



NICOLE KEESLING  
ALLEN COUNTY RECORDER  
FORT WAYNE, IN

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

*(To add "The Grasslands 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, by this First Amendment to the Master Declaration, the plat for The Grasslands 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 Grasslands 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 First Amendment. The legal description of this Section is set forth on Exhibit A attached hereto. The term Section as used in this First Amendment shall refer to and only mean the "The Grasslands 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 subjected and impressed with the Master Declaration and this First Amendment. The Lots in this Section are numbered 1 through 45 and 129 through 134 and 157.

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 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 eight hundred (1,800) 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, 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 First Amendment remains in full force and effect. This First Amendment pertains to, affects, and impresses only The Grasslands at Broad Acres - Section I described on Exhibit A and no other Property or Additional Property. This First Amendment may be amended as provided in the Master Declaration.

IN WITNESS WHEREOF, the Declarant has executed this First Amendment to the Master Declaration effective as of this 20<sup>th</sup> 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 20<sup>th</sup> day of January, 2024.

Julie Tolin  
Notary Public

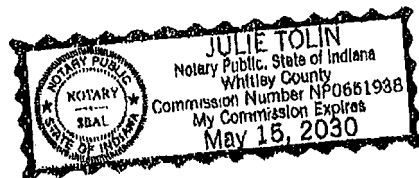
My Commission Expires: \_\_\_\_\_

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 GRASSLANDS AT BROAD ACRES - SECTION I**

A tract of land located 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 #5 Rebar stake in the Northeast corner of said Southeast Quarter; Thence South 00 Degrees 46 Minutes 27 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1082.08 feet along the East line of said Southeast Quarter to the **TRUE POINT OF BEGINNING**; Thence South 00 Degrees 46 Minutes 27 Seconds East, a distance of 443.00 feet along the East line of said Southeast Quarter; Thence South 89 Degrees 10 Minutes 56 Seconds West, a distance of 218.84 feet; Thence South 00 Degrees 49 Minutes 04 Seconds East, a distance of 24.00 feet; Thence South 89 Degrees 10 Minutes 56 Seconds West, a distance of 200.00 feet; Thence South 00 Degrees 47 Minutes 38 Seconds East, a distance of 28.07 feet; Thence South 89 Degrees 12 Minutes 13 Seconds West, a distance of 174.99 feet; Thence North 00 Degrees 49 Minutes 04 Seconds West, a distance of 79.00 feet; Thence South 89 Degrees 10 Minutes 56 Seconds West, a distance of 346.04 feet; Thence South 00 Degrees 49 Minutes 04 Seconds East, a distance of 51.00 feet; Thence South 03 Degrees 37 Minutes 14 Seconds West, a distance of 28.08 feet; Thence South 71 Degrees 05 Minutes 32 Seconds West, a distance of 426.80 feet; Thence North 54 Degrees 09 Minutes 11 Seconds West, a distance of 675.00 feet; Thence North 55 Degrees 16 Minutes 49 Seconds East, a distance of 450.00 feet; Thence South 89 Degrees 25 Minutes 55 Seconds East, a distance of 1097.19 feet; Thence North 89 Degrees 10 Minutes 56 Seconds East, a distance of 200.00 feet; Thence South 00 Degrees 49 Minutes 04 Seconds East, a distance of 1.00 feet; Thence North 89 Degrees 10 Minutes 56 Seconds East, a distance of 150.02 feet; Thence North 00 Degrees 49 Minutes 04 Seconds West, a distance of 1.00 feet; Thence North 89 Degrees 10 Minutes 56 Seconds East, a distance of 69.15 feet to the **POINT OF BEGINNING**, said tract containing 19.694 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

