

TIMBER BEND

Section Ten (10)

Amended and

Consolidated

Restrictive Covenants

~~Timber/Parsons, Inc. an Indiana corporation, by its president Paul T. Hardin and its secretary Russell M. Webb, Jr., does, by this indenture, and by those restrictive covenants and requirements entered for record in Miscellaneous Record _____, page~~

~~_____, in said Recorder's office, restrict and covenant the lots and other areas within the boundary of Timber Bend, Section 10, to itself and its grantees, assigns, successors, legal representatives, and to any person, persons, corporations, banks and associations and/or anyone who may acquire title to any of said lots or other areas, as to the following terms, stipulations, conditions, restrictions, and covenants which shall apply in their entirety to all of said subdivision:~~

This Amendment to the Restrictive Covenants of Sections 1-10 of Timber Bend was approved by the attached petition signatures of at least 2/3rds (67%) of the Timber Bend Lot Owners of Sections 1-10.

Witness the following:

WHEREAS, Timber Bend, a residential community located in Avon, Hendricks County, Indiana was established by certain individual Restrictive Covenants for each of ten respective sections numbered 1 - 10 (hereafter "Original Covenants Of Sections 1-10), whose plat and covenants were recorded in the Office of the Recorder of Hendricks County, Indiana as follows:

Section 1

Timber Bend, Inc.

Timber Bend, Section 1, a subdivision in Washington Township, Hendricks County, Indiana, as per plat thereof recorded August 14, 1992 in Plat Cabinet 2, Slide 6 page 1 and 2; Slide 7 page 1 and 2; and also Slide 8 page 1 and 2 in the office of the Recorder of Hendricks County, Indiana.

Section 2

Timber Bend, Inc.

Timber Bend, Section Two (2), a subdivision in Washington Township, Hendricks County, Indiana, as per plat thereof recorded April 16, 1993, in Plat Cabinet 2, Slide 46, pages 1 and 2, Slide 46, pages 1 and 2, and Slide 47, pages 1 and 2 in the office of the Recorder of Hendricks County, Indiana.

Section 3

Timber Bend Partners

Timber Bend, Section Three (3), a subdivision in Washington Township, Hendricks

County, Indiana, as per plat thereof recorded September 3, 1993 in Plat Cabinet 2, Slide 71 pages 1 and 2; Slide 73 pages 1 and 2; and Slide 74 pages 1 and 2 in the office of the Recorder of Hendricks County, Indiana.

Section 4

Timber Bend, Inc.

Timber Bend, Section Four (4), a subdivision in Washington Township, Hendricks County, Indiana, as per plat thereof recorded August 1, 1994 in Plat Cabinet 2, Slide 162 page 1 and 2, Slide 163 pages 1 and 2, and Slide 164 pages 1 and 2 in the office of the Recorder of Hendricks County, Indiana.

Section 5

Timber Bend, Inc.

Timber Bend, Section Five (5), a subdivision in Washington Township, Hendricks County, Indiana as per plat thereof recorded August 14, 1995 in Plat Cabinet 3, Slide 75 page 2; Slide 76 pages 1 & 2; Slide 77 pages 1 and 2; and Slide 78 page 1 in the office of the Recorder of Hendricks County, Indiana.

Section 6

PHW Development Corporation

Timber Bend, Section Six (6), a subdivision located in Washington Township, Hendricks County, Indiana, as per plat thereof recorded March 6, 1996 in Plat Cabinet 3, Slide 156 pages 1 and 2; Slide 157 pages 1 and 2; and Slide 158 pages 1 and 2 in the Office of the Recorder of Hendricks County, Indiana.

Section 7

Timber Bend, Inc.

Timber Bend, Section Seven (7), a subdivision in Washington Township, Hendricks County, Indiana, as per plat thereof recorded December 18, 1996 in Plat Cabinet 4, Slide 47 page 2; Slide 48 pages 1 and 2; Slide 49 pages 1 and 2 and Slide 50 page 1 in the office of the Recorder of Hendricks County, Indiana.

