

**SECOND AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS FOR SIGNAL RIDGE**

(To add "The Estates at Signal Ridge" as a subdivision in Allen County, Indiana)

WHEREAS, New Venture Development Corp., an Indiana corporation, and GRE Development LLC, an Indiana limited liability company (collectively, "Declarant") executed and recorded the Declaration of Covenants, Conditions, Restrictions, and Easements for Signal Ridge at Document No. 2023005209 in the Allen County Recorder's Office (the "Master Declaration");

WHEREAS, the Declarant previously added The Coves at Signal Ridge by the First Amendment of the Master Declaration at Document No. 2023005210 in the Allen County Recorder's Office;

WHEREAS, by this Second Amendment to the Master Declaration, the plat for The Estates at Signal Ridge, is being added as a Section within the Subdivision of Signal Ridge;

WHEREAS, pursuant to the Master Declaration, including Section 12.02, the each 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 SIGNAL RIDGE SUBDIVISION**. The Section known as the "The Estates at Signal Ridge" is made a Section of the Subdivision of Signal Ridge 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 Estates at Signal Ridge" as a Section within the Subdivision of Signal Ridge.

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 subjected and impressed with the Master Declaration and this Second Amendment. The Lots in this Section are numbered 1 through 79.

3. **GARAGE STANDARDS**. Each Dwelling constructed on any Lot in the Section shall include at a minimum an attached two car garage, having one or more overhead doors located on an exterior wall of the garage facing the driveway, not less than four hundred (400) square feet, and having one or more garage doors with an aggregate width of not less than sixteen (16) feet.

4. **DWELLING STANDARDS**. Each Dwelling constructed on any Lot in the Section shall have a ground floor area upon the foundation of not less than one thousand two hundred (1,200) 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 FAÇADE.** The exterior façade of any Dwelling directly facing a public street shall have brick, stone, or masonry such other materials as may be approved by the Architectural Control Committee.

6. **FENCES.** No fences shall be constructed, erected, or maintained on Lots 18-30, 32-48, 52-62, and 65-76, unless approved by the Architectural Control Committee in its sole and absolute discretion.

7. **DUES.** Until January 1, 2024, the maximum annual assessment for Lots shall not exceed Five Hundred Sixty Dollars (\$560.00). After December 31, 2023, annual assessments may be increased above the maximums set forth herein in an amount not to exceed 8% per annum on said maximum amounts accruing on and after December 31, 2023.

8. **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 Estates at Signal Ridge 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 16 of JAN, 2023.

NEW VENTURE DEVELOPMENT CORP.

By: [Signature]
James Morlan, its President

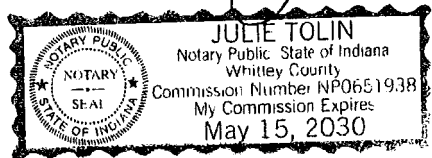
STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

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 16 day of January, 2023.

[Signature]
Notary Public

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



This instrument was prepared by Christopher L. Nusbaum, Attorney at Law, # 30066-02

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. Christopher L. Nusbaum

EXHIBIT A

April 12, 2022

**North Eastern Development Corp.
Signal Ridge Development
Bass Road
Fort Wayne, IN
The Estates at Signal Ridge**

Legal Description:

Prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 2110-03, based on information contained on Survey Number 21066066 as prepared by Miller Land Surveying, Inc. (Certified by Brett R. Miller, P.S.; dated September 7, 2021; and recorded as Allen County Document No. 2021084689).

A tract of land located in the Northwest Quarter of Section 3 and in the Northeast Quarter of Section 4, Township 30 North, Range 11 East, in Allen County, the State of Indiana more fully described as follows:

