

# Plat Cab G Pg 197

## Secondary Plat Magnolia Meadows Section III

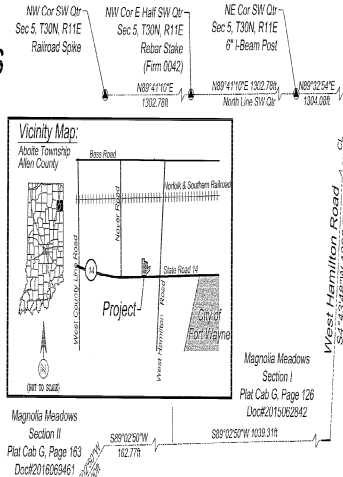
A Subdivision Located in the  
Southwest Quarter of  
Section 05, Township 30 North,  
Range 11 East.  
Allen County, Indiana

Developer:  
Hamilton Community  
Developers, LLC  
1020 Woodland Plaza Run  
Fort Wayne, IN 46825  
Tel: (260) 490-1417

Subdivision Engineer:



D.A. Brown Engineering Consultants  
5419 County Road #27, Suite C, Auburn, IN 46706  
Phone: (260) 925-2000 Fax: (260) 925-1212  
www.dabecengineering.com



2017064201  
RECORDED: 12/11/2017 8:47:53 AM  
ANITA HAEGER  
ALLEN COUNTY RECORDER  
FORT WAYNE, IN

Approved this 4 day of December 2017  
Allen County Board of Commissioners  
President, Theresa M. B...  
Vice President, F. Nelson  
Secretary, Link K. Bloom  
Attest, Ngileides D. Jordan, CPA, Auditor  
Allen County, Indiana

Approved this 4 day of December 2017  
Allen County Plan Commission  
President, Susan Foot  
Vice President, David Bailey

Approved this 29 day of November 2017  
Jeffrey M. Sorg, Allen County Surveyor

Confirmed this 5 day of December 2017  
Allen County Department of Planning Services  
Kimberly R. Bokman, Executive Director

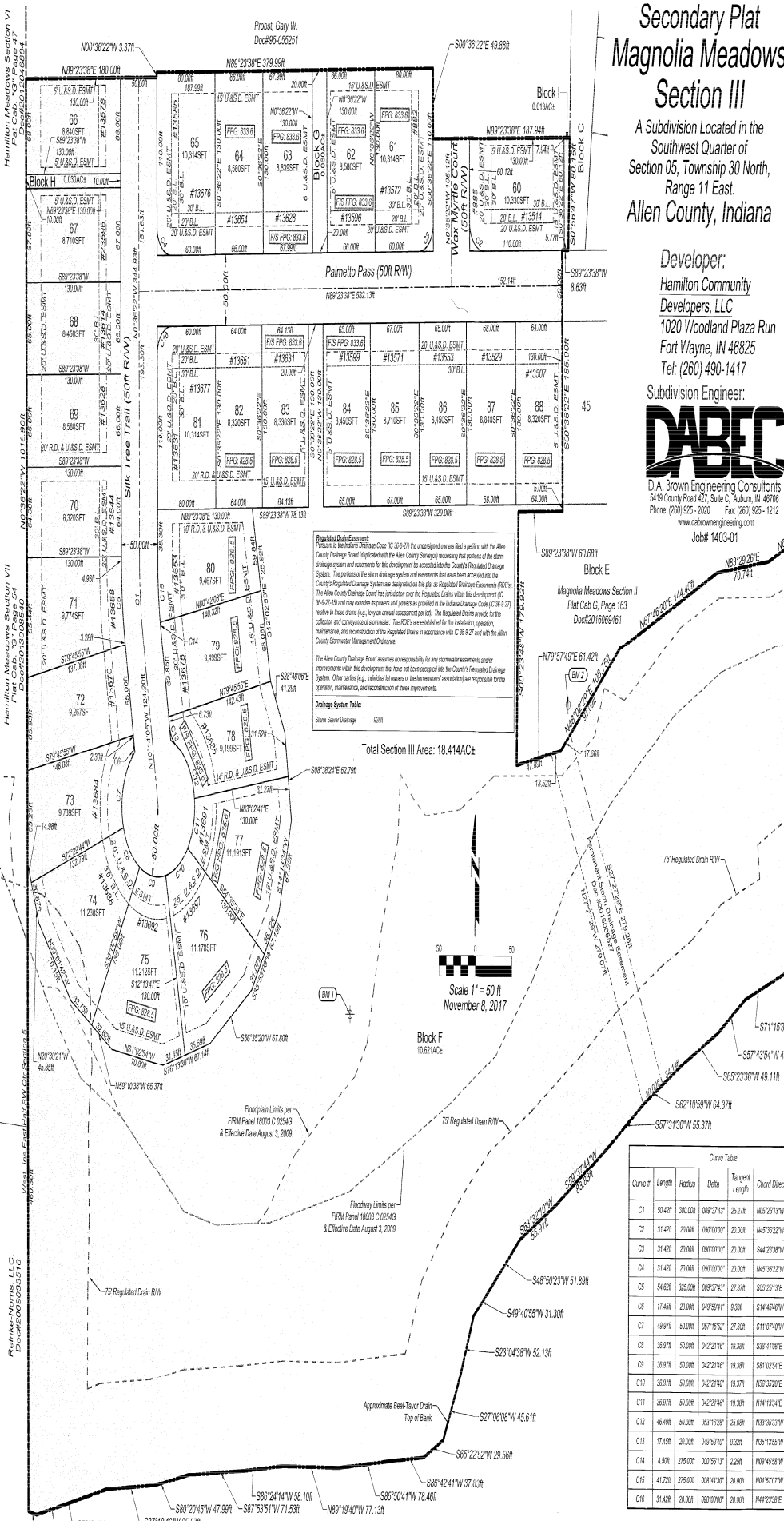
In witness whereof, Hamilton Community Developers, LLC, organized and existing under the laws of the State of Indiana, Owner of the real estate shown and described herein, do hereby certify that the plat, subdivision and subdivision map are true, correct and accurate and that the same were prepared under the supervision of the undersigned, who is duly authorized to execute this plat, subdivision and subdivision map on behalf of the undersigned.

Hamilton Community Developers, LLC  
By: [Signature]  
Prickett, Kathy Hartman

**Land Surveyor Certification**  
I, Duane A. Brown, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that to the best of my knowledge and belief this plat and accompanying legal description accurately represent a subdivision of real estate as described in Documents No. 2017041914 in the Office of the Recorder of Allen County, Indiana; that this plat was prepared under my direct supervision; that all monuments shown thereon actually exist or will be set and that their location, size, type and material are accurately shown; that this subdivision is within the tract of real estate shown on the plat and is a true and correct subdivision of the same; and that I have no other interest in the real estate shown on the plat.

