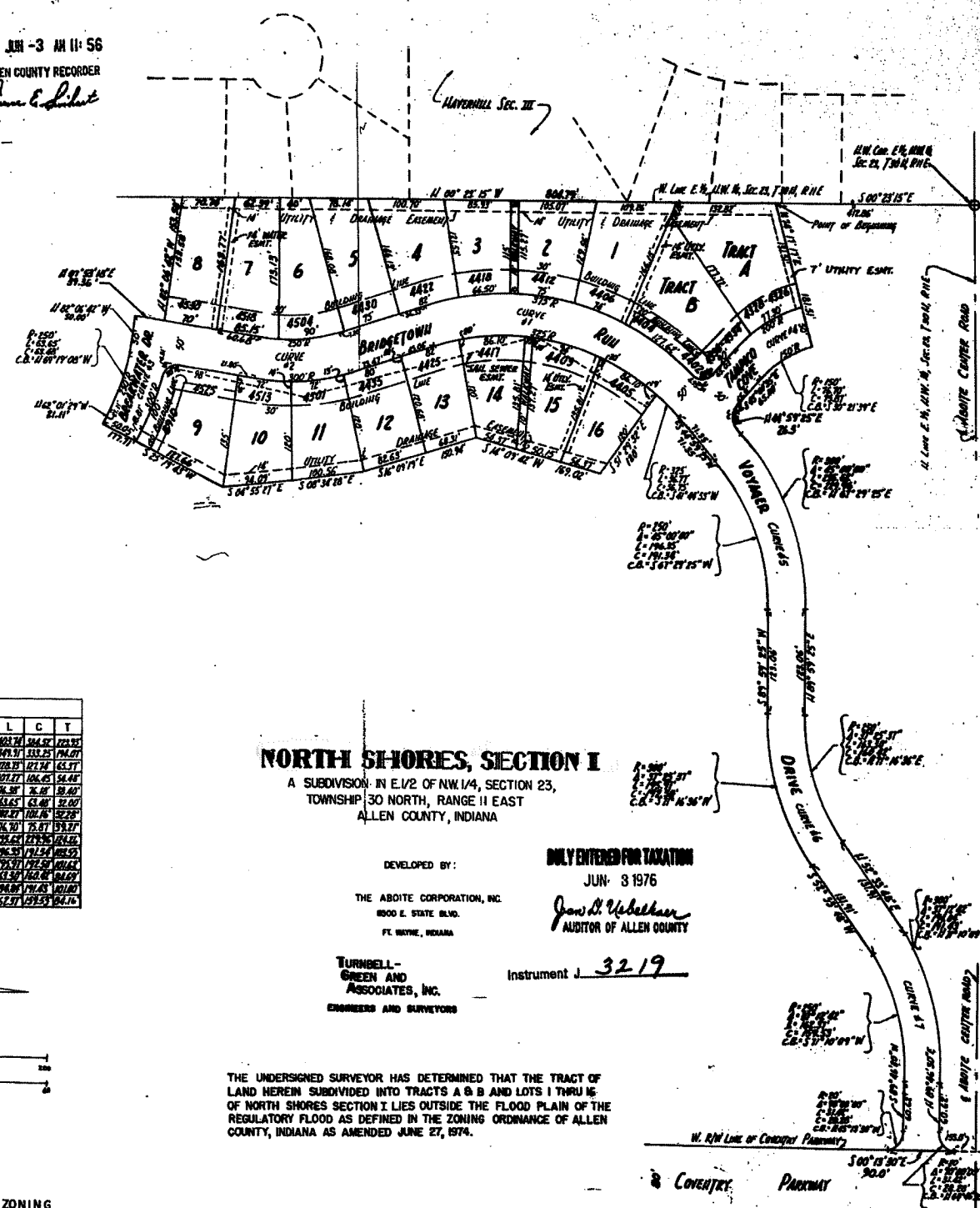


1976 JUN -3 AM 11:56
ALLEN COUNTY RECORDER
James E. Schubert

LOT CURVE DATA				
LOT NO.	R	L	C	%
TRACT A	100	71.80	74.84	17° 04' 10"
TRACT B	100	74.87	74.95	05° 54' 36"
TRACT C	100	74.87	74.95	05° 54' 36"
TRACT D	100	74.87	74.95	05° 54' 36"
TRACT E	100	74.87	74.95	05° 54' 36"
TRACT F	100	74.87	74.95	05° 54' 36"
TRACT G	100	74.87	74.95	05° 54' 36"
TRACT H	100	74.87	74.95	05° 54' 36"
TRACT I	100	74.87	74.95	05° 54' 36"
TRACT J	100	74.87	74.95	05° 54' 36"
TRACT K	100	74.87	74.95	05° 54' 36"
TRACT L	100	74.87	74.95	05° 54' 36"
TRACT M	100	74.87	74.95	05° 54' 36"
TRACT N	100	74.87	74.95	05° 54' 36"
TRACT O	100	74.87	74.95	05° 54' 36"
TRACT P	100	74.87	74.95	05° 54' 36"
TRACT Q	100	74.87	74.95	05° 54' 36"
TRACT R	100	74.87	74.95	05° 54' 36"
TRACT S	100	74.87	74.95	05° 54' 36"
TRACT T	100	74.87	74.95	05° 54' 36"
TRACT U	100	74.87	74.95	05° 54' 36"
TRACT V	100	74.87	74.95	05° 54' 36"
TRACT W	100	74.87	74.95	05° 54' 36"
TRACT X	100	74.87	74.95	05° 54' 36"
TRACT Y	100	74.87	74.95	05° 54' 36"
