

**DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS, LIMITATIONS,
EASEMENTS AND APPROVALS APPENDED AS PART OF THE
PLAT OF QUAIL RUN, AN ADDITION IN
KOSCIUSKO COUNTY, INDIANA**

Quail Run Development Corporation, an Indiana corporation, by Kent B. Sprunger and Bonnie J. Stevens, its President and Secretary, hereby declares that it is the owner of the real estate shown and described in this plat and does hereby layoff, plat and subdivide said real estate in accordance with the information shown on the plat, being the certified plat attached hereto and incorporated herein. The subdivision shall be known as Quail Run, an Addition in Kosciusko County, Indiana. Plat Book 10 Page 10

The lots are numbered from 1 to 52, inclusive. All dimensions are shown in feet and decimals of feet. All streets and easements specifically shown or described are hereby expressly dedicated to public use for their usual and intended purpose.

1. **Definitions.** The terms hereinafter set forth shall have the following meanings:

- a. "Developer" shall mean Quail Run Development Corporation, its successor or successor in interest in any person, firm or corporation designated by it or its said successor or successors.
- b. "Lot" shall mean either any of said lots as platted or any tract or tracts of land as conveyed originally or by subsequent owners, which may consist of one or more lots or parts of one or more lots as platted upon which a dwelling or other structure may be erected in accordance with the restrictions hereinafter set forth.
- c. "Living Unit" shall mean any portion of a building designated and intended for use and occupancy as a residence by a single family.

- d. "Owner" shall mean and refer to the holder, whether one or more persons or entities, of the fee simple title to any lot or living unit situated in the Addition.
- e. "Lessee" shall mean and refer to a person leasing from an Owner, whether one or more persons or entities, of any "Living Unit" situated in the Addition.
- f. "Association" shall mean and refer to the Quail Run Community Association.
- g. "Member" shall mean any person who may be entitled and obligated to hold one or more memberships in the Quail Run Community Association.
- h. Membership: shall mean any membership in the Quail Run Community Association entitled to one vote and one assessment as hereinafter set forth. A member may hold one or more memberships.
- i. "Common Area" shall mean and refer to those areas of land shown on any recorded subdivision plat and intended to be devoted to the common use and enjoyment of the Owners and Lessees in the Addition.
- j. "Pedestrian Right-of-Way" shall mean any area which is shown on the recorded plat of said Addition for the purposes of a pedestrian traffic system and intended to be devoted to the common use and enjoyment of the Owners and Lessees in the Addition.
- k. "Street" shall mean any street, avenue, roadway, cul-de-sac or boulevard of whatever name which is shown on the recorded plat of said Addition, and which has been heretofore and is hereby, dedicated to the public for the

purpose of a public street or boulevard purposes.

1. "Architectural Control Committee" shall mean the body designated herein to review plans and to grant or withhold certain other approvals in connection with improvements and developments.

2. Use. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling for use by a single family. Each dwelling shall include not less than a two-car garage, which shall be constructed as a part of said structure and attached thereto.

3. Driveways. All driveways from the street to the garage shall be of concrete or asphalt and not less than sixteen (16) feet in width.

4. Minimum Area. No dwelling shall be erected or permitted on any lot except a site-constructed residence having a ground floor area upon the foundation, exclusive of open porches, breezeways or garage, of less than one thousand four hundred (1,400) square feet in the case of a one-story dwelling, nor less than nine hundred fifty (950) square feet for a dwelling of more than one story.

5. Building Lines. No dwelling or structure (including a fence or wall) shall be erected, placed or located on any lot nearer to the front lot line (or nearer to the side lot line on corner lots) than the minimum building set-back line as shown on the attached plat. No dwelling or structure shall be located nearer than ten (10) feet to any side lot line. No dwelling or structure shall be located on any lot nearer than twenty-five (25) feet to the rear lot line. On a corner lot, no building or structure shall be located nearer than twenty-five (25) feet to an interior lot line. No tree, shrub, planting or other obstruction shall be permitted which obstructs a clear view at intersections.

6. Minimum Lot Area. No dwelling or structure shall be erected or permitted on any lot, having a width of less than one hundred (100) feet at the minimum building setback line, nor an area of less than fifteen thousand (15,000) square feet. Developer, its successors and assigns, may alter the size or shape of said lots as platted, provided that no dwelling or other structure shall be erected, placed or maintained upon any lot which does not conform to the restrictions herein set forth, without express approval of the Kosciusko County Plan Commission.

7. Further Subdivision. No lot shall be further subdivided without prior approval of the Kosciusko County Plan Commission.