Dated this 5 day of November, 2017  
SIGNED: [Signature]  
Duane A. Brown  
Allen IN  
Indiana P.S. #S50046037

I affirm, under the penalties for perjury, that I have taken reasonable care to read each Social Security Number in this document, unless advised by law. Duane A. Brown Document Prepared By Duane A. Brown



- Notes:**
- All Right-of-Way intersection radii to be 20 feet
  - All Right-of-Way to be dedicated to Allen County.
  - All Curbside-Set Right-of-Way to be 50 feet radius.
  - All Park Areas, Common Areas, or Block Areas to have a hatched Utility and Surface Drainage Easement.
  - All lot owners must allow for proposed Drainage Swale grades as found in plans.
  - FIS PG provides Flood Protection Grades as defined in the Allen County, Indiana Stormwater Ordinance Technical Standards Manual, for structures opening to the rear of the lot only.
  - FIS PG provides Flood Protection Grades as defined in the Allen County, Indiana Stormwater Ordinance Technical Standards Manual, for structure openings facing the street or the side street between front and rear building lines.
  - LIAS Easement provides Utility and Surface Drainage Easement.
  - LIAS provides Building Line.
  - LIAS provides Utility Easement.
  - LIAS Easement provides Street Light Easement.
  - LIAS Easement provides Surface Drainage Easement.
  - LIAS Easement provides Regulated Drain Easement.
  - LIAS Easement provides Regulated Drain Easement.
  - All Lot corners and Plat corners monumented by a 3/8" x 24" rebar stake with cap (FRM 0402) unless otherwise noted.
  - According to flood insurance rate map numbers 18033 C 0284 G, and 18033 C 0285 G with effective date of August 3, 2008, Part of this property lies in Zone AE, noted as a special flood hazard area subject to the 1% chance annual flood with elevations determined, and part of this property lies in unshaded Zone X2, noted as areas determined to be outside the 1% annual chance floodplain.
  - All below proposed easements conform with Regular Drain Easement.
  - Rear yard Building Line for all lots to be 20 feet except those lot lines bordering a Common Area to be 10 feet.
  - Consent for permanent structures issued by the Allen County Drainage Board on February 23, 2017 in accordance with the Drainage Code 17-01-02 (Magnolia Meadows Sec. III Drain and 17-02 (Best Taylor Drain). Reference: Magnolia Meadows Section III Regulated Drain (17-01-02)

**Benchmark Data:**  
BM 17: Brass Nip in Concrete Grade Beam - Approximately 128 ft southeast of southeast corner of Lot 77  
Elev: 828.51 (NAVD 88)  
BM 18: Brass Nip in Concrete Grade Beam - Approximately 143 ft south of southeast corner of Lot 88  
Elev: 828.51 (NAVD 88)

**Legal Description:**  
A tract of land located in the Southwest Quarter of Township 30 North, Range 11 East in Allen County, the State of Indiana, more fully described as follows:

**COMMENCING** at a Railroad Spike situated in the Northwest corner of said Southwest Quarter, Thence North 89 Degrees 41 Minutes 10 Seconds East Indiana State Plane Coordinate System East Zone-GPS (Basis of Bearings), a distance of 1302.78 feet along the North line of said Southwest Quarter to a Rebar stake with cap (FRM 0402) in the Northwest corner of the East half of said Southwest Quarter, Thence North 88 Degrees 41 Minutes 10 Seconds East, a distance of 1302.78 feet along the North line of said Southwest Quarter to a 5/8" x 24" rebar stake in the Northwest corner, Thence North 89 Degrees 41 Minutes 10 Seconds East, a distance of 1302.78 feet along the North line of said Southwest Quarter to a Magnet (FRM 0202), Thence South 04 Degrees 41 Minutes 48 Seconds West, a distance of 1302.72 feet along the centerline of West Hamilton Road to a Marker Spike with tag (FRM 0402), Thence South 89 Degrees 02 Minutes 50 Seconds West, a distance of 1039.31 feet along the South line of Magnolia Meadows Section II as recorded in Allen County Document No. 201506242 (Plat Cab G, page 126) to the Southwest corner thereof, Thence South 89 Degrees 02 Minutes 50 Seconds West, a distance of 162.17 feet along the South line of Magnolia Meadows Section II as recorded in Allen County Document No. 201506242 (Plat Cab G, page 126), Thence South 46 Degrees 02 Minutes 50 Seconds West, a distance of 190.01 feet along the Southern line of said Magnolia Meadows Section II to a Rebar stake with cap (FRM 0402), Thence South 05 Degrees 47 Minutes 50 Seconds West, a distance of 365.71 feet along the Eastern line of said Magnolia Meadows Section II to the Southeast corner thereof, the **TRUE POINT OF BEGINNING**, Thence South 25 Degrees 47 Minutes 05 Seconds West, a distance of 917.91 feet along the Eastern line of said Magnolia Meadows Section II, Thence along the following courses and distances which approximate the top of the North bank of the Best-Taylor Drain: South 75 Degrees 40 Minutes 22 Seconds West for 13.36 feet, South 71 Degrees 15 Minutes 36 Seconds West for 61.72 feet, South 67 Degrees 46 Minutes 54 Seconds West for 45.22 feet, South 65 Degrees 23 Minutes 36 Seconds West for 65.11 feet, South 62 Degrees 10 Minutes 59 Seconds West for 64.27 feet, South 57 Degrees 31 Minutes 38 Seconds West for 57.37 feet, South 50 Degrees 37 Minutes 44 Seconds West for 63.83 feet, South 43 Degrees 32 Minutes 10 Seconds West for 55.51 feet, South 48 Degrees 02 Minutes 22 Seconds West for 51.89 feet, South 41 Degrees 40 Minutes 35 Seconds West for 31.30 feet, South 22 Degrees 04 Minutes 38 Seconds West for 52.13 feet, South 27 Degrees 46 Minutes 18 Seconds West for 45.61 feet, South 65 Degrees 22 Minutes 52 Seconds West for 25.50 feet, South 68 Degrees 42 Minutes 41 Seconds West for 37.83 feet, Thence North 30 Degrees 36 Minutes 22 Seconds East, a distance of 1056.00 feet along the East line of said Southwest Quarter, Thence North 30 Degrees 36 Minutes 22 Seconds East, a distance of 180.00 feet, Thence North 30 Degrees 36 Minutes 22 Seconds West, a distance of 180.00 feet, Thence North 88 Degrees 20 Minutes 38 Seconds West, a distance of 133.1 feet, Thence North 88 Degrees 20 Minutes 38 Seconds East, a distance of 370.90 feet, Thence South 00 Degrees 36 Minutes 22 Seconds East, a distance of 48.80 feet, Thence North 88 Degrees 20 Minutes 38 Seconds East, a distance of 127.94 feet, Thence continuing on the West and South line of said Magnolia Meadows Section II along the following courses and distances: South 00 Degrees 36 Minutes 22 Seconds West for 80.15 feet, South 49 Degrees 23 Minutes 38 Seconds West for 65.00 feet, South 00 Degrees 36 Minutes 22 Seconds East for 160.00 feet, South 88 Degrees 20 Minutes 38 Seconds West for 60.80 feet, South 00 Degrees 23 Minutes 46 Seconds West for 178.92 feet, North 72 Degrees 57 Minutes 49 Seconds East for 61.42 feet, North 49 Degrees 23 Minutes 38 Seconds East for 100.75 feet, North 71 Degrees 40 Minutes 22 Seconds West for 114.40 feet, North 23 Degrees 29 Minutes 35 Seconds East for 171.74 feet, and North 88 Degrees 20 Minutes 38 Seconds East for 78.88 feet to the **POINT OF BEGINNING**, at least containing 18.44 Acres, more or less, and being subject to all public rights of any way and to all easements of record.