TRACT Z	100	74.87	74.95	05° 54' 36"



STREET CURVE DATA						
STREET	CURVE	R	Δ	L	C	T
BRIDGETOWN RUN	No. 1	100	71.80	74.84	17° 04' 10"	100
	No. 2	100	74.87	74.95	05° 54' 36"	100
BREAKWATER DRIVE	No. 3	100	74.87	74.95	05° 54' 36"	100
	No. 4	100	74.87	74.95	05° 54' 36"	100
VOYAGER DRIVE	No. 5	100	74.87	74.95	05° 54' 36"	100
	No. 6	100	74.87	74.95	05° 54' 36"	100
	No. 7	100	74.87	74.95	05° 54' 36"	100

NORTH SHORES, SECTION I
A SUBDIVISION IN E 1/2 OF NW 1/4, SECTION 23,
TOWNSHIP 30 NORTH, RANGE 11 EAST
ALLEN COUNTY, INDIANA

DEVELOPED BY:
THE ABOITE CORPORATION, INC.
8000 E. STATE BLVD.
FT. MYER, INDIANA

TURNBELL-
GREEN AND
ASSOCIATES, INC.
ENGINEERS AND SURVEYORS

DULY ENTERED FOR TAXATION
JUN. 3 1976
James E. Schubert
AUDITOR OF ALLEN COUNTY

Instrument J 3219

THE UNDERSIGNED SURVEYOR HAS DETERMINED THAT THE TRACT OF LAND HEREIN SUBDIVIDED INTO TRACTS A & B AND LOTS 1 THRU 16 OF NORTH SHORES SECTION I LIES OUTSIDE THE FLOOD PLAIN OF THE REGULATORY FLOOD AS DEFINED IN THE ZONING ORDINANCE OF ALLEN COUNTY, INDIANA AS AMENDED JUNE 27, 1974.