Section 8

PHW Development Corporation

Timber Bend, Section Eight (8), a subdivision in Washington Township, Hendricks County, Indiana, as per plat thereof recorded June 18, 1997, in Plat Cabinet 4, Slide 104, page 2, Slide 105, pages 1 and 2, Slide 106, pages 1 and 2, and Slide 107, page 1; Replat recorded May 19, 1998 in Plat Cabinet 1, Slide 24, pages 1A and 1B; and, Amendment to Restrictive Covenants recorded on May 14, 1998 as Instrument No. 980012157 in the Office of the Recorder of Hendricks County, Indiana.

Section 9

PHW Development Corporation

Timber Bend, Section Nine (9), a Subdivision in Washington Township, Hendricks County, Indiana, as per plat thereof recorded October 21, 1998 as Instrument No. 9800028098 in Plat Cabinet 1, Slide 147, pages 1A-1F, in the Office of the Recorder of

Hendricks County, Indiana.

Section 10

Timber Parsons, Inc.

Timber Bend, Section Ten (10), a subdivision in Washington Township, Hendricks County, Indiana, as per plat thereof recorded April 20, 1999, in Plat Cabinet 1, Slide 162, page 1, in the office of the Recorder of Hendricks County, Indiana.

WHEREAS Timber Bend has over two hundred and fifty (250) single family homes within the ten (10) sections;

WHEREAS all of the lots in each of the ten (10) sections have been conveyed from the developer;

WHEREAS the ten sections of Timber Bend are not all subject to the same homeowners association covenants;

WHEREAS the first plat and covenants of each of the ten sections of Timber Bend have been recorded in the office of the county recorder for at least fifteen (15) years;

WHEREAS Timber Bend is governed by one (1) Homeowners Association, namely, Timber Bend Homeowners Association, Inc. (hereafter the "Timber Bend HOA");

WHEREAS, Timber Bend desires to consolidate the Original Covenants Of Sections 1-10 pursuant to Indiana Code IC 32-21-2-3.5; and

WHEREAS, after notice was duly given pursuant to the Original Covenants Of Sections 1-10, and upon the recommendation of the Board of Directors of the Timber Bend HOA, the owners of at least 2/3^{ds} (67%) of the lots in Sections 1-10 of Timber Bend voted in favor of amending the Original Covenants Of Sections 1-10 in the manner prescribed below.

NOW, THEREFORE, the Original Covenants Of Sections 1-10 are hereby amended by consolidation as follows:

1: DEFINITIONS. ~~"Developer" shall mean Timber/Parsons, Inc., an Indiana corporation.~~ "Owner" shall mean the person or collection of persons, corporation, partnership, trust, or other entity who has or have acquired or is acquiring any right, title, or interest, legal or equitable, in and to a lot in this subdivision, but excluding those persons having such interest merely as security for the performance of an obligation.

"Committee" shall mean the Architectural and Environmental Control Committee composed of the officers and directors of the Timber Bend HOA or their designated representatives/Parsons, Inc., or their duly authorized representatives, all of whom shall serve without compensation for services performed, ~~as Committee members. In the event Timber Parsons, Inc., is dissolved, the then existing Committee members shall appoint an owner to take said member's position on the Committee. Upon the death or resignation of any member of said Committee, the remaining member or members shall have full authority to perform the duties of the Committee, or to designate a representative with like authority,~~

~~who must be an owner.~~

2: LAND USE. Lot use will conform with the regulations of the Town of Avon Hendricks County Area Plan Commission unless these covenants are more restrictive, in which case these covenants will control. All lots are restricted to residential use. See Section numbered ~~231~~ below. The subdivision of a lot is prohibited unless said division creates two building sites on three adjoining lots, which building sites comply with the Hendricks County Town of Avon zoning and subdivision regulations and with these covenants. Where a lot is subdivided, or where an owner acquires adjoining lots for the purpose of building one residence across the common lot line, the side lot line set back restrictions specified hereinabove and in Section numbered 5 below shall not apply to said common lot line. Construction of buildings across drainage easements and utility easements that coincide with lot lines is prohibited.