Curve #	Length	Radius	Delta	Target Length	Chord Distance	Chord Length
C1	30.478	300.00	089°34'45"	25.278	N65°29'13"W	51.361
C2	31.428	20.00	090°00'00"	20.000	S45°32'21"W	28.281
C3	31.428	20.00	089°00'00"	20.000	S44°27'31"W	28.281
C4	31.428	20.00	090°00'00"	20.000	S45°32'21"W	28.281
C5	54.822	625.00	089°34'45"	27.871	S25°29'13"E	54.518
C6	17.458	20.00	049°34'45"	9.338	S14°34'49"W	16.800
C7	49.974	50.00	087°10'22"	37.301	S11°07'40"W	47.228
C8	35.978	50.00	042°14'48"	22.688	S38°18'18"E	35.118
C9	35.978	50.00	042°14'48"	22.688	S38°18'18"E	35.118
C10	35.978	50.00	042°14'48"	22.688	S38°18'18"E	35.118
C11	35.978	50.00	042°14'48"	22.688	S38°18'18"E	35.118
C12	46.498	50.00	085°29'48"	23.688	N43°33'37"W	46.838
C13	17.458	20.00	049°34'45"	9.338	N33°13'51"W	16.800
C14	4.500	275.00	009°31'31"	1.288	N48°49'58"W	4.500
C15	41.728	275.00	089°31'31"	28.000	N48°49'58"W	41.688
C16	31.428	20.00	090°00'00"	20.000	N48°23'28"E	28.281



ALLEN COUNTY RECORDS

*Handwritten initials*

REC-6 2017

ADDITIONS OFFICE  
ANY OTHER USES OR REVISIONS TO THIS INSTRUMENT FOR FUTURE

*Plat Cab G Ps. 197*

**DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS  
LIMITATIONS, EASEMENTS, AND APPROVALS  
OF THE PLAT OF MAGNOLIA MEADOWS, SECTION III  
A SUBDIVISION IN SECTION 5 OF ABOITE TOWNSHIP,  
ALLEN COUNTY, INDIANA**

Hamilton Community Developers, LLC, an Indiana limited liability company, by Anthony J. Reincke, a Member, makes this Dedication, Protective Restrictions, Covenants, Limitations, Easements, and Approvals of the Plat of Magnolia Meadows, Section III, a Subdivision in Section 5 of Aboite Township, Allen County, Indiana, which shall apply to the Real Estate and to all of the Lots in Magnolia Meadows Subdivision.

The Lots in Magnolia Meadows Subdivision are numbered 60 to 88 inclusive, and all dimensions of the Lots as shown on the Plat are in feet and decimals of a foot. All easements specifically shown or described on the Plat are expressly dedicated to the Owners or the public, as applicable, for the uses described, and/or their usual and intended purposes.

**RECITALS**

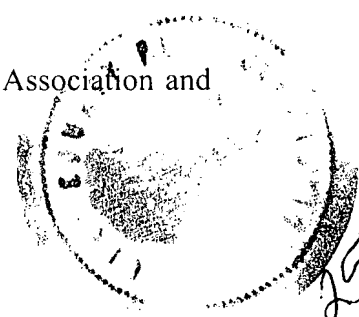
- A. All capitalized terms used in these Recitals have the meanings given them in Section 1.
- B. These Covenants shall run with the land, be considered as a part of each conveyance of a Lot without being written in the deed for such conveyance, and be for the mutual benefit and protection of the Owners, both present and future.
- C. Developer intends that each Owner will become a Member of the Association, and be bound by the Articles and the Bylaws.

**COVENANTS**

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 **"Annual Assessment"**. A regular assessment made by the Association under Section 4.3, on an annual basis.

1.2 **"Articles"**. The articles of incorporation adopted by the Association and approved by the Indiana Secretary of State, and all amendments to those articles.



1.3 **“Assessments” (and the singular form), “Assessment”**. Collectively, Annual Assessments and Special Assessments.

1.4 **“Association”**. Magnolia Meadows Owners Association, Inc., an Indiana nonprofit corporation, and its successors and assigns.

1.5 **“Board”**. The duly elected board of directors of the Association.

1.6 **“Bylaws”**. The bylaws duly adopted by the Association, and all amendments to those bylaws.

1.7 **“Committee”**. The Architectural Control Committee established under Section 6 of these Covenants.

1.8 **“Common Area”**. All real property owned by the Association for the common use and enjoyment of Owners. Common Area is designated as Blocks F, G, H and I on the face of the Plat.

1.9 **“Covenants”**. This Dedication, Protective Restrictions, Covenants, Limitations, Easements, and Approvals of the Plat of Magnolia Meadows, a Subdivision in Section 5 of Aboite Township, Allen County, Indiana.

1.10 **“Developer”**. Hamilton Community Developers, LLC, an Indiana limited liability company, and any successor or assign that designated as the Successor Developer in a document that is recorded in the Office of the Recorder of Allen County, Indiana.

1.11 **“Dwelling” (and in the plural form), “Dwellings”**. A structure used as a residential living unit located upon a Lot, including the garage and any appurtenances.

1.12 **“Lot” (and in plural form), “Lots”**. A lot in the Plat, or any tract(s) of Real Estate that consist of one or more Lots, or a part of a Lot, upon which a Dwelling is constructed in accordance with these Covenants, or such further restrictions as may be imposed by the Ordinance, or any applicable governmental permit or requirement; 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 meets or exceeds the minimum lot width and area requirements imposed under these Covenants

1.13 **“Member” (and in the plural form), “Members”**. A member in good standing of the Association.

1.14 **“Ordinance”**. The Allen County Zoning Ordinance, or such other zoning ordinance that is applicable to the Real Estate.

1.15 **“Owner” (and in the plural form), “Owners”**. The record owner(s) (whether one or more persons or entities) of fee simple title to a Lot, including contract sellers, but excluding those having an interest in a Lot merely as security for the performance of an obligation.



1.16 **“Plan Commission”**. The Allen County Plan Commission, or its successor agency.

1.17 **“Plat”**. The Secondary Plat of Magnolia Meadows, Section III, as recorded in the Office of the Recorder of Allen County, Indiana, as may be amended.

1.18 **“Primary Plat”**. The primary plat of the Communities of Hamilton, of which this Plat is a part, approved by the Plan Commission on May 22, 2014.

1.19 **“Real Estate”**. The real estate legally described in the Plat and in the addendum attached to these Covenants as Exhibit “A”.

1.20 **“Special Assessments”**. A special assessment made by the Association under Section 4.4 for capital improvements or special or unbudgeted expenditures the Association is authorized to make under these Covenants, the Articles, or the Bylaws.

1.21 **“Subdivision”**. Magnolia Meadows, Section III Subdivision, as shown on the Plat.

## 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 and passes with title to every Lot, subject to the following rights, which are expressly 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;

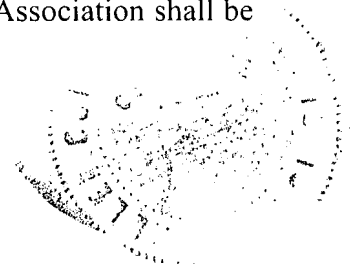
2.1.2 To suspend the voting rights and right of an Owner to use any recreational facilities in the Common Area for any period during which an Assessment against the Owner’s Lot remains unpaid, or the Owner is in violation of these Covenants, the Articles, the Bylaws, or any published rule of the Association;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

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 Members; provided however, that no such dedication or transfer shall be effective unless an instrument signed by at least two-thirds of the Class A Members, and the Class B Member, which evidences the consent or agreement to such dedication or transfer, is recorded in the Office of the Recorder of Allen County, Indiana.