NOTE:
CORNERS ESTABLISHED WITH 1/2
IRON PINS DESIGNATED THUS +

CONFIRMED BY THE ZONING
ADMINISTRATOR OF ALLEN COUNTY
ON THIS 22 DAY OF JULY, 1976



Keith E. Smith
REGISTERED LAND SURVEYOR
APRIL 14, 1976



DULY ENTERED FOR TAXATION

JUN 30 1976 LEGAL DESCRIPTION FOR NORTH SHORES, SECTION 23, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA

Jan O. Uebelacker
AUDITOR OF ALLEN COUNTY

DULY ENTERED FOR TAXATION

Jan O. Uebelacker
AUDITOR OF ALLEN COUNTY

Part of the East half of the Northwest quarter of Section 23, Township 30 North, Range 11 East, Allen County, Indiana, more particularly described as follows: Commencing at the Northwest corner of the East half of the Northwest quarter of Section 23, Township 30 North, Range 11 East; thence South 00 degrees 23 minutes 15 seconds East along the West line of the East half of the Northwest quarter of said Section 23 a distance of 412.86 feet to the point of beginning; thence North 74 degrees 17 minutes 17 seconds East a distance of 181.51 feet; thence Southeasterly a distance of 76.70 feet along a curve deflecting to the left having a radius of 150 feet and not tangent to the last described course said curve being subtended by a chord having a length of 75.87 feet and a bearing of South 30 degrees 21 minutes 39 seconds East; thence South 45 degrees 00 minutes 35 seconds East along a line tangent to the last described curve course a distance of 65.0 feet; thence North 44 degrees 59 minutes 25 seconds East a distance of 26.3 feet; thence Northeasterly a distance of 235.62 feet along a curve deflecting to the right having a radius of 300 feet and tangent to the last described course, said curve being subtended by a chord having a length of 229.96 feet and a bearing of North 67 degrees 29 minutes 25 seconds East; thence North 89 degrees 59 minutes 25 seconds East along a line tangent to the last described curve course a distance of 123.06 feet; thence Northeasterly a distance of 163.30 feet along a curve deflecting to the left having a radius of 250 feet and tangent to the last described course, said curve being subtended by a chord having a length of 160.42 feet and a bearing of North 71 degrees 16 minutes 36 seconds East; thence North 52 degrees 33 minutes 48 seconds East along a line tangent to the last described curve course a distance of 131.91 feet; thence Northeasterly a distance of 194.84 feet along a curve deflecting to the right having a radius of 300 feet and tangent to the last described course, said curve being subtended by a chord having a length of 191.43 feet and a bearing of North 71 degrees 16 minutes 09 seconds East; thence North 89 degrees 46 minutes 30 seconds East along a line tangent to the last described curve course a distance of 60.62 feet; thence Northeasterly a distance of 31.42 feet along a curve deflecting to the left having a radius of 20 feet and tangent to the last described course, said curve being subtended by a chord having a length of 28.28 feet and a bearing of North 44 degrees 46 minutes 30 seconds East to a point on the West right-of-way line of the Coventry Parkway, said point being situated South 00 degrees 13 minutes 30 seconds East a distance of 155.00 feet from the North line of the East half of the Northwest quarter of Section 23 aforementioned (centerline Abolite Center Road); thence South 00 degrees 13 minutes 30 seconds East along said West right-of-way line said West right-of-way line being tangent with the last described curve course a distance of 90.00 feet; thence Northwesterly a distance of 31.42 feet along a curve deflecting to the left having a radius of 20 feet and tangent to the last described course, said curve being subtended by a chord having a length of 28.28 feet and a bearing of North 45 degrees 13 minutes 30 seconds West; thence South 89 degrees 46 minutes 30 seconds West a distance of 60.62 feet; thence Southwesterly a distance of 162.37 feet along a curve deflecting to the left having a radius of 250 feet and tangent to the last described course, said curve being subtended by a chord having a length of 159.53 feet and a bearing of South 71 degrees 10 minutes 09 seconds West; thence South 52 degrees 33 minutes 48 seconds West along a line tangent to the last described curve course a distance of 131.91 feet; thence Southwesterly a distance of 195.97 feet along a curve deflecting to the right having a radius of 300 feet and tangent to the last described course, said curve being subtended by a chord having a length of 192.50 feet and a bearing of South 71 degrees 16 minutes 36 seconds West; thence South 89 degrees 59 minutes 25 seconds West along a line tangent to the last described curve course, a distance of 123.06 feet; thence Southwesterly a distance of 196.35 feet along a curve deflecting to the left having a radius of 250 feet and tangent to the last described course; said curve being sub-