3: RESIDENCE SIZE. No residence shall be erected, altered, placed, or permitted to remain on any lot other than one single-family residence three stories or less in height. Every residence shall have an attached garage that is large enough to shelter two or more automotive vehicles. The ground floor area of the main structure of any one-story residence, excluding garages and porches, shall be not less than 2,000 square feet. The ground floor area of the main structure of any multiple-story residence, excluding garages and porches, shall be not less than 1,200 square feet, with no less than a total of 2,200 square feet of finished floor space in such multiple-story structure. A residence with a "bonus room" or "loft" on a second story level will be treated as a multiple-story residence and shall meet all the above requirements for multiple-story residences. However, in calculating the square feet of such a "bonus room" and/or "loft" on a different level, no more than ten percent (10%) of the main level square footage shall be allowed for that "bonus room" and/or "loft" area. Lot owners and/or their Plot Plan preparers shall indemnify and hold harmless the Developer, his employees, agents, engineers, and surveyors from any liability due to loss, damages, injuries, or other casualties of whatever kind resulting from the location, design, or method of construction of basements and walk-in entrances thereto that violate County, State, and/or Federal laws or regulations, or disregard potential flooding elevations or flooding locations noted on the development plans filed in the office of the Town of Avon Hendricks County Area Plan Commission.

4: ACCESSORY BUILDINGS. A utility building, barn, or other accessory building will not be allowed on any lot, except one (1) gazebo-type structure and/or one (1) in-ground pool accessory building/bath house. Said accessory building/bath house must be erected as a part of and in conjunction with a privacy fence surrounding an in-ground pool as provided for in Section numbered ~~275~~ below. Before commencement of its construction, any building permitted by this Section numbered 4 must be approved as to location and design by the committee as described in Section numbered 7 below.

A utility building, barn, or other accessory building shall be permitted only on lots numbered 129, 130, 131, 132, 133, 134, 135, 136, and 137. Accessory buildings on the identified lots shall conform to the standards of construction used in the main structure on the lot including color and design. There shall be no metal or vinyl exterior coverings on accessory buildings. All accessory buildings shall be located no nearer than 150 feet from the front property line and no nearer than 15 feet from any side or rear property line. No accessory building shall be located on any easement. The barn existing on lot numbered 140 may remain

on that lot so long as it is maintained in a reasonable state of repair, as determined by the Committee.

5: BUILDING SETBACK DISTANCES. Between the front lot lines and the building lines shown on this plat, no buildings shall be erected, placed, altered or be permitted to remain. Further, no building shall be erected nearer to any side line of a lot than is permitted under current or future provisions of the ~~Hendricks County~~ Town of Avon R-1 zoning classifications. The minimum rear-yard setback distance is fifteen (15) feet. Setback dimensions are measured perpendicular to lot lines. Architectural appurtenances projecting not more than twenty-four (24) inches, stairways projecting not more than four (4) feet, unenclosed and unroofed porch slabs on the front sides of buildings, steps, and walks are exempt from these setback requirements.

6: OCCUPANCY OF STRUCTURES. No residence shall be occupied or used for residential purposes or human habitation until it has been fully completed upon the outside and substantially completed on the inside, and a Certificate of Occupancy has been issued therefor by ~~Hendricks County~~ the Town of Avon. The use of any other structure or mobile home as a residence, either temporarily or permanently, is prohibited. All occupancy or use leases of a lot, including renewals, shall be in writing, and no lease shall be entered into for a term of less than one (1) year (twelve consecutive months) without the prior written approval of the Committee. No portion of any lot other than the entire lot shall be leased for any period. No subleasing shall be permitted. All leases shall be made expressly subject and subordinate in all respects to the terms of these Restrictive Covenants, the By-Laws, Articles of Incorporation, and any rules and regulations promulgated by the Committee, as amended, to the same extent as if the tenant (lessee) were an owner of the lot; and shall provide for the direct action by the Committee and/or any owner against the tenant with or without joinder of the owner of such lot using the procedure described in the Section numbered 40 below. If such provision is not in the lease, it will be deemed to be in such lease. The owner shall supply copies of such legal documents to the tenants prior to the effective date of the lease. In addition, the Committee shall have the power to promulgate such additional rules and regulations as, in its discretion, may be necessary or appropriate concerning leasing. All owners who do not reside in the residence shall provide the Committee with the name of the tenant(s).