8. Yard Light. Each Dwelling will cause an automatically controlled yard light or other illuminating device to be installed in the front yard fifteen (15) feet (plus or minus one foot) from the street curb. Such yard light or illuminating device will be of such design and construction as shall be approved by the Architectural Control Committee; said Committee shall also have the authority to approve a change in the location of said yard light or illuminating device.

9. Signs. No sign shall be erected or permitted, except one professional sign of not more than one (1) foot square, or one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

10. Fences. No wire, metal or chain link fences will be permitted on any lot. Chain link back stops for play areas owned and maintained by the Quail Run Community Association will be permitted.

11. Nuisances. No use shall be permitted which is offensive by reason of odor, fumes, dust, smoke, noise or pollution or which constitutes a nuisance or which is hazardous by reason of fire, explosion or in violation of the laws of the State of Indiana or any subdivision thereof. No lot shall be used for the purpose of raising, breeding or keeping animals, livestock or poultry except as household pets, providing the same are not kept, bred or

maintained for any commercial purpose. All fuel or oil storage tanks shall be installed underground or located within the main structure of the dwelling, its basement or attached garage.

12. No Temporary Dwelling. No structure of a temporary character, trailer, boat, boat trailer, camper, or camping trailer, mobile home, travel trailer, motor home, basement, tent, garage, barn, tool shed, or other outbuildings shall be either used or located on any lot or used as a residence either temporarily or permanently. One accessory building may be approved for each lot, the type and location to be approved by the Architectural Control Committee.

13. Common Areas. Certain playgrounds, flood control areas, greenways and pedestrian right-of-ways designated on the plats shall be installed for the benefit of all the Owners and Lessees in Quail Run. The same will be deemed or transferred to the Quail Run Community Association and each Owner and Lessee shall have a right and easement of enjoyment in and to said Common Areas. The Developer may retain legal title to the common areas until such time as it has completed improvements thereon, after which time it shall convey the same to the Association and the Association shall accept said conveyance and thereafter be responsible for the maintenance thereof. The rights and easements of enjoyment in the Common Areas shall be subject to the following:

- a. The right of the Developer to borrow money and to mortgage any part or parts of Quail Run in connection therewith.
- b. The right of the Association, as provided in its Articles and By-Laws, to suspend the enjoyment of any Member for any period during which any assessment remains unpaid.
- c. The right of the Association 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 Board of Directors

of the Association, and subject to acceptance of such assignee.

14. Approval of Improvements by Architectural Control Committee. In order to maintain harmonious structural design and lot grades, no dwelling building or improvements shall be erected, permitted or altered on any lot (and construction shall not be commenced) until the construction plans and specifications, and a site plan showing the location of the structure on said lot and grade elevations, have been approved by the Architectural Control Committee. The Architectural Control Committee shall be comprised of three (3) Members to be designated by the Developer initially. The Developer shall have the right, at such time as it may elect, to relinquish its right to designate the members of the Architectural Control Committee to the Association. Two sets of plans of each improvement, with detailed front, side and rear elevations and floor plans showing square footage and grade elevations, shall be submitted to the Architectural Control Committee at the Developer's office or such other place as may be designated. The Committee's approval or disapproval of said plans shall be in writing; in the event the Committee, or its designated representative, shall fail to approve or disapprove said plans within thirty (30) days after all necessary instruments, documents and other information have been submitted, then approval to the request as submitted shall be deemed to have been given. The improvements as shown upon said plans shall be substantially completed before said building shall be used or occupied as a dwelling. All improvements shall be constructed in accordance with the plans and specifications as approved by the Architectural Control Committee and any improvements not so constructed shall be subject to immediate removal at Owner's expense. The provisions hereinbefore provided for violation or attempted violation of any of these covenants and restrictions shall be applicable hereto. In addition, before any lot or tract within the Addition may be used or occupied, said user or occupier shall first obtain the Improvement Location Permit and Certificate of Occupancy required

by the Kosciusko County Zoning Ordinance. Further, before any living unit within the Addition shall be used and occupied, the Developer shall have installed all improvements serving the lot whereon said living unit is situated, as set forth in Developer's plans filed with the Kosciusko County Plan Commission.

