

**SECOND AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS FOR THE COMMUNITIES AT BROAD ACRES**

(To add "The Lakes at Broad Acres - Section I" as a subdivision in Allen County, Indiana)

WHEREAS, New Venture Development Corp., an Indiana corporation (the "Declarant") executed and recorded the Declaration of Covenants, Conditions, Restrictions, and Easements for The Communities at Broad Acres at Document No. 2024005266 in the Allen County Recorder's Office (the "Master Declaration");

WHEREAS, the Declarant previously added The Grasslands at Broad Acres by the First Amendment of the Master Declaration at Document No. 2024005267 in the Allen County Recorder's Office;

WHEREAS, by this Second Amendment to the Master Declaration, the plat for The Lakes at Broad Acres - Section I is being added as a Section within the Subdivision of The Communities at Broad Acres;

WHEREAS, pursuant to the Master Declaration, including Section 12.02, the Declarant currently has the unilateral right to amend the Master Declaration to subject all or any portion of the Original Property owned by said Declarant to the Master Declaration; and

WHEREAS, capitalized terms as used herein shall have the same meaning ascribed to them or defined in the Master Declaration unless otherwise specifically defined herein.

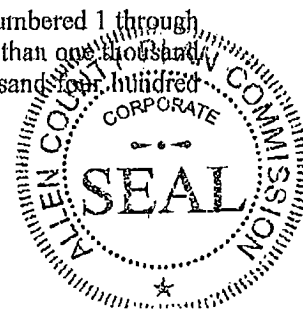
NOW, THEREFORE, the Declarant hereby amends the Master Declaration as follows:

1. SECTION ADDED TO THE COMMUNITIES AT BROAD ACRES. The Section known as the "The Lakes at Broad Acres - Section I" is made a Section of the Subdivision of The Communities at Broad Acres and is subject to all of the terms and conditions of the Master Declaration and this Second Amendment. The legal description of this Section is set forth on Exhibit A attached hereto. The term Section as used in this Second Amendment shall refer to and only mean the "The Lakes at Broad Acres - Section I" as a Section within the Subdivision of The Communities at Broad Acres.

2. LEGAL DESCRIPTION OF SUBDIVISION. The Real Estate described on Exhibit A, including all Lots in the Section, and any Common Area and easements as shown on the plat thereof are subject and impressed with the Master Declaration and this Second Amendment. The Lots in this Section are numbered 1 through 30 and 60 through 84 and 199 through 219.

3. GARAGE STANDARDS. Each Dwelling constructed on any Lot in the Section shall include at a minimum an attached two car garage, not less than three hundred sixty (360) square feet, and having a garage door with a width of not less than sixteen (16) feet on the exterior wall of the garage facing the driveway.

4. DWELLING STANDARDS. Each Dwelling constructed on any Lot numbered 1 through 30 and 209 through 218 shall have a ground floor area upon the foundation of not less than one thousand one hundred (1,100) square feet for a one-story Dwelling and not less than one thousand one hundred



(1,400) square feet for a two-story Dwelling, exclusive of garages, open porches, and breezeways. Each Dwelling constructed on any Lot numbered 60 through 84 and 199 through 208 shall have a ground floor area upon the foundation of not less than one thousand four hundred (1,400) square feet for a one-story Dwelling and not less than one thousand seven hundred (1,700) square feet for a two-story Dwelling, exclusive of garages, open porches, and breezeways.

5. EXTERIOR FACADE. The exterior façade of any Dwelling directly facing a public street shall have brick, stone, masonry, vinyl, or such other materials as may be approved by the Architectural Control Committee.

6. DUES. Until December 31, 2024, the maximum annual assessment for Lots shall not exceed Five Hundred Fifty Dollars (\$550.00). Thereafter, annual assessments may be increased by an amount not to exceed 10% per annum.