7: ARCHITECTURAL DESIGN. No building, wall, fence, or other structure shall be constructed, erected, placed, or altered in this subdivision until the location plan, building plans, and specifications have been first submitted to, and approved by, the Committee as to harmony with the exterior design, quality, and aesthetic appearance of structures already built, and as to conformity with grading plans, exterior architectural elevations, destruction of trees and other vegetation, and any other such matter as may affect the environment or ecology of the subdivision. The Committee's approval or disapproval as required in these covenants shall be in writing. If the Committee, ~~or its appointed representative,~~ fails to approve or disapprove any plans and specification within fifteen (15) days after such plans and specifications are submitted to it, it is the responsibility of the owner to obtain said approval or disapproval before commencing construction or improvement. Repair or like-for-like replacement does not require Committee approval/disapproval, or, in any event, if no suit to enjoin the construction has commenced before the completion thereof, approval will not

~~be required and the related covenants shall be deemed to have been fully complied with.~~

8: IMPROVEMENT LOCATION PERMIT. In addition to the approval required in Section numbered 7 above, ~~Hendricks County~~ where applicable, the Town of Avon must issue an Improvement Location Permit before any structure, improvement, or land use may be altered, changed, placed, erected, or located in this subdivision. ~~The Hendricks County Area Plan Commission has approved a soil and water conservation plan (erosion control plan) and a development plan showing house locations, first floor elevations, and an "emergency flood route" with slopes for positive surface drainage therefrom. Prior to the closing of the sale of a lot from the Developer to an owner, that owner shall inspect his lot to insure that the Developer's drainage facilities will remove all free standing water from the surface of the lot. He shall report at once to the Developer any deficiencies found.~~

9: DRAINAGE AND EROSION CONTROL. The owner shall develop and maintain his lot in a way that assures that finished slopes, grades, and erosion control measures, ~~comply with said soil, water, and development plans after completion of~~ including all improvements and landscaping, comply with applicable soil, water, and development plans, and rules and regulations of the Town of Avon. See Section numbered ~~253~~ below. ~~Said plans may be inspected in the office of said Commission during regular office hours. Deviations from those plans require prior Commission approval and may necessitate a site reevaluation and redesign by a Registered Professional Engineer or Registered Land Surveyor at the time of improvement location permit and certificate of occupancy application, which engineer or surveyor shall certify positive surface drainage and that wastewater will gravity flow from the first floor of the residence to a sanitary sewer.~~ In the improvement of any lot the owner thereof will be accountable to ~~the Developer and the Hendricks County Drainage Board~~ Town of Avon for damages caused by him or his contractors to drainage facilities ~~built by the Developer.~~ In the event of such damages, the owner ~~will be given notice by certified or registered mail to~~ shall repair said damages, ~~after which within a time determined by the Committee,~~ if no action is taken by the owner, the Committee may use the procedure described in Section numbered ~~4037~~ below.

~~The Table of Elevations appearing on said development plan shows, for each lot, recommended first floor elevations for houses if constructed at the locations shown on said development plan. The entrance of ground water and surface water into basements shall be prevented by special designs and construction. See also Section numbered 27 below.~~

10: RETENTION POND USE AND MAINTENANCE COVENANTS. Retention Ponds in Timber Bend are privately owned, managed, and maintained by the respective lot owners under respective Restrictive Covenants:

Timber Bend Sections 5&6 Retention Pond Use and Maintenance Covenant - lots 205, 206, 207, 208, 209, 210, 211 and 221.

Timber Bend Section 9a Retention Pond Use and Maintenance Covenant - lots 187, 188, 189, 190, 191 and 192.

119: WATER SUPPLY SYSTEMS. The central water supply system of the Indianapolis Citizens Energy Group Water Company, or their designates or assignee, in lieu of individual water wells, shall be used in this subdivision. The ~~Hendricks County Area Plan Commission~~ Town of Avon is hereby granted right of enforcement of this covenant.

120: FENCES require Committee approval before erection as provided in Section numbered 7 above. ~~With the exception of the lots that are contiguous with County Road 625 East, no~~ fence shall be placed on any lot or boundary thereof that will obstruct reasonable light, air, or view, or will otherwise hinder or damage the aesthetics of the subdivision. Fences erected in ~~the side and rear yards of residences shall not exceed six feet in height.~~ Fences erected in the front yards of residences shall be open wood fences of a decorative type not exceeding four (4) feet in height. Galvanized and vinyl-coated chainlink type fencing is prohibited. Swimming pools shall be properly fenced to protect the safety of others as required by Section numbered ~~275~~ below. Such fences shall not be required if a properly-installed automated pool cover is maintained in place that will withstand and support a weight of four hundred (400) pounds or more and satisfies the requirements of all governmental authorities and is kept closed at all times when the pool is not in use or otherwise attended. Fences in easements are ~~prohibited~~ installed at the owner's risk.