Instrument J. 4348

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tended by a chord having a length of 191.34 feet and a bearing of South 67 degrees 29 minutes 25 seconds West; thence South 44 degrees 59 minutes 25 seconds West along a line tangent to the last described curve course a distance of 71.35 feet; thence South-westerly a distance of 36.77 feet along a curve deflecting to the left having a radius of 325 feet and tangent to the last described curve, said curve being subtended by a chord having a length of 36.75 feet and a bearing of South 41 degrees 44 minutes 53 seconds West; thence South 51 degrees 29 minutes 32 seconds East along a line not tangent to the last described curve course a distance of 120.00 feet; thence South 14 degrees 09 minutes 42 seconds West a distance of 169.02 feet; thence South 16 degrees 09 minutes 19 seconds East a distance of 150.94 feet; thence South 08 degrees 34 minutes 28 seconds East a distance of 100.56 feet; thence South 04 degrees 55 minutes 27 seconds East a distance of 94.09 feet; thence South 25 degrees 19 minutes 43 seconds West a distance of 177.71 feet; thence North 62 degrees 01 minutes 29 seconds West a distance of 21.11 feet; thence Northwesterly a distance of 63.65 feet along a curve deflecting to the left having a radius of 250 feet and tangent to the last described curve said curve being subtended by a chord having a length of 63.48 feet and a bearing of North 69 degrees 19 minutes 08 seconds West; thence North 82 degrees 06 minutes 42 seconds West along a line tangent to the last described curve course a distance of 50.00 feet; thence North 07 degrees 53 minutes 18 seconds East a distance of 39.36 feet; thence North 82 degrees 06 minutes 42 seconds West a distance of 153.58 feet to a point on the West line of the East half of the Northwest quarter of Section 23 aforementioned; thence North 00 degrees 23 minutes 15 seconds West along said West line a distance of 804.79 feet to the point of beginning containing 7.06 acres more or less.

Amended Certification

I, Keith E. Smith, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a survey completed by me April 14, 1976, that all markers shown thereon actually exist and that their location, size, type, and material are accurately shown. Said lots are designated Tracts "A" and "B" and Lots 1 through 16, both inclusive.

Keith E. Smith
Keith E. Smith
Registered Land Surveyor



AMENDED

DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS,
LIMITATIONS, EASEMENTS AND APPROVALS APPENDED TO
AND MADE A PART OF THE DEDICATION AND PLAT OF
NORTH SHORES, SECTION I,
A SUBDIVISION IN ABOITE TOWNSHIP, ALLEN COUNTY, INDIANA

The Aboite Corporation, an Indiana corporation, by Paul W. Seitz, its President, and Joseph L. Zehr, its Secretary, hereby declares that it is the Owner of the real estate shown and described in this plat and does hereby lay off, plat and subdivide said real estate in accordance with the information shown on said plat, being the certified plat appended hereto and incorporated herein. The subdivision shall be known and designated as NORTH SHORES, SECTION I, a Subdivision in Aboite Township, Allen County, Indiana.

The Lots are numbered from one (1) through sixteen (16) inclusive, together with Tracts A and B, and all dimensions are shown in feet and decimals of a foot on the plat. All street rights-of-ways and walkway easements specifically shown or described are hereby expressly dedicated to public use for the usual and intended purposes. Utility easements are likewise reserved for their usual and intended purposes.

PREFACE

NORTH SHORES, SECTION I, is a portion of a tract of real estate which will ultimately be subdivided into approximately 125 residential parcels, all to be included and known as NORTH SHORES by various numerical sections. Simultaneously with the recordation of the Plat of THE SHORES, SECTION I and the Protective Restrictions and Covenants relating thereto, there has been recorded Articles of Incorporation of THE SHORES COMMUNITY ASSOCIATION, INC., it being platator's intention that each owner of a Lot or Tract in THE SHORES, SECTION I and in any section of NORTH SHORES shall become a member of said Community Association and shall be bound by its Articles of Incorporation and By-Laws.

The various sections of NORTH SHORES are in turn a portion of a larger tract of real estate in Aboite Township, Allen County, Indiana, which has been given the name COVENTRY. Various tracts comprising COVENTRY shall, in addition to NORTH SHORES be platted from time to time into Subdivisions similar to NORTH SHORES and at the time of recordation of the original plats thereof, Articles of Incorporation for separate Community Associations for said Subdivisions shall likewise be recorded and the owners of lots contained therein bound by the By-Laws and provisions thereof. When all of COVENTRY shall have been subdivided for various uses, each particular Subdivision shall be governed by the rules and regulations of its own Community Association under the ultimate aegis of COVENTRY COMMUNITY ASSOCIATION, of which each Subdivision's Community Association shall be deemed a division and in which each said Subdivision's Community Association shall be represented. COVENTRY COMMUNITY ASSOCIATION shall have final authority to act with respect to specified matters associated with the efficient supervision of maintenance activities in all of COVENTRY, together with that authority conferred upon it by its By-Laws and the acts of its Board of Directors.