7. MISCELLANEOUS. Except as modified herein, the Master Declaration as amended by this Second Amendment remains in full force and effect. This Second Amendment pertains to, affects, and impresses only The Lakes at Broad Acres - Section I described on Exhibit A and no other Property or Additional Property. This Second Amendment may be amended as provided in the Master Declaration.

IN WITNESS WHEREOF, the Declarant has executed this Second Amendment to the Master Declaration effective as of this 22 of January, 2024.

NEW VENTURE DEVELOPMENT
CORP.

By: James Morlan
James Morlan, its President

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, do hereby certify that James Morlan, the President of New Venture Development Corp., personally appeared before me this day and acknowledged that by authority duly given as the acts of New Venture Development Corp. the foregoing instrument was signed in its name by its President.

WITNESS my hand and official seal, this 22nd day of January, 2024.

Julie Tolin
Notary Public

My Commission Expires: _____
My County of Residence: _____
My Commission No.: _____



This instrument was prepared by Logan C. Stevens, Attorney at Law, # 36085-02
Carson LLP, 301 W. Jefferson Boulevard, Suite 200, Fort Wayne, Indiana 46802.
*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. Logan C. Stevens*



EXHIBIT A
LEGAL DESCRIPTION OF THE LAKES AT BROAD ACRES - SECTION I

A tract of land located in the Northeast Quarter and in the Southeast Quarter of Section 26, T32N, R11E, in Allen County, the State of Indiana, prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 2202-02-001 (Plat of Survey #32-11-26-01, dated April 29, 2022, recorded as Document No. 2022024455), more fully described as follows:

COMMENCING at a Harrison Marker in the Northeast corner of said Northeast Quarter; Thence South 00 Degrees 52 Minutes 14 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 2430.48 feet along the East line of said Northeast Quarter to the **TRUE POINT OF BEGINNING**; Thence South 00 Degrees 52 Minutes 14 Seconds East, a distance of 218.00 feet along the East line of said Northeast Quarter to a #5 Rebar stake in the Southeast corner thereof; Thence South 00 Degrees 46 Minutes 27 Seconds East, a distance of 1082.08 feet along the East line of said Southeast Quarter; Thence South 89 Degrees 10 Minutes 56 Seconds West, a distance of 69.15 feet; Thence South 00 Degrees 49 Minutes 04 Seconds East, a distance of 1.00 feet; Thence South 89 Degrees 10 Minutes 56 Seconds West, a distance of 150.02 feet; Thence North 00 Degrees 49 Minutes 04 Seconds West, a distance of 1.00 feet; Thence South 89 Degrees 10 Minutes 56 Seconds West, a distance of 200.00 feet; Thence North 89 Degrees 25 Minutes 55 Seconds West, a distance of 577.76 feet; Thence North 14 Degrees 52 Minutes 39 Seconds East, a distance of 156.26 feet; Thence North 75 Degrees 07 Minutes 21 Seconds West, a distance of 22.42 feet; Thence North 14 Degrees 52 Minutes 39 Seconds East, a distance of 258.57 feet; Thence North 20 Degrees 11 Minutes 31 Seconds West, a distance of 125.00 feet; Thence North 24 Degrees 31 Minutes 54 Seconds West, a distance of 250.00 feet; Thence North 11 Degrees 36 Minutes 00 Seconds West, a distance of 200.00 feet; Thence North 07 Degrees 47 Minutes 34 Seconds East, a distance of 200.00 feet; Thence North 87 Degrees 34 Minutes 30 Seconds East, a distance of 75.00 feet; Thence North 90 Degrees 00 Minutes 00 Seconds East, a distance of 200.00 feet; Thence North 00 Degrees 00 Minutes 00 Seconds East, a distance of 27.83 feet; Thence North 89 Degrees 49 Minutes 18 Seconds East, a distance of 305.89 feet; Thence North 83 Degrees 16 Minutes 24 Seconds East, a distance of 189.23 feet; Thence North 89 Degrees 07 Minutes 46 Seconds East, a distance of 259.73 feet to the **POINT OF BEGINNING**, said tract containing 28.596 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