15. Easements. Easements are hereby expressly reserved and dedicated with dimensions, boundaries and locations as designated on the attached plat for the installation and maintenance of public utilities (including but not limited to, water, gas, telephone, electricity, and any other utilities of a public or quasi-public nature) and sewer and drainage facilities.

a. Any utility company and the Developer, its successors and assigns, will have the right to enter upon said easements for any lawful purpose. All easements shall be kept free at all times of permanent structures except improvements installed by an authorized utility and removal of any obstruction by a utility company shall in no way obligate the company to restore the obstruction to its original form. The utility will restore any improvement installed by an authorized utility.

b. No buildings or structures located in the Addition shall be connected with distribution facilities provided by electrical, television or telephone services, except by means of wires, cables or conduits situated beneath the surface of the ground (except such poles and overhead facilities that may be required at those places where distribution facilities enter and leave the Addition, and except for such housing, pedestals or facilities as may be appropriate for connection of utility services for individual lot owners). Nothing herein shall be construed to prohibit street lighting or ornamental yard lighting services by underground wires or cables.

c. Easements for surface water runoff shall be maintained in a manner conducive to the purposes of such easement and shall be maintained by the Association or any proper public authority to whom this duty is delegated. No obstruction shall be placed in any surface drainage easements.

16. Quail Run Community Association. There will be organized by the Developer forthwith an incorporated not-for-profit association, only one such association to be recognized and approved by the Developer, with the same to be known as the Quail Run Community Association.

a. Membership. One membership shall be created for each lot or living unit planned in Quail Run.

b. Membership Transfer. Memberships will transfer from the Developer to his grantee upon delivery of the deed. In the case of the conveyance of land to be used for multi-family construction, said memberships will not transfer to the grantee until the Architectural Control Committee has approved the grantee's plans and then one membership for each living unit to be constructed on the land conveyed will be transferred from the Developer to the grantee.

c. Continuing Membership. The purchaser of any lot or living unit in Quail Run shall be a member of said Association and shall continue to be a member of said Association so long as he continues to be the owner of a lot or living unit in Quail Run for the purposes herein mentioned. Membership shall pass with the ownership of the land or living unit.

d. Transfer of Membership Rights and Privileges to Lessee. Each owner, or in lieu thereof, each Lessee of a living unit (with the written consent of such owner to the Association), shall be a member of the Association and have the right to the owner's vote and privileges. Membership, where assigned to a Lessee, will pass with the lease except the owner may withdraw his membership assignment to the Lessee at his discretion by a sixty (60) day notice in writing to the Association.

17. Assessments. Developer, for each lot and/or living unit owned by it within the Addition, hereby covenants, and each owner of any lot or living unit, by acceptance of a deed therefor, whether or not it shall be so expressed, in any such deed or conveyance, shall be deemed to covenant and agree to pay to the

Quail Run Community Association the Maintenance Fund assessments and charges as hereinafter provided.

a. Maintenance Fund. The "Maintenance Fund" assessment shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of residents of the Addition and in particular, for the improvement and maintenance of the greenways, sidewalks, playgrounds and all other Common Areas, including but not limited to, repair, maintenance, the cost of labor, equipment and materials, supervision, security, lighting, lawn care, snow removal, insurance, taxes and all other things necessary or desirable in the opinion of the Members of the Association in connection therewith.

The Maintenance Fund assessment as herein provided shall commence to accrue and become a lien upon any said lots or living units as soon as title thereto has been divested from Developer, or when a dwelling or living unit shall be erected thereon, whichever shall first occur, and shall be payable on the first day of January of each year thereafter. All assessments shall be determined by and paid to the Association, and the Association shall be responsible for carrying out the purposes of such assessments.

The amount of said Maintenance Fund assessment is established as follows:

(i) The annual assessment for the calendar year starting January 1, 1993, shall be Ten Dollars (\$10.00) per assessable membership.

(ii) For each year thereafter, commencing with the year beginning January, 1994, the Board of Directors of the Association shall establish a budget for such calendar year and shall determine the annual membership assessment required to meet said budget. Such budget and assessment for each such calendar year shall be established by the Board of Directors at a meeting to be held not later than October 31st of each preceding calendar year. The Board of Directors shall then mail to all Association members a copy of said budget and notice

of the ensuing year's assessment not later than November 15th of the year prior to the year to which the assessment is applicable.

(iii) The amount of the assessment set by the Board of Directors for any such calendar year may be changed by the members of the Association at a meeting duly called for that purpose as hereinafter provided. The President or Secretary of the Association shall call a meeting of the membership of the Association, to be held prior to December 31st of the year prior to the year to which assessment is applicable, upon receipt, prior to November 30th, of a written petition for assessment review bearing the signatures of at least twenty percent (20%) of the memberships of the Association. The President or Secretary of the Association shall give at least fifteen (15) days written notice of such meeting to all members.