In addition to maintaining the Common Areas within the confines of each specifically named Subdivision, such as NORTH SHORES and all of its various sections, it shall be the obligation of the owners of

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lots within each such named Subdivision to make provision for the maintenance of common impoundment basins specifically located in COVENTRY. All Subdivisions, such as NORTH SHORES in its various sections, whose surface drainage waters lie within the same watershed resulting in ultimate surface drainage into the same common impoundment basin, are and shall be required to pay that portion of the cost of maintaining said common impoundment basin as is represented by that Subdivision's percentage of all of the runoff of surface waters from all Subdivisions located within COVENTRY into said common impoundment basin.

Until such time as that portion of COVENTRY in which is included the watershed in which NORTH SHORES and its various sections is located has been subdivided and the various subdivided parcels sold, The Aboite Corporation, as platator, shall bear its pro rata portion of the expense of maintenance of said common impoundment basins allocated to portions of COVENTRY unsubdivided or otherwise unsold. The obligation of The Aboite Corporation to bear such pro rata or allocated portion of said expense shall terminate upon the platting of any Subdivision of any remaining portions of COVENTRY, disposition of any such portion to a third party of July 1, 1983, whichever shall first occur.

It is the platator's intent that all of the regulations with respect to the use and occupancy of the various portions of COVENTRY be designed to accommodate the desires of the occupants of the various portions of COVENTRY from time to time, to preserve property values, and to be flexible enough to meet specific needs, including the need to raise funds. Accordingly, this Preface and its statements shall be deemed a covenant of equal force and effect as all others herein set forth.

ARTICLE I DEFINITIONS

Section 1. "Association" shall mean and refer to THE SHORES COMMUNITY ASSOCIATION, INC., its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot or Tract which is a part of NORTH SHORES and its various sections, including Section I and including contract sellers, excluding those having such interest merely as security for the performance of an obligation.

Section 3. "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 residence may be erected in accordance with the restrictions hereinabove set out or such further restrictions as may be imposed by any applicable zoning ordinance, PROVIDED, HOWEVER, no tract of land consisting of part of any one Lot or parts of more than one Lot shall be considered a "LOT" unless said tract of land has a frontage of 70 feet in width at the established building line as shown on this plat.

Section 4. "Common Impoundment Basin" shall be that basin into which the surface drainage waters of NORTH SHORES, SECTION I, drain in common with other Sections of HAVERHILL and other areas included within COVENTRY, of which NORTH SHORES, SECTION I, is a part.

Section 5. "By-Laws" shall mean the By-Laws initially adopted by THE SHORES COMMUNITY ASSOCIATION, INC., and all amendments thereto.

Section 6. "COVENTRY" shall mean a tract of land approximately 750 acres in area in Aboite Township, Allen County, Indiana, of which NORTH SHORES, and its various Sections are a portion.

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Book 38 Page 61
Book 35 Page 55

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**ARTICLE II
PROPERTY RIGHTS**

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Areas which shall be appurtenant to and shall pass with the title to every Lot or Tract, subject to the following provisions:

- (a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Areas;
- (b) The right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against his Lot or Tract remains unpaid; and for a period not to exceed 30 days for any infraction of its published rules and regulations after hearing by the Board of Directors of the Association;
- (c) The right of the Association to dedicate or transfer all or any part of the Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of members agreeing to such dedication or transfer has been recorded.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Areas and facilities to the members of his family, his tenants, his guests or invitees or contract purchasers who reside on the property.

**ARTICLE III
MEMBERSHIP AND VOTING RIGHTS**

Section 1. Every Owner of a Lot or Tract which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot or Tract which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners exclusive of The Aboite Corporation. Owners shall be entitled to one (1) vote for each Lot owned, and a maximum of two (2) for each Tract owned or such number of votes as there are dwelling units located on any such Tract.