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, tenants, or contract purchasers who reside on the Owner’s Lot.

## 3. **MEMBERSHIP AND VOTING RIGHTS.**

3.1 Every Owner shall be a Member. Membership in the Association 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 owns 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 five votes for each Lot owned by Developer. 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

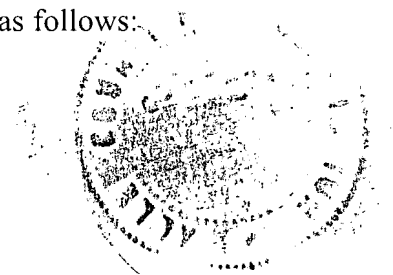
3.2.2.2 On December 31, 2038.

#### 4. ***COVENANT FOR MAINTENANCE ASSESSMENTS.***

4.1 ***Creation of Lien and Personal Obligation of Assessments.*** Each Owner (except Developer) by acceptance of a deed to a Lot, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association all Assessments made with respect to the Owner's Lot. Assessments shall be established and collected as provided in these Covenants, the Articles, and the Bylaws. Assessments, together with interest, costs and reasonable attorneys' 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 Assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was Owner of a Lot at the time when the Assessment against it 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.*** Assessments levied by the Association shall be used exclusively for the purposes of, (i) promoting the recreation, health, and welfare of Owners and other occupants in all present and future sections of the Subdivision, (ii) improvement and maintenance of the Common Area including, without limitation, any common impoundment basins located in the Common Area through and into which the Subdivision's surface waters drain, (iii) the improvement and maintenance of such other facilities in the Subdivision as the Board reasonably determines is necessary to achieve such purposes, (iv) for the repairs and maintenance described in Section 5.1, and (v) for "common expenses" as defined in IC 32-28-14-1, as may be amended, or as defined in subsequent law if IC 32-28-14-1 has been repealed, including snow removal on the public streets within the Subdivision should the Board decide to provide for private snow removal

4.3 ***Maximum Annual Assessments.*** Initially, the maximum Annual Assessment shall be \$250.00. Subsequent Annual Assessments may be made as follows:



4.3.1 Beginning January 1st of the year immediately following the first conveyance of a Lot by Developer, the maximum Annual Assessment may be increased each year by the Board, by a percentage not more than 8% above the Annual Assessment for the previous year, without a vote of the Members.

4.3.2 From and after January 1st of the year immediately following the first conveyance of a Lot by Developer, the maximum Annual Assessment may be increased by a percentage in excess of 8%, only by the vote or written consent of a majority of the Class A Members, and with the written consent or approval of the Class B Member.

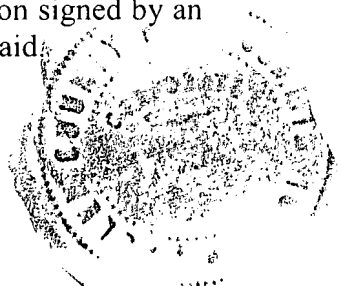
4.4 ***Special Assessments for Capital Improvements.*** In addition to Annual Assessments, the Association may levy, in any year, a Special Assessment applicable to that year for all or any of the following purposes: (i) to defray, in whole or in part, the cost of any new construction, or repair or replacement of an existing capital improvement in the Common Area, including fixtures and related personal property, and (ii) for an item of repair, maintenance, or replacement, the cost of which was not included in the Association's budget for that year; provided, however, that any such Special Assessment shall require the vote or written consent of 75% of the Class A Members, and the written consent or approval of the Class B Member; and provided further, that no such Special Assessment for any such purpose shall be made if the Special Assessment in any way would jeopardize or affect the Association's ability to pay or satisfy the Association's other financial obligations.

4.5 ***Notice and Quorum for Any Action Authorized Under Sections 4.3 and 4.4.*** Any action authorized under Section 4.3.2 and Section 4.4 shall be taken at a meeting of the Association called for that purpose, written notice of which meeting shall be given to all of the Members in accordance with the Bylaws. If the proposed action is favored by a majority of the votes cast by the Class A Members at such meeting, but such vote is less than the requisite percentage of the Class A Members, Class A Members who were not present in person or by proxy may give their consent in writing, providing the such consent 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 Assessments and Special Assessments shall be fixed at a uniform rate for all Lots, and may be collected no more frequently than monthly, and no less frequently than annually.

4.7 ***Date of Commencement of Annual Assessments.*** Annual Assessments shall commence as to all Lots then subject to Annual Assessments, on the first day of the month immediately following the first conveyance of a Lot by Developer. The Board 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 for the payments of the Annual Assessment shall be given to every Owner.

4.8 ***Due Dates.*** The due dates for payment of Assessments shall be as established by the Board, and shall be identified in the notice the Owners under Section 4.7. The Association shall, upon demand and for a reasonable charge, furnish a certification signed by an officer of the Association stating whether an Assessment against a Lot has been paid.



4.9 ***Effect of Nonpayment of Assessments/Remedies of the Association.***

4.9.1 Each Owner is personally liable and responsible to pay an Assessment made with respect to the Owner's Lot, in full and when due. 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. Each Owner that fails to pay an Assessment when due also is personally liable and responsible to immediately pay to the Association a late fee of \$150 for each delinquent Assessment. Any Assessment, interest, or late fee not paid when due shall be a lien on the Lot for which they are due.

4.9.2 The Association may bring a collection action at law against an Owner that is delinquent in the payment of an Assessment, including any interest or late fees due under Section 4.9.1, and may also foreclose the lien created against the Owner's Lot under Section 4.1. No Owner may waive or otherwise escape liability for Assessments made under these 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 mechanic's liens are foreclosed in Indiana; provided, however, that any lien created under Section 4.1 shall not expire by lapse of time in the Association pursuing its remedies. The Association shall also be entitled to recover the reasonable attorneys' fees, costs, and expenses incurred because of the failure of an Owner to timely pay an Assessment, interest, or late fees.

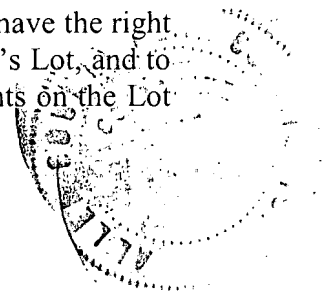
4.10 ***Subordination of Assessment Lien to First Mortgage.*** The lien of an Assessment shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the lien of an Assessment lien against it. No sale or transfer shall relieve an Owner or Lot from liability for payment of any Assessment subsequently becoming due, or from the lien of any Assessment.

5. ***MAINTENANCE OF COMMON AREA, DWELLINGS, AND LOTS.***

5.1 ***Maintenance Obligations of Association.*** The Association shall be obligated and responsible to maintain and repair all storm water collection, water quality systems, and other appurtenant drainage facilities in the Common Areas in accordance with all applicable governmental permits and approvals; and the cost of such maintenance and repair shall be subject to Assessment under Section 4.