131: CONSTRUCTION TIME. Unless delayed by court injunction, war, or an act of God, any residence, fence, water line, sewer, ditch, or any structure on any lot, once approved and under construction, must be completed one (1) year from the date construction starts, unless otherwise required by the Committee, after which time the Committee may, without notice, enter, take possession of said lot and sell the same together with improvements, and after payment of liens and expenses, pay the balance of the sale proceeds to the owner of the lot at the time of sale.

142: STORAGE TANKS. Oil, gasoline, and other storage tanks shall comply with the laws, rules, and regulations of the Indiana State Fire Marshall, the Environmental Protection Agency, and all other relevant governmental bodies. No portion of a storage tank shall be placed above ground level.

153: SIGNS. The only signs that lot owners may erect in this subdivision are: Those required by law, a single sign placed by a builder or financial institution to advertise a property during construction and sales period, a single yard sale or garage sale sign placed by the owner no more often than two days twice each year, a single sign placed by an owner to advertise the property for sale or rent or to prohibit hunting or trapping. No sign shall exceed ~~sixteen (16)~~ eight (8) square feet in size.

164: HUNTING AND TRAPPING are prohibited in this subdivision.

175: SIGHT DISTANCES. At driveways and along roadways, no one may place, construct, plant, maintain, allow, or suffer any improvements, landscaping, or other obstructions to vision (excepting mailboxes) between 2 and 8 feet above the finished grade with the purpose that at least 150 feet of sight distance will be provided in both directions along streets from points in the driveways 25 feet from the street curb and points 15 feet from all corners and bends in roadways. Where the Committee determines that this rule for a driveway or roadway is impracticable or unreasonable, it may allow an alternative that offers the least hazard and interference with traffic.

186: ANIMALS. No owner shall keep or maintain animals or poultry in this subdivision except more than two household pets such as cats and dogs are permitted ~~are allowed to be kept or maintained~~ on any lot. No animal shall be kept, bred, or maintained for commercial purposes. Household pets shall be kept quiet so as not to disturb the peace and

tranquility of the neighborhood. No such animal shall be allowed to run at large. Should an animal be walked by leash, any debris or animal waste resulting therefrom shall be cleaned up, removed, and disposed of immediately by the owner of said animal.

197: VEHICLE PARKING. No trucks larger than pickup trucks, tractors, disabled vehicles, unused vehicles, campers, motor homes, trailers, recreational vehicles, boats, motorcycles, or similar vehicles, nor more than one vehicle advertising a business enterprise shall be parked or repaired on any road, street, private driveway, or lot in this subdivision unless it is screened in such a way that it is not visible to the occupants of the other lots in the subdivision. No vehicle of any kind shall be parked on any street or road in this subdivision excepting for a reasonable length of time. The Committee shall determine what constitutes adequate screening and reasonable length of time.

2018: LANDSCAPING. The lot owner shall modify and maintain his lot for human use and enjoyment by grading and decorative planting within sixty (60) days following completion of a house thereon, weather permitting.

2119: MAINTENANCE OF LOTS AND IMPROVEMENTS. Each lot owner shall maintain his lot and any improvements thereon to prevent the same from becoming unsightly by removing all debris, rubbish, dead trees, and other materials or conditions that reasonably tend to detract from or diminish the aesthetic appearance of the subdivision, and by keeping the exterior of all improvements in a good state of repair. Garbage, trash, and other wastes shall be kept in odorless and sanitary containers which shall be emptied weekly by a refuse collection service. At least twice during each of the months of April through September, lot owners or their designated representatives shall mow their lots, whether or not improved.

220: NUISANCES. No one shall carry out, or allow to be carried out, any noxious or offensive activity on any lot, nor shall anything be done or allowed to be done thereon which may become or be an annoyance or nuisance to the neighborhood.

231: BUSINESSES. No mercantile building shall exist, nor shall any manufacturing, wholesaling, retailing business, church, or school operate in this subdivision. Day-care and preschool facilities for no more than six (6) children twelve (12) years of age or younger are permitted. Home-occupancy businesses engaged in by permanent-resident lot owners are allowed so long as the activities conform with all laws, county ordinances, and other governmental regulations, and have no employees, independent contractors, signage, generate no additional vehicular traffic, and require no parking spaces beyond those needed by lot owners and their immediate families.