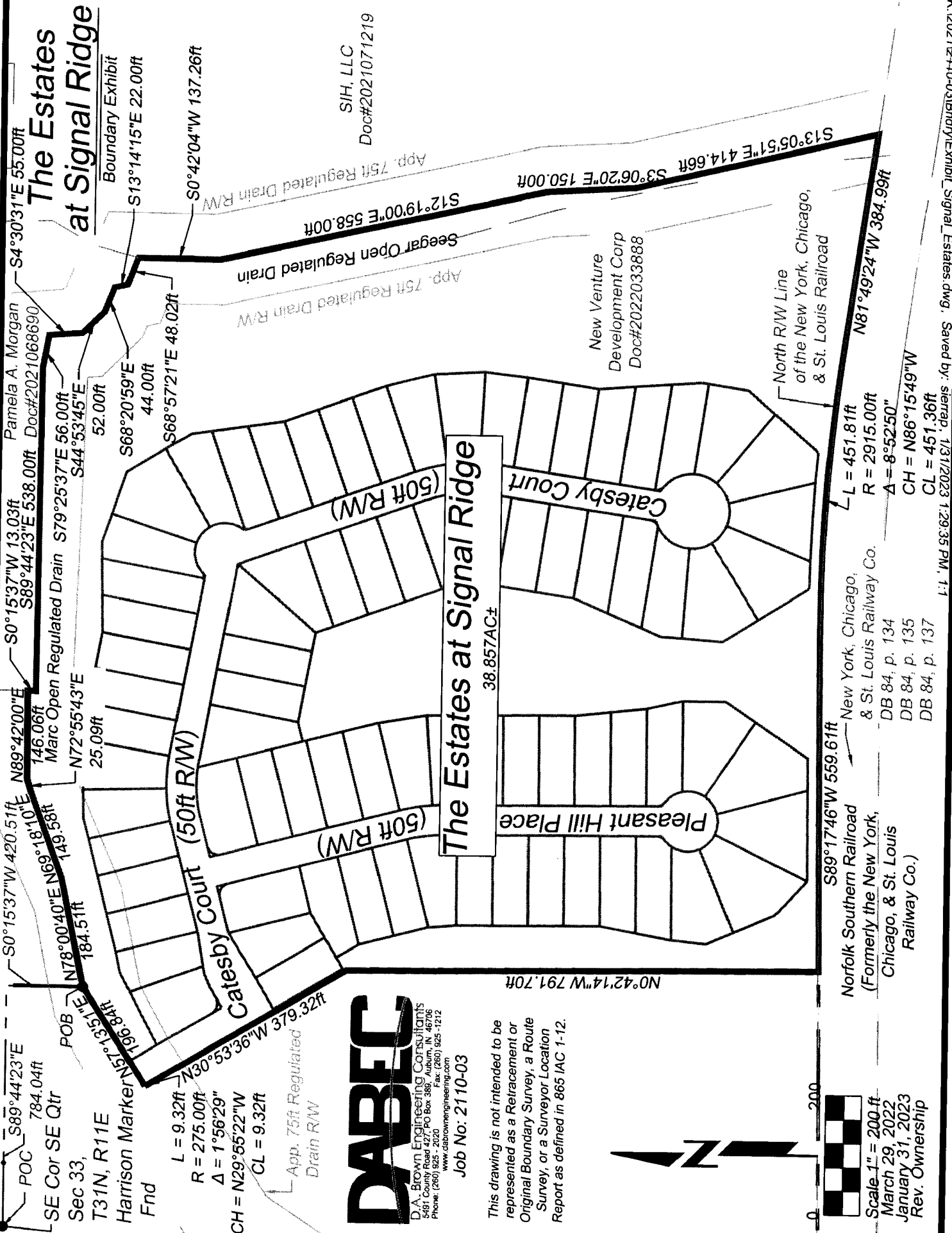
COMMENCING at a Harrison Marker situated in the Southeast corner of the Southeast Quarter of Section 33, T31N, R11E; Thence South 89 Degrees 44 Minutes 23 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 784.04 feet along the North line of the Northwest Quarter of said Section 3; Thence South 01 Degrees 15 Minutes 37 Seconds West, a distance of 420.51 feet to the **TRUE POINT OF BEGINNING**; Thence North 78 Degrees 00 Minutes 40 Seconds East, a distance of 184.51 feet; Thence North 69 Degrees 18 Minutes 10 Seconds East, a distance of 149.58 feet; Thence North 72 Degrees 55 Minutes 43 Seconds East, a distance of 25.09 feet; Thence North 89 Degrees 42 Minutes 00 Seconds East, a distance of 146.06 feet to the West line of the tract of land described in the conveyance to Pamela A. Morgan in Allen County Document No. 2021068690; Thence South 00 Degrees 15 Minutes 37 Seconds West, a distance of 13.03 feet along the West line of said Morgan tract to the Southwest corner thereof; Thence continuing along the South line of said Morgan tract (also being the centerline of the Marc Regulated Open Drain) with the following courses and distances:

South 89 Degrees 44 Minutes 23 Seconds East for 538.00 feet, South 79 Degrees 25 Minutes 37 Seconds East for 56.00 feet, South 04 Degrees 30 Minutes 31 Seconds East for 55.00 feet, South 44 Degrees 53 Minutes 45 Seconds East for 52.00 feet, South 68 Degrees 20 Minutes 59 Seconds East for 44.00 feet, South 13 Degrees 14 Minutes 15 Seconds East for 22.00 feet, and South 68 Degrees 57 Minutes 21 Seconds East for 48.02 feet to the centerline of the Seegar Regulated Open Drain;