5.2 ***Maintenance Obligations of Owners.*** Each Owner shall be solely responsible, at the Owner's sole cost and expense, to keep the Owner's Dwelling and related improvements, and Lot, including landscaping and lawn, in good condition and repair, and to maintain, repair, and replace (if necessary), all improvements and landscaping situated on the Lot. The lawn on each Lot shall be fertilized regularly and weeds controlled.

5.3 ***Maintenance and Repair Rights of Association.*** In the event an Owner fails to maintain or repair the Owner's Lot and Dwelling, and improvements located on the Lot as required under Section 5.2, the Association, in addition to all other remedies available to it under these Covenants or the law, and without waiving any of such remedies, shall have the right (but not the obligation), through its agents and employees, to enter upon the Owner's Lot, and to repair or maintain the Lot, the exterior of the Dwelling, and any other improvements on the Lot



to the required condition. Such activities may include, but are not limited to, mowing and maintaining overgrown lawns and landscaping, and exterior maintenance of the Dwelling and other improvements. Each Owner (by acceptance of a deed for a Lot) covenants and agrees to pay to the Association all reasonable costs and expenses incurred by the Association in performing such repair or maintenance, immediately upon the Association's demand. Such costs incurred and demanded by the Association, together with interest as provided in Section 4.9, costs, and reasonable attorneys' fees, shall have the same status as both a continuing lien on the Lot and the improvements located on it, and the personal obligation of the Owner, as an unpaid Assessment. The Association shall have the same remedies available under Section 4.9, and the failure of any such Owner of to pay the same shall have the same consequences as a failure to pay an Assessment when due.

5.4 ***Maintenance Easement.*** By acceptance of a deed of conveyance for a Lot, the Owner of the Lot grants and conveys to the Association, and to the agents, employees, and independent contractors of the Association, the right and a permanent easement to have access to the Owner's Lot, and to perform all maintenance, repairs, and replacements required or allowed to be performed by the Association on the Owner's Lot under Section 5.2.

5.5 ***Liability for Damage or Loss.*** The Association shall indemnify and hold each Owner harmless for any loss or damage that occurs on or to an Owner's Lot or improvements located on it, as the result of maintenance or repair activities by or on behalf of the Association; and any such loss or damage to improvements shall be repaired or restored to substantially the same condition as existed before the loss or damage occurred, at the sole cost or expense of the Association.

## 6. ***ARCHITECTURAL CONTROL.***

6.1 No building, fence, wall, in-ground swimming pool, attached solar heating panels, or other structure, swing set, or basketball goal (whether freestanding or mounted on a Dwelling or garage), or landscaping shall be commenced, erected, or maintained by an Owner upon a Lot, nor shall any exterior addition, change, or alteration be made to a Dwelling or other structure on a Lot, until the plans and specifications showing the nature, kind, shape, height, materials, color, and location of the structure, landscaping, or modification or alteration proposed are submitted by or on behalf of the Owner to the Developer, and are approved in writing by the Developer. Except as otherwise provided in Section 6.2 or Section 6.3, the Developer shall have the exclusive authority and responsibility to review such plans and specifications to determine whether the external design and location of the proposal is in harmony with the surrounding Dwellings, other structures, and topography in the Subdivision. Except as otherwise approved in writing by the Developer, Granite Ridge Builders, Inc. shall have the exclusive right to construct all Dwellings in the Subdivision.

6.2 Until Dwellings have been constructed on all of the Lots in the Subdivision, and certificates of occupancy have been issued for such Dwellings, the Developer shall have the right to appoint a Committee composed of three members to review and approve proposed plans and specifications under Section 6.1. If a Committee is so appointed, a majority of the Committee may appoint a representative to act for it. In the event of the death or





resignation of any member of the Committee, the Developer shall have full authority to appoint a successor.

6.3 After Dwellings are initially constructed on all Lots in the Subdivision, and certificates of occupancy have been issued for such Dwellings, or at such earlier time as the Developer may elect, the Developer may delegate to the Board (or to such other person or entity designated in the Articles or the Bylaws) the authority and responsibility to review plans and specifications under Section 6.1, which delegation shall be made in writing, signed by the Developer, and evidenced by a document recorded in the Office of the Recorder of Allen County, Indiana. Upon such delegation and recording, the Board (or other person or entity designated under the Articles or the Bylaws) shall succeed to the Developer's responsibilities under Section 6.1 to review subsequent construction, modifications, and additions of structures and landscaping in the Subdivision.

6.4 In the event the Developer (or the Committee or the Board or other person or entity acting under Section 6.2 or Section 6.3) fails to approve or disapprove the design and location of a proposed structure or landscaping within sixty (60) days after plans and specifications have been submitted to it, approval will not be required, and approval under Section 6.1 will be deemed to have been given.

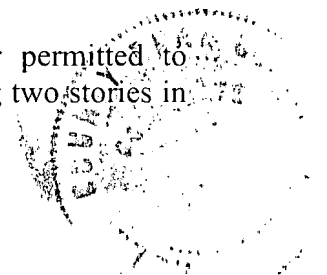
6.5 Plans and specifications are not reviewed under Section 6.1 for engineering or structural design or quality of materials, or to assure that any improvement to be constructed pursuant to such plans and specifications is located within building set back lines established under these Covenants, the Plat, or the Ordinance, or is designed or constructed pursuant to these Covenants or applicable building codes or other governmental requirements or permits. By approving such plans and specifications, the Developer, the Committee, the Board, and any of their respective representatives or members acting under Section 6.1 do not assume any liability or responsibility for any defect in any structure or other improvement constructed pursuant to such plans and specifications; nor shall any of them be liable for any damages or equitable relief by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with, any approval, modification, or disapproval of any such plans and specification. Every Owner, for the Owner and all persons claiming by, through, or under the Owner, by acceptance of a deed for a Lot, agrees not to bring any action or suit against the Developer, the Committee, the Board, or their respective officers, directors, agents, employees, or designated representative, as applicable, releases all claims, demands, and causes of action arising under, or related to, review, approval, modification, or disapproval of plans and specifications under Section 6.1, and waives the provisions of any law that provide a general release does not extend to claims, demands, and causes of action not known at the time this release is given.

## 7. **GENERAL PROVISIONS.**

7.1 **Use.** Lots may not be used except for single-family residential purposes.

7.2 **Dwelling Size and Type; Garage.**

7.2.1 No building shall be erected, altered, placed, or permitted to remain on any Lot other than one detached, single-family Dwelling not exceeding two stories in



height. No Dwelling shall be built on a Lot having a total square footage (exclusive of one-story open porches, breezeways and garages) of (i) less than 1,200 square feet for a one-story Dwelling (ii) less than 1,350 square feet for a one and one-half story Dwelling, or (iii) less than 1,600 square feet for a two-story Dwelling.

7.2.2 Each Dwelling shall have some stone or brick on the front elevation.

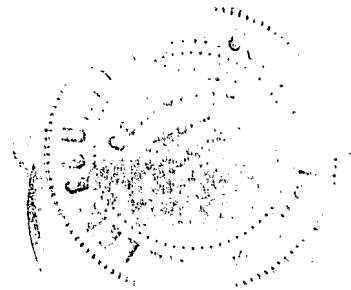
7.2.3 Each Dwelling shall include not less than a two-car garage, which shall be built as part of the Dwelling, have a floor area of not less than 400 square feet, and shall have one or more doors with an aggregate width of not less than 16 feet.