Class B. Class B member(s) shall be The Aboite Corporation which shall be entitled to 320 votes less that number of votes which Class A members are entitled to exercise.

Class B Membership shall cease upon the happening of either of the following events:

- (a) when fee simple title to all Lots or Tracts in all Sections of NORTH SHORES have been conveyed by The Aboite Corporation, or
- (b) on July 1, 1983.

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ALLEN COUNTY RECORDER
Jesse E. Galt

**ARTICLE IV
COVENANT FOR MAINTENANCE ASSESSMENTS**

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner, exclusive of The Aboite Corporation (except as hereinafter provided), hereby covenants, and each Owner of any Lot or Tract by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assume by them.

The Aboite Corporation shall possess the continuing right and option to assist and direct in the maintenance and beautification of the lake, a portion of which abuts NORTH SHORES in consideration for its contributing up to twenty-five percent (25%) of the total annual cost of said maintenance and beautification. At such time as The Aboite Corporation chooses, it may notify THE SHORES COMMUNITY ASSOCIATION, INC. of its election to terminate any such annual contribution at which such time said corporation's right to direct such activities shall cease.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, and welfare of the residents in NORTH SHORES and the improvement and maintenance of the Common Areas and of the facilities thereon. In addition, assessments shall be levied to provide for NORTH SHORES' proportionate burden of the maintenance of the Common Impoundment basin into which its surface waters drain.

Section 3. Maximum Annual Assessments. Until January 1 of the year immediately following the conveyance of the first Lot or Tract to an Owner, the maximum annual assessment shall be Seventy-five Dollars (\$75.00) per Lot or per dwelling unit on any Tract.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot or Tract to an Owner, the maximum annual assessment may be increased each year not more than 3% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot or Tract to an Owner, the maximum annual assessment may be increased above 3% by the vote or written assent of 51% of each class of members.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment, applicable to that year for the purpose of defraying, in whole or in part, the cost of any new construction or repair or replacement thereof of a capital improvement upon the Common Areas, including fixtures and personal property related thereto, provided that any such assessment shall have the vote or written assent of 75% of each class of members, and provided, further, that no such special assessments for any such purpose shall be made if the taking of such assessment shall in any way jeopardize or affect the Association's ability to

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improve and maintain its Common Areas or to pay its pro rata share of the cost of maintaining the Common Impoundment Basin.

Section 5. Notice and Quorum For Any Action Authorized Under Sections 3 and 4. Any action authorized under Sections 3 or 4 shall be taken at a meeting called for that purpose, written notice of which shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. If the proposed action is favored by a majority of the votes cast at such meeting, but such vote is less than the requisite 51% of each class of members, members who were present in person or by proxy may give their assent in writing, provided the same is obtained by the appropriate officers of the Association not later than 30 days from the date of such meeting.

Section 6. Uniform Rate of Assessments. Both annual and special assessments must be fixed at a uniform rate for all Lots and Tracts and may be collected on a monthly or yearly basis.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots or Tracts on the first day of the month following the conveyance of the Common Areas. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot or Tract at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot or Tract have been paid.

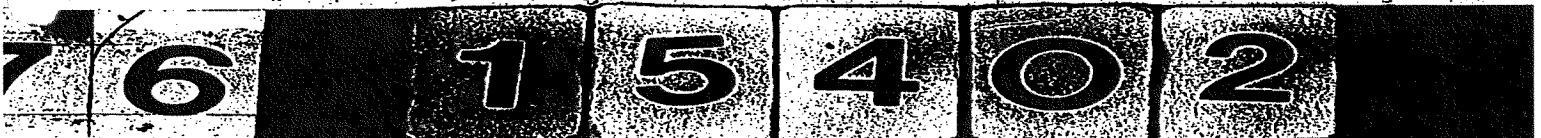
Section 8. Effect of Nonpayment of Assessments. Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 8% per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Areas or abandonment of his Lot or Tract.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot or Tract shall not affect the assessment lien. However, the sale or transfer of any Lot or Tract pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot or Tract from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V COVENTRY COMMUNITY ASSOCIATION

Section 1. Representation. At such time as COVENTRY COMMUNITY ASSOCIATION, INC. has been issued its Certificate of Incorporation and upon notification thereof, the Board of Directors of THE SHORES COMMUNITY ASSOCIATION, INC., shall by majority vote at a duly called or special meeting thereof at which a quorum is present, appoint three (3) of its members to serve on the Board of Directors of COVENTRY COMMUNITY ASSOCIATION, INC.