Thence continuing along the centerline of said Seegar Regulated Open Drain with the following courses and distances:

South 00 Degrees 42 Minutes 04 Seconds West for 137.26 feet, South 12 Degrees 19 Minutes 00 Seconds East for 558.00 feet, South 03 Degrees 06 Minutes 20 Seconds East for 150.00 feet, and South 13 Degrees 05 Minutes 51 Seconds East a distance 414.66 feet;

Thence North 81 Degrees 49 Minutes 24 Seconds West, a distance of 384.99 feet along the North right-of-way line of the Norfolk Southern Railroad right-of-way (formerly the New York, Chicago & St. Louis Railroad) to a Rebar stake with cap (Miller 0095) in the beginning of a tangent circular arc; Thence Westerly, a distance of 451.81 feet along said tangent circular arc (also being said North right-of-way line) that is concave to the South, having a radius measuring 2915.00 feet, having a central angle measuring 08 Degrees 52 Minutes 50 Seconds, and having a long a chord measuring 451.36 feet and bearing North 86 Degrees 15 Minutes 19 Seconds West to a Rebar stake with cap (Miller 0095) in the beginning of a tangent line; Thence South 89 Degrees 17 Minutes 46 Seconds West, a distance of 559.61 feet along said tangent line (also being said Northerly right-of-way line); Thence North 00 Degrees 42 Minutes 14 Seconds West, a distance of 791.70 feet; Thence North 30 Degrees 53 Minutes 36 Seconds West, a distance of 379.32 feet to the beginning of a tangent circular arc; Thence Northwesterly, a distance of 9.32 feet along said tangent circular arc that is concave Northeasterly, having a radius measuring 275.00 feet, having a central angle measuring 01 Degrees 56 Minutes 29 Seconds, and having a long chord bearing North 29 Degrees 55 Minutes 22 Seconds West and measuring 9.32 feet to the beginning of a non-tangent line; Thence North 57 Degrees 13 Minutes 51 Seconds East, a distance of 196.84 feet; to the **POINT OF BEGINNING**, said tract containing 38.857 Acres, more or less, and being subject to all public road rights-of-way, to all Regulated Drain rights-of-way (e.g. the Marc Drain and the Seegar Drain), and to all easements of record.



POC S89°44'23"E 784.04ft
 SE Cor SE Qtr
 Sec 33,
 T31N, R11E
 Harrison Marker
 Fnd

POB N78°00'40"E N69°18'10"E 149.58ft
 N72°55'43"E 25.09ft
 N89°42'00"E 146.06ft
 N78°00'40"E N69°18'10"E 184.51ft
 N72°55'43"E 25.09ft
 S68°57'21"E 48.02ft
 S68°20'59"E 44.00ft
 S44°53'45"E 52.00ft
 S79°25'37"E 56.00ft
 S4°30'31"E 55.00ft

L = 9.32ft
 R = 275.00ft
 $\Delta = 1^{\circ}56'29"$
 CH = N29°55'22"W
 CL = 9.32ft

App. 75ft Regulated Drain R/W
 379.32ft

SIH, LLC
 Doc#2021071219

Seegar Open Regulated Drain
 App. 75ft Regulated Drain R/W
 S12°19'00"E 558.00ft
 S13°05'51"E 414.66ft
 S3°06'20"E 150.00ft

New Venture Development Corp
 Doc#2022033888

North R/W Line of the New York, Chicago, & St. Louis Railroad
 N81°49'24"W 384.99ft

Norfolk Southern Railroad (Formerly the New York, Chicago, & St. Louis Railway Co.)
 L = 451.81ft
 R = 2915.00ft
 $\Delta = 8^{\circ}52'50"$
 CH = N86°15'49"W
 CL = 451.36ft

Scale 1" = 200 ft
 March 29, 2022
 January 31, 2023
 Rev. Ownership

DABEC

D.A. Brown Engineering Consultants
 561 County Road 427, PO Box 386, Auburn, IN 46706
 Phone: (260) 925-2320 Fax: (260) 925-1212
 www.dabrownengineering.com

Job No: 2110-03

This drawing is not intended to be represented as a Retracement or Original Boundary Survey, a Route Survey, or a Surveyor Location Report as defined in 865 IAC 1-12.