7.3 **Building Lines.** No structure shall be located on a Lot nearer to the front Lot line, or nearer to the side street line in the case of a corner lot than the minimum building setback lines shown on the Plat. No dwelling shall be located on a Lot nearer than five (5) feet to the interior side Lot line, with a minimum aggregate side yard setback width of twelve (12) feet. As all Lots in this Plat have rear Lot lines that abut Common Area, the rear yard setback shall be a minimum of fifteen (15) feet.

7.4 **Minimum Lot Size.** No Dwelling 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 Dwelling be erected or placed on any Lot having an area less than 8,000 square feet.

7.5 **Utility Easements.** Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the Plat. 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, telecommunication, internet, or television service (except such poles and overhead facilities that may be required at those places where distribution facilities enter and leave the Subdivision). No such overhead facilities shall be permitted within the public right of way of any street located within 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 Dwelling or other structure on a Lot connecting it to the electrical distribution system of any electrical public utility shall be provided by the Owner of the Lot who constructs the Dwelling or structure, and shall carry not less than three 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 such installations are located for operation, maintenance, or replacement of service connections.

7.6 **Surface Drainage Easements.** Surface drainage easements and any 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.



7.7 **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.

7.8 **Other Structures.** No structure of a temporary character, basement, tent, shed, shack, garage, barn, above-ground swimming pool or other outbuilding shall be constructed, erected, located, or used on any Lot for any purpose (including use as a Dwelling), either temporarily or permanently. No play sets, "jungle gyms", basketball goals, in-ground swimming pools, spas, or hot tubs may be erected or installed on a Lot unless the Owner obtains prior approval under Section 6.1.

7.9 **Signs.** Excluding the Developer's rights to display signage for the development and model home within the requirements of the Ordinance, 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 used by a builder to advertise a Lot during the construction and sales periods.

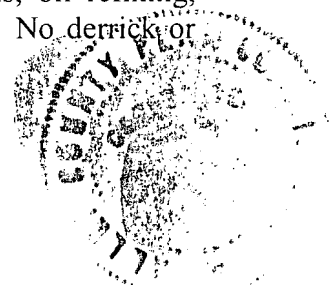
7.10 **Outside Storage.** No boat, boat trailer, recreational vehicle, motor home, truck, camper or camping trailer, bicycle, or any other wheeled vehicle shall be permitted to be parked outside of the garage on a Lot for periods in excess of a total of eight (8) days per calendar year. The term "truck" as used in this Section 7.10, means every motor vehicle designed, used, or maintained primarily for the transportation of property, which is rated one-ton or more.

7.11 **Freestanding Poles.** No clothesline or clothes poles, or any other freestanding, semi-permanent, or permanent poles, rigs, or devices, regardless of purpose (except freestanding basketball goals and flag poles approved by the Committee under Section 6), shall be constructed, erected, located, or used on a Lot or within the Subdivision.

7.12 **Antennas, Solar and Wind Power.** No radio or television antenna shall be attached to the exterior of any dwelling. No freestanding radio or television antenna, or satellite receiving disk or dish shall be permitted on a Lot, except such dish or disk with a diameter of 20 inches or less. No dish or disk shall be installed without first having received approval of the Architectural Control Committee.

7.13 **Garbage; Trash.** All garbage cans, trash and recycle containers or receptacles shall be kept, stored, and placed in either the garage of a Dwelling, or in an area that is screened from view by a structure approved under Section 6.1. Each Owner shall be responsible for properly depositing garbage, trash, and recyclables in cans or containers with lids in a manner that is sufficient for pickup by the appropriate authorities. Garbage and recycle containers shall be placed outside at the curb no earlier than the evening before the day of collection, and shall be returned to the garage or other approved storage area no later than the evening of the day of collection.

7.14 **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.

7.15 **Animals.** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on a Lot, except that dogs, cats, and other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose. All pets shall reside inside Dwellings (no “outside pets”). No dog houses or similar structure shall be constructed, erected, located, or used on any Lot for any purpose.

7.16 **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.

7.17 **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 Dwelling or attached garage on a Lot.

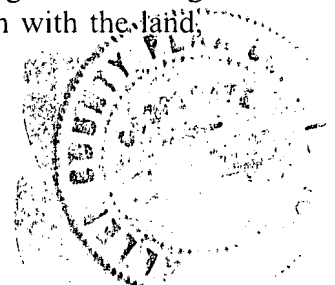
7.18 **Driveways.** All driveways on Lots from the street to the garage shall be poured concrete and not less than 16 feet in width, or of such other width or composition as is specifically approved under Section 6.1.

7.19 **Individual Utilities.** No individual water supply system or individual sewage disposal system shall be installed, maintained, or used on a Lot.

7.20 **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, Developer, 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.

7.21 **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 sewer 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.

7.22 **Completion of Infrastructure.** Before any Dwelling on a Lot shall be used and occupied as such, 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. The obligations in this Section 7.22 shall run with the land, and shall be enforceable by the Plan Commission or by any aggrieved Owner.



7.23 **Certificate of Occupancy.** Before a Lot may be used or occupied, such user or occupier shall first obtain the improvement location permit and certificate of occupancy required by the Ordinance.

7.24 **Enforcement; No Forfeiture.** The Association, the 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 under or by these Covenants. Failure by the Association, the Developer, or an Owner to enforce any provision in these Covenants shall in no event be deemed as a waiver of the right to do so later. If there is a violation or breach of any provision of these Covenants, there shall be no right of reversion or forfeiture of title by reason of such violation or breach.

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

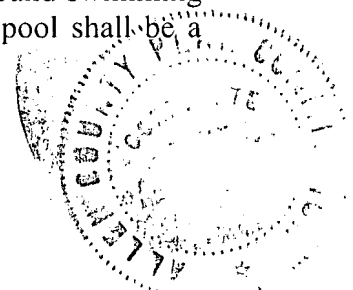
7.26 **Duration of Covenants.** These Covenants shall run with the land, and shall be effective for a period of 20 years from the date the Plat and these Covenants are recorded; after which time, these Covenants shall automatically be renewed for successive periods of 10 years each.

7.27 **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, 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 1.12.

7.28 **Landscaping.** Each Owner, in developing a Lot by constructing a Dwelling thereupon, shall plant a minimum of twelve (12) well developed shrubs and one (1) tree at a minimum two inch caliper on the Lot within One Hundred Twenty (120) days of the completion of the Dwelling. In the event landscaping is not completely installed within One Hundred Twenty (120) days from completion, the Developer or Association shall have the right to install such landscaping and assess the cost of the landscaping and installation to the Lot Owner as provided for assessments in Section 4 within ten (10) days of a written notice to Lot Owner to install such landscaping. As stated in Section 4, any assessment shall be subject to the lien and collection provisions, including attorneys fees.

7.29 **Lawn Furniture and Grills.** Lawn furniture and grills may be placed in the backyard only and must fit on the backyard concrete patio or deck.

7.30 **Fences.** No fence wall or similar structure shall be permitted on any Lot unless first approved by the Developer, for so long as Developer owns a Lot in the subdivision, and the Architectural Control Committee. No fence, wall or similar structure shall be permitted on any Lot adjacent to a pond, except for what is necessary to surround an in-ground swimming pool. Fences, walls or similar structures surrounding an in-ground swimming pool shall be a



maximum of four feet in height, and shall not block the view of the pond by neighboring Lot owners. All fences must be vinyl fences, no chain-link.