242: DEDICATED EASEMENTS. Each owner of a lot in this subdivision will take his title subject to the rights of utility companies, the ~~Developer, Hendricks County~~ Town of Avon, the Committee, and the other lot owners in those certain strips or areas of ground designated "utility easement," "drainage easement," and "landscape easement" that are reserved hereinabove. No permanent or other structures, may occupy said easements excepting the uses (including the slopes of street cuts and fills) for which the easements are reserved hereinabove. No facility shall occupy any easement in a position that will obstruct a property line or corner.

253: LOT GRADING. Lots shall be graded so as not to restrict the surface water

runoff or cause ponding or stoppage of said runoff over any lot in this subdivision. See sections numbered 8 and ~~2018~~ above.

264: DRIVEWAYS AND ACCESS RIGHTS. Residential driveways shall be constructed of portland cement concrete, asphalt, or other hard surface materials; however, driveways between the backs of curbs and street boundaries, as well as sidewalks, shall be constructed only of portland cement concrete. Pavement shall be a minimum of four (4) inches thick excluding subbase materials. Also, for the purpose of establishing a portion of County Road 625 East ~~and East County Road 201 South~~ as a limited access facility, all rights and easements or direct ingress and egress to, from, and across said county roads to and from ~~Lots 241, 242, 243, 263, 264, and 265~~ all lots contiguous with said county roads are hereby permanently extinguished. ~~However, the owners of said lots shall have access rights to said county road via Water Oak Court and Ginger Drive. Furthermore, †~~The owners of Lots 265, 266, 267, 268, 269, and 270 shall have no right of access to the three (3) foot wide strip of land adjoining the north lines of said lots, which strip of land is shown on the annexed plat. These access control covenants shall run with the land and shall be binding on all successors in title to said lots.

275: SWIMMING POOLS. No swimming pools, where the water level is either partially or completely above natural ground level, shall be permitted. Any in-ground swimming pool shall be properly fenced or covered to protect the safety of others. Before installation, such fence or cover shall receive Committee approval as required by Section numbered ~~120~~ above.

286: CRAWL SPACE, BASEMENT, AND FOUNDATION DRAINS. No crawl spaces, basements, eaves troughs, gutters, downspouts, or foundation perimeter drains shall be constructed to discharge water onto a street. Crawl space drains, foundation drains, and basement drains intercepting and carrying only excess ground water may connect to subsurface drains already in place for that purpose. Should any such subsurface drain become blocked, partially blocked, or damaged with resulting damage to another lot owner and/or to the drainage system of any street, the owner causing said blocking and/or damages shall be liable for all damages to the injured party or parties, ~~the Developer, or Hendricks County Town of Avon,~~ and shall hold all contractors, engineers, developers, other lot owners, and ~~said county~~ the Town of Avon harmless from liability therefrom. Extreme caution is mandatory when installing foundations drains and/or sump pumps at basements located on lots and/or in areas where a 100-year emergency flood route is shown on the development plans is present, even though said drains and/or sump pumps may be outside any special flood areas determined by the Indiana Department of Natural Resources.

297: BASEMENTS. Where a basement is constructed on any lot in this subdivision a pump ejector system for withdrawing wastewater from basement facilities, as well as other pumps for foundation drains, may be required.

3028: PROSCRIBED AND OTHER IMPROVEMENTS. No improvements of any kind shall be permitted in a dedicated street right of way excepting erosion control, driveway entrances, sidewalks, landscaping, and mailboxes. No free-standing antennas or roof-top antennas shall be allowed in this subdivision. Satellite dishes or receivers shall be allowed only behind residences, and then only if approved beforehand in each instance by the Committee

as to location and design.

31: RENEWABLE ENERGY EQUIPMENT. Only roof top mounted renewable energy equipment is permitted unless it is screened in such a way that it is not visible to the occupants of the other lots in the subdivision. No windmills are permitted. No renewable energy equipment is permitted that produces audible sound, heat, or light. Before installation, such renewable energy equipment shall receive Committee approval as required by Section numbered 7 above.

3229: SANITARY SEWER CONNECTION. Private sewage disposal systems are prohibited in this subdivision. Every lateral connecting a residence and a public or semipublic sanitary sewer shall contain a check valve to prevent backflow. The installation and perpetual maintenance of such laterals and check valves is the responsibility of the lot owners.