Section 2. Final Authority. The Board of Directors of THE SHORES COMMUNITY ASSOCIATION, INC. shall, by appropriately enacted By-Laws, acknowledge that COVENTRY COMMUNITY ASSOCIATION, INC. shall have final authority with respect to all matters involving the maintenance and repair of the Common Impoundment Basin into which surface waters from NORTH SHORES and its various Sections drain together with the right to levy special assessments therefor.



**ARTICLE VI
ARCHITECTURAL CONTROL**

No building, fence, wall or other structure shall be commenced, erected or maintained upon any Lot or Tract, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by the Architectural Control Committee, such Committee to be composed of three members, the first Committee members to be: Joseph L. Zehr, Orrin R. Sessions and Paul W. Seitz. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. In the event said Board, or the Architectural Control Committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and this Article will be deemed to have been fully complied with.

**ARTICLE VII
GENERAL PROVISIONS**

Section 1. No Lot or Tract shall be used except for residential purposes. Tracts as shown on the face of the plat shall not be used for more than two (2) dwelling units (either single family detached or attached units). Lots shall not be used for other than one detached single family dwelling which shall include not less than a two car garage which shall be built as part of said structure and attached thereto.

Section 2. No single family building shall be built on any Lot or Tract having a ground floor area upon the foundation, exclusive of one-story open porches, breezeway or garage, of less than 1250 square feet for a one-story dwelling, not less than 850 square feet for a dwelling of more than one-story. No multiple family building shall be built on any Tract having a ground floor area upon the foundation, exclusive of one-story open porches, breezeway or garage, of less than 520 square feet per dwelling for a dwelling of more than one-story nor less than 900 square feet per dwelling for a one-story dwelling.

Section 3. Side yards shall be seven (7) feet for both Lots and Tracts. No building shall be located on an interior Lot nearer than fifteen (15) feet to the rear Lot line.

Section 4. No dwelling shall be erected or placed on any Lot or Tract having a width of less than 70 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any Lot or Tract having an area of less than 8,000 square feet.

Section 5. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear seven (7) feet of each Lot or Tract, or as shown on the plat. No owner of any Lot or Tract shall erect 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 or television service (except such poles and overhead facilities that may be required at those places where distribution facilities enter and leave the Subdivision). Nothing herein shall be construed to prohibit street lighting or ornamental yard lighting serviced by underground wires or cables. Electrical service entrance facilities installed for any house or other structure connecting the same to the electrical distribution system of any electric public utility shall be provided by the owners of all Lots and Tracts and shall carry not less than three (3) wires and have a capacity of not less than 200 amperes. Any electric public utility charged with the maintenance of any underground installation shall have access to all easements in which said underground installations are located for operation, maintenance and replacement of service connections. Any such electric

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public utility shall not be liable for damage to walks, driveways, lawn or landscaping which may result from installation, repair or maintenance of such service.

Section 5(a). Drainage easements and Common Areas used for drainage purposes shall be maintained in unobstructed condition.

Section 6. No noxious or offensive activity shall be carried on upon any Lot or Tract, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 7. No structure of a temporary character, trailer, boat, boat trailer, camper or camping trailer, basement, tent, shack, garage, barn or other outbuilding shall be either used or located on any Lot or Tract at any time or used as a residence either temporarily or permanently.

Section 8. No sign of any kind shall be displayed to the public view on any Lot or Tract except one professional sign of not more than one square foot, one sign of not more than five 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.

Section 9. No radio or television antenna with more than thirty (30) square feet of grid area or which attains a height in excess of six (6) feet above the highest point of the roof shall be attached to any dwelling house. No free standing radio or television antenna shall be permitted on any Lot or Tract.

Section 10. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot or Tract. No derrick or other structure designed for the use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot or Tract.

Section 11. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any Lot or Tract, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

Section 12. No Lot or Tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. No incinerators or outside incinerators shall be kept or allowed on any