7.31 **Vehicle Parking.** To the extent possible, vehicles should be parked on driveways and not on the streets within the Subdivision. Under no circumstances should vehicles be parked for extended periods of time along the Subdivision's primary through-streets (*\* see below* \_\_\_\_\_) in any manner that obscures the vision of drivers or that otherwise poses a hazard to travel. Owners are responsible for informing their residents, guests, tenants, and contractors about this safety requirement. An Owner who parks a vehicle or who permits the parking of a vehicle in a manner that obscures the vision of drivers or that otherwise poses a hazard to travel shall be responsible for damage, injury or loss arising out of such parking.

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

8.1 After Dwellings are initially constructed on all Lots in the Subdivision, and certificates of occupancy are issued by the Plan Commission for such Dwellings, 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. For purposes of this Section 8.1, the term "owner" shall have the same meaning with respect to Lots in such future sections, as the term "Owner" is defined in Section 1.15.

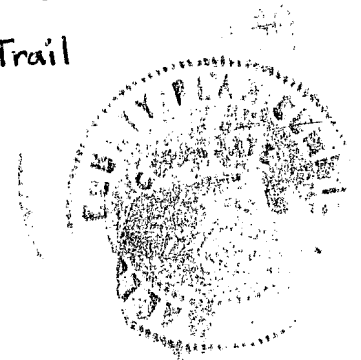
8.2 Until Dwellings are initially constructed on all Lots in the Subdivision and certificates of occupancy are issued for those Dwellings, in order to amend the Covenants, Developer, in addition to those persons whose signatures are required under Section 8.1, also must sign the amendatory document.

8.3 **NOTWITHSTANDING THE PROVISIONS OF SECTIONS 8.1 AND 8.2**, 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 provisions in these Covenants (except Section 7.2 and Section 8.1), without approval of the Owners.

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

9. **ATTORNEYS' FEES AND RELATED EXPENSES.** In the event the Association, Developer, an Owner, or the Plan Commission brings an action, whether at law or in equity, to enforce any restriction, covenant, limitation, easement, condition, reservation, lien, or to collect any charge now or subsequently imposed by provisions of these Covenants, the prevailing party in such action shall be entitled to recover from the party against whom the proceeding was brought, the reasonable attorneys' fees and related costs and expenses incurred in such proceeding.

*\* Magnolia Creek Trail, Palmetto Pass and Silk Tree Trail*



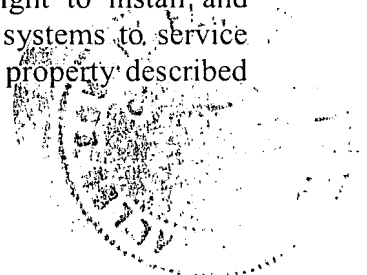
10. **SIDEWALKS.** Sidewalks are required to be at least five feet wide, within the street rights-of-way in front of all Lots, as required by the Plan Commission as a part of its approval of the Primary Plat. Installation of such sidewalks shall be the obligation of the Owners of those Lots (exclusive of Developer). The sidewalk to be located on a Lot shall be completed in accordance with the Ordinance, and such plans and specifications prior to the issuance of a certificate of occupancy for such Lot. A violation of this Section 10 shall be enforceable by the Plan Commission or its successor agency, by appropriate legal or equitable remedy.

11. **FLOOD PROTECTION GRADES.** In order to minimize potential damage to Dwellings from surface water, the following flood protection grades are established as provided below. All Dwellings on the Lots listed below shall be constructed so that the minimum elevation of a first floor, or the minimum sill elevation of any opening below the first floor, equals or exceeds the following minimum flood protection grades (FPG). On certain lots, there is a minimum flood protection grade for the minimum elevation of a first floor, or the minimum sill elevation of any opening below the first floor for the portions of the Dwelling facing the front street, or side yard between the front and rear building lines (F/S FPG). The flood protection grades listed below are expressed in feet relative to the National American Vertical Datum 1988 (NAVD 88):

<u>Lot</u>	<u>FPG</u>	<u>F/S FPG</u>
61	833.6	
62	833.6	833.6
63	833.6	833.6
64	833.6	
75	828.5	
76	828.5	
77	828.5	835.6
78	828.5	835.6
79	828.5	
80	828.5	
81	828.5	
82	828.5	
83	828.5	833.6
84	828.5	833.6
85	828.5	
86	828.5	
87	828.5	
88	828.5	

12. **GEOHERMAL SYSTEMS.**

12.1 Owners of Lots in the Subdivision shall have the right to install and maintain the following described types of geothermal heating and cooling systems to service Dwellings located on the Owners' Lots, and the right to use the Association property described below:



12.1.1 A system with a closed loop heat exchanger designed to use retention or detention ponds located in Common Area adjacent to such Lots; or

12.1.2 A system that uses and discharges well water from the system into storm sewers and into retention or detention ponds located in Common Area adjacent to such Lots.

12.2 Any system so installed shall:

12.2.1 Satisfy regulations of the Indiana Department of Natural Resources, and all applicable federal, state, and local laws, ordinances, and regulations; and

12.2.2 Satisfy reasonable requirements of the Allen County Surveyor or other applicable governmental agency regarding surface water drainage and erosion control; and

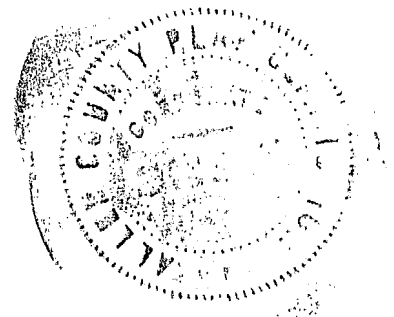
12.2.3 Be installed according to approved guidelines of and by technicians certified by a recognized national trade organization related to geothermal heating systems, or some other nationally-recognized applicable standard.

12.3 Any Owner using property owned by the Association for the purposes described in Section 12.1 agrees to indemnify and hold the Association harmless from and against all claims, losses, damages, and judgments (including reasonable attorneys' fees and litigation expenses) caused by, or resulting from, the Owner's use of Association property in connection with a system.

13. **NOTICE OF ADJACENT LAND USE.** Pursuant to a condition established by the Plan Commission on the approval of the Primary Plat, Owners are hereby notified that a wildlife sanctuary is located at 207 West Hamilton Road North, adjacent to the north line of the Primary Plat. The sanctuary temporarily keeps non-domesticated animals for rehabilitation with the intent of releasing them back into the wild.

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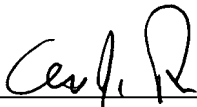
**[SIGNATURE PAGE FOLLOWS]**





IN WITNESS WHEREOF, Hamilton Community Developers, LLC, an Indiana limited liability company, has signed these Covenants on the 15<sup>th</sup> day of November, 2017.