330: UTILITIES CONNECTION INSPECTION. All materials and workmanship in the installation of connections between residences and utility facilities shall be subject to access and inspection by the utility companies having jurisdiction, or by their duly authorized representatives or successors, who shall have the right to require correction of any defects discovered.

341: SIDEWALKS. Each ~~initial~~ lot owner taking his title ~~from the Developer~~, by acceptance of a deed for his lot, even if not expressed in said deed, is deemed to covenant and agree to build (at the time of construction of the residence) and maintain in good condition a concrete sidewalk at the sides of all streets upon which his lot abuts, excepting that sidewalks are not required to be constructed along County Road 625 East or along Common Private Access Parcel Nos. 1 and 2. Sidewalks shall be constructed within two (2) years of the date of said deed if no residence is erected on the lot, or prior to the conveyance of title to another party, whichever first occurs. Said walks shall conform with the lines and grades established by the Committee. Each said owner shall be responsible for grading and finishing yard slopes, erosion control, and decorative landscaping as required by the Committee for sidewalk construction. Said walks shall conform with the development plans for the subdivision on file in the office of the Town of Avon Hendricks County Area Plan Commission and shall be placed on a 4-inch aggregate subbase.

352: STAKING. ~~Timber/Parsons, Inc., will set lot corner stakes one time.~~ Wherever possible to be driven, corner stakes will consist of $\frac{3}{4}$ -inch metal pipes about 30 inches long set so as to leave about one or more inches of pipe protruding above ground unless a different type of monument appears on the recorded plat. Laths, with or without flagging, driven beside metal pipe stakes do not constitute corner stakes but serve only to signalize and identify corner stakes. Said corner stakes will not only furnish a means for determining lot boundaries, but may aid in the location and orientation of improvements to be constructed on the lots. Lot owners shall have charge and care of stakes marking their respective lots and shall be responsible for their preservation. Since such restoration will be at the lot owner's expense, said owners should become familiar with stake locations and do all things necessary to maintain and protect them. Lot owners may hire said corporation to replace stakes damaged or destroyed from any cause, or may engage any registered land surveyor to perform that work.

Accidental displacement of stakes and laths during the construction of public and private improvements, and intentional displacement due to vandalism, may cause conflicts between plat locations and staked locations of lot corners and lines. ~~Neither Timber/Parsons, Inc., nor its engineers or surveyors express or imply any warranty with regard to the correctness of disturbed stakes.~~ Therefore, lot owners and their independent contractors, including their engineers and surveyors, together with utility companies who may install facilities according to stakes in place, shall recognize and act not only by the actual notice on the ground to which they are exposed, but also by the constructive notice afforded by the recorded plat of the subdivision. Before starting any excavation, building, or other improvement, they shall be responsible for comparing all linear and angular measurements between corner stakes found at the site with such dimension exhibited on said recorded plat. They shall correct at once any discrepancies discovered in the stakes.

363: MUD CONTROL. Prior to, during, or after construction of any improvements on any lot, the owner of said lot or his agents shall construct a driveway or similar graveled or other improved surface on said lot for the delivery of supplies that will discourage or hinder the tracking of mud or other debris from the lot upon public streets. To further prevent vehicles from distributing mud or other debris on the public streets or any area of Timber Bend, said owner or his agent shall line the lot side of any curb adjoining that lot with bales of straw, appropriate fencing, or erect any other barrier to block vehicles leaving the lot excepting at the driveway or other appropriately-surfaced area. Should mud or other debris be distributed on any public street or other area of Timber Bend, as a result of any activity on any lot, the owner of that lot shall be responsible for the removal of that mud or other material on the date of its placement. The Committee may enforce this provision by any mechanism or procedure described in Section numbered ~~4037~~ below. The owner further holds ~~Timber/Parsons, Inc., its agents, engineers, contractors, and Hendricks County~~ the Town of Avon, Indiana, harmless from any liability that might result from violation of or failure to conform with this or any other section of these restrictive covenants.

374: MAILBOXES. ~~Timber/Parsons, Inc., The Committee~~ will furnish specifications for a mailbox with post assembly. The owner or his contractor shall purchase, ~~and~~ and install and maintain said mailbox at the owner's expense. No other type of mailbox or mailbox post shall be erected or be permitted to remain at any lot unless approved beforehand by the Committee.