(iv) Any change so adopted in the amount of the assessment set by the Board of Directors must have the assent of two-thirds (2/3) of the memberships of the Association who are voting in person or by proxy at a meeting duly called for such purpose. At any meeting a quorum of not less than fifty percent (50%) of all memberships shall be required.

b. Collection. Such Maintenance Fund assessment, together with interest thereon and costs of collection as hereafter provided, shall be a lien upon the property against which each assessment is made. Each such assessment, together with interest thereon and costs of collection, shall also be the personal obligation of the person or persons who was/were the owner(s) of such property at the time when the assessment fell due. The obligation of the assessment is upon the owner of the property or the living unit and is not transferred, even though the owner may have transferred the membership and voting rights in Quail Run Community Association, as hereinbefore provided. If the assessments are not paid on the due date, then such assessments

shall be a continuing lien on the property which shall bind such property in the hands of the then owner, his heirs, devisees, personal representatives and assigns. However, the personal obligation of the then owner to pay such assessment shall remain a personal obligation and shall not pass to his successors in title unless expressly assumed by them. If the assessment is not paid within sixty (60) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eight percent (8%) per annum, and the Association may bring an action against the owner personally obligated to pay the same, or foreclose the lien against the property, and there shall be added to the amount of such assessment the costs of preparing and filing such action. The lien of the assessments as provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the property, taxes and assessments for public improvements.

18. Duration and Alteration. These protective covenants, restrictions and limitations shall be construed as, and shall be covenants running with the land and shall be binding upon all Owners and Lessees of land in said Addition and all persons claiming under them. They shall continue in existence for a period of fifty (50) years from the date of the recording hereof and thereafter shall be automatically extended for successive periods of ten (10) years each. The protective covenants, restrictions and limitations (but not the easements) may be changed, abolished or altered in part by written instrument signed by the Owners of not less than seventy-five percent (75%) of the memberships of the Quail Run Community Association; and may be changed, altered or amended by the Developer within two (2) years from and after the date of recording hereof. All said amendments, changes or alterations, however, shall have the prior approval of the Kosciusko County Plan Commission or its successors.

19. Waiver. The failure of either the Developer or an Owner to enforce any covenant contained herein or right arising from any

covenant contained herein shall in no case be deemed a waiver of that right or covenant.

20. Severability. Invalidation of any one of these provisions shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, Quail Run Development Corporation, owner of the real estate described in said plat, has hereunto set its hand and seal by its duly authorized officer, this 1 day of Feb., 1993.

QUAIL RUN DEVELOPMENT CORPORATION

By: Kent B. Sprunger Pres.
Kent B. Sprunger, President

By: Bonnie J. Stevens Sec.
Bonnie J. Stevens, Secretary

STATE OF INDIANA)
COUNTY OF KOSCIUSKO) SS:

Before me, a Notary Public in and for said County and State, personally appeared Kent B. Sprunger and Bonnie J. Stevens, known to me to be the President and Secretary, respectively, of Quail Run Development Corporation, an Indiana corporation, and for and on behalf of said corporation acknowledged execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 1 day of Feb., 1993.

Robert E. Lane
Robert E. Lane, Notary Public
Resident of Wells County

My Commission Expires:
2-2-93

This instrument prepared by Stephen R. Snyder, Attorney at Law

- 12 -

93-02-0476

RECEIVED FOR RECORD

1993 FEB -9 P 1:23

RECORDER OF KOSCIUSKO CNTY

Shirley A. English

9506 0392 0001

Amendments to restrictive covenants

QUAIL RUN DEVELOPMENT CORPORATION hereby agrees to amend the restrictive covenants of the Plat of Quail Run to include the following:

Paragraph 4 shall be amended by adding the following:

"Site-constructed Residence" shall mean a stick-built home constructed on the Lot and shall not mean any manufactured, prefabricated, mobile, modular or factory-constructed structure.

Dated: May 9, 1995

QUAIL RUN DEVELOPMENT CORPORATION

By:

Kent B. Sprunger
Kent B. Sprunger, President

By:

Bonnie J. Stevens
Bonnie J. Stevens, Secretary

95-06-0392

ALICE L. ANGLIN
RECORDER
KOSCIUSKO COUNTY

95 JUN 9 PM 12:17

STATE OF INDIANA)
COUNTY OF Wells) SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared Kent B. Sprunger and Bonnie J. Stevens, known to me to be the President and Secretary, respectively, of Quail Run Development Corporation, an Indiana corporation, and for and on behalf of said corporation acknowledged execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 9 day of May, 1995.

My Commission Expires:

June 14, 1996

Judith P. Shaffer
Judith P. Shaffer Notary Public

Cross references to restrictive covenants 93-02-0476
BS

Prepared by Jack Birch *BS*

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