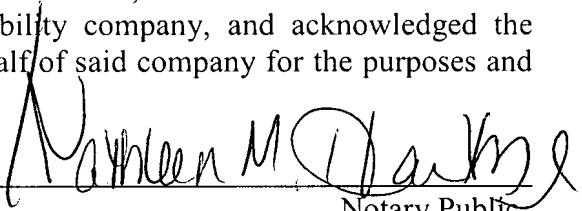
Hamilton Community Developers, LLC,  
an Indiana limited liability company

By:   
Anthony J. Reincke, Member

STATE OF INDIANA        )  
                                          ) SS:  
COUNTY OF ALLEN        )

Before me, a Notary Public in and for said County and State, this 15<sup>th</sup> day of November, 2016, personally appeared Anthony J. Reincke, as a Member of Hamilton Community Developers, LLC, an Indiana limited liability company, and acknowledged the execution of the above and foregoing document on behalf of said company for the purposes and uses set forth in this document.



, Notary Public  
A resident of Allen County, Indiana

My Commission Expires:  
  
\_\_\_\_\_

This instrument prepared by: Patrick R. Hess, Beckman Lawson, LLP, 201 W. Wayne, Ft. Wayne, IN 46802.

After recording, return to: TITAN TITLE BOX

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Patrick R. Hess

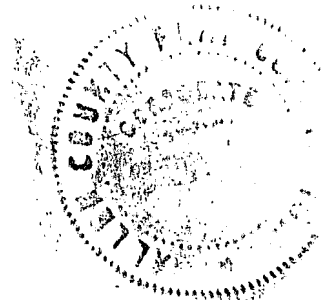


Exhibit "A"

**Legal Description of the Real Estate**

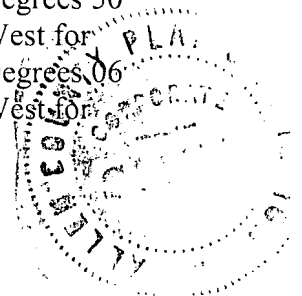
January 11, 2017

***Granite Ridge Builders  
Communities of Hamilton  
West Hamilton Road  
Magnolia Meadows – Section III***

**Legal Description:**

A tract of land located in the Southwest Quarter of Section 5, Township 30 North, Range 11 East, in Allen County, the State of Indiana, more fully described as follows:

**COMMENCING** at a Railroad Spike situated in the Northwest corner of said Southwest Quarter; Thence North 89 Degrees 41 Minutes 10 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1302.78 feet along the North line of said Southwest Quarter to a Rebar stake with cap (FIRM 0042) in the Northwest corner of the East half of said Southwest Quarter; Thence North 89 Degrees 41 Minutes 10 Seconds East, a distance of 1302.78 feet along the North line of said Southwest Quarter to a six (6) inch I-Beam Post in the Northeast corner thereof; Thence North 89 Degrees 32 Minutes 54 Seconds East, a distance of 1304.08 feet along the North line of said Southeast Quarter to a Magnail (FIRM 0026); Thence South 04 Degrees 43 Minutes 48 Seconds West, a distance of 1392.72 feet along the centerline of West Hamilton Road to a Marker Spike with tag (FIRM 0042); Thence South 89 Degrees 02 Minutes 50 Seconds West, a distance of 1039.31 feet along the South line of Magnolia Meadows Section I as recorded in Allen County Document No. 2015062842 (Plat Cabinet G, page 126) to the Southwest corner thereof; Thence South 89 Degrees 02 Minutes 50 Seconds West, a distance of 162.77 feet along the South line of Magnolia Meadows Section II as recorded in Allen County Document No. 2016069461 (Plat Cabinet G, page 163); Thence South 46 Degrees 02 Minutes 50 Seconds West, a distance of 190.00 feet along the Southerly line of said Magnolia Meadows Section II to a Rebar stake with cap (FIRM 0042); Thence South 05 Degrees 47 Minutes 50 Seconds West, a distance of 385.70 feet along the Easterly line of said Magnolia Meadows Section II to the Southeast corner thereof, the **TRUE POINT OF BEGINNING**; Thence South 05 Degrees 47 Minutes 50 Seconds West, a distance of 317.81 feet along the Easterly line extended of said Magnolia Meadows Section II; Thence along the following courses and distances which approximate the top of the North bank of the Beal-Taylor Drain: South 75 Degrees 40 Minutes 22 Seconds West for 13.36 feet, South 71 Degrees 15 Minutes 36 Seconds West for 61.72 feet, South 57 Degrees 43 Minutes 54 Seconds West for 45.22 feet, South 65 Degrees 23 Minutes 36 Seconds West for 49.11 feet, South 62 Degrees 10 Minutes 59 Seconds West for 64.37 feet, South 57 Degrees 31 Minutes 30 Seconds West for 55.37 feet, South 59 Degrees 37 Minutes 44 Seconds West for 83.83 feet, South 63 Degrees 32 Minutes 10 Seconds West for 55.91 feet, South 48 Degrees 50 Minutes 23 Seconds West for 51.89 feet, South 49 Degrees 40 Minutes 55 Seconds West for 31.30 feet, South 23 Degrees 04 Minutes 38 Seconds West for 52.13 feet, South 27 Degrees 06 Minutes 08 Seconds West for 45.61 feet, South 65 Degrees 22 Minutes 52 Seconds West for



29.56 feet, South 86 Degrees 42 Minutes 41 Seconds West for 37.83 feet, South 85 Degrees 50 Minutes 41 Seconds West for 78.46 feet, North 89 Degrees 19 Minutes 40 Seconds West for 77.13 feet, South 86 Degrees 24 Minutes 14 Seconds West for 58.10 feet, South 87 Degrees 53 Minutes 51 Seconds West for 71.53 feet, South 80 Degrees 20 Minutes 45 Seconds West for 47.99 feet, South 87 Degrees 18 Minutes 46 Seconds West for 65.57 feet, South 78 Degrees 57 Minutes 01 Seconds West for 55.58 feet, South 79 Degrees 18 Minutes 45 Seconds West for 43.03 feet, and North 78 Degrees 40 Minutes 35 Seconds West for 11.22 feet; Thence North 00 Degrees 36 Minutes 22 Seconds East, a distance of 1016.90 feet along the West line of East half of said Southwest Quarter; Thence North 89 Degrees 23 Minutes 38 Seconds East, a distance of 180.00 feet; Thence North 00 Degrees 36 Minutes 22 Seconds West, a distance of 3.37 feet; Thence North 89 Degrees 23 Minutes 38 Seconds East, a distance of 379.99 feet; Thence South 00 Degrees 36 Minutes 22 Seconds East, a distance of 49.88 feet; Thence North 89 Degrees 23 Minutes 38 Seconds East, a distance of 187.94 feet; Thence continuing on the West and South lines of said Magnolia Meadows Section II with the following courses and distances: South 00 Degrees 56 Minutes 47 Seconds West for 80.15 feet, South 89 Degrees 23 Minutes 38 Seconds West for 8.63 feet, South 00 Degrees 36 Minutes 22 Seconds East for 185.00 feet, South 89 Degrees 23 Minutes 38 Seconds West for 60.68 feet, South 00 Degrees 23 Minutes 48 Seconds West for 179.92 feet, North 79 Degrees 57 Minutes 49 Seconds East for 61.42 feet, North 48 Degrees 02 Minutes 29 Seconds East for 108.75 feet, North 67 Degrees 46 Minutes 20 Seconds East for 144.40 feet, North 83 Degrees 29 Minutes 26 Seconds East for 70.74 feet, and North 68 Degrees 51 Minutes 00 Seconds East for 78.98 feet to the **POINT OF BEGINNING**, said tract containing 18.414 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

End of Exhibit "A"