385: INLET AND CATCH BASIN CASTINGS, CLEANING OF. To facilitate storm water removal from streets and other areas, the Town of Avon ~~Hendricks County Highway Department~~ may keep castings of inlets and catch basins free of silt, debris, and the accumulation of any other foreign matter. However, if any such casting ponds water because said county has not cleaned it, it shall be the duty of the owner or owners whose lots contribute storm water to said inlet or catch basin, to clean said casting and properly dispose of any obstructing debris. Lot owners failing to clean said castings shall be solely liable for damages that may result.

396: FOUNDATIONS AND SLABS ON GRADE. All building foundations and floor slabs shall be placed on suitable soil. At the time of slab placement and excavation for the foundations, careful observation of the subgrade shall be made by a qualified professional. Any soils containing deleterious materials shall either be removed and replaced with

engineered fill or the foundations shall be lowered to competent soil.

4037: ENFORCEMENT. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for the Committee, and/or any person or persons owning any lot or lots in this subdivision to prosecute by any proceeding at law or equity the person or persons violating or attempting to violate any such covenant, and either prevent him or them from so doing or to recover damages or other dues for such violation. If any owner of a lot in this subdivision shall fail to maintain his lot and/or any improvements situated thereon, or to keep sight distances clear, or to construct and/or maintain sidewalks in accordance with these restrictive covenants, the Committee shall have the right, but not the obligation, by and through its agents and employees or contractors, to enter upon said lot and repair, mow, clean, or perform such other acts as may be reasonably necessary to make said lot, and or any improvements situated thereon, conform to the requirement of these restrictions. The Committee shall collect its cost thereof in any reasonable manner from the owner. Neither the Committee nor any of its agents, engineers, employees, or contractors shall be liable for any damage that may result from any maintenance or other work performed hereunder. Any amount so assessed against any lot, together with interest and other charges or costs as hereinafter provided, shall become and remain a lien upon that lot subordinate only to the lien of a first mortgage previously recorded until paid in full, and shall also be a personal obligation of the owner or owners of that lot. Such charge shall bear interest at the rate of 18% per annum until paid in full. If, in the opinion of the Committee, such charge has remained due and payable for an unreasonably long period of time, the committee may institute such procedures, either at law or in equity, by foreclosure or otherwise, to collect the amount owing, in any court of competent jurisdiction. The owner of the lot or lots subject to the charge shall, in addition to the amount of the charge due at the time legal action is instituted, be obligated to pay any expenses or costs, including attorney's fees and court costs, incurred by the Committee in collecting the same. Every owner of a lot in this subdivision, and any person who may acquire any interest in such lot, whether as an owner or otherwise, is hereby notified, and by acquisition of such interest agrees, that any such liens which may exist upon said lot at the time of the acquisition of such interest are valid liens and shall be paid. Every person who shall become an owner of a lot in this subdivision is hereby notified that by the act of acquiring, making such purchase, or acquiring such title, such person shall be conclusively held to have covenanted to pay the Committee all assessments that shall be made pursuant to this paragraph. Any right, duty, or power designated herein to the committee shall likewise be extended to any lot owner damaged as a result of a violation of any covenant herein.

4138: TERM. These Restrictive Covenants will run with the land and shall be binding on all parties, and all persons claiming under them ~~until April 1, 2019, after which they shall be automatically extended for successive ten (10) year periods~~, unless, at any time, an instrument signed by at least three fourths ($\frac{3}{4}$) of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

4239: SEVERABILITY. Invalidation of any one of these covenants by judgement or court order shall not affect any of the other provisions, which shall remain in full force and effect.

The undersigned persons, executing this instrument on behalf of ~~Timber/Parsons, Inc.~~ the lot owners of Timber Bend, represent and certify that they are duly elected representatives of said corporation and have been fully empowered by proper resolution of the Board of Directors of said corporation to execute and deliver this dedication.

In Witness Whereof, the said ~~Timber/Parsons, Inc., by Paul T. Hardin, President,~~
~~and Russell M. Webb Jr., as Secretary, as owner and proprietor of the above described real~~
~~estate~~ Timber Bend Homeowners Association through its Board of Directors, has set its hand
and seal this day of 2022-18th day of March, 1999.