

CLERK OF ALLEN COUNTY

This instrument prepared by: Thomas J. Blec, Attorney at Law
Mail to: North Eastern Construction Co., Inc., 10808 La Cabreah Lane, Fort Wayne, IN 46845

95 13049 AUDITORS RECEIPT

Handwritten initials: 10, CB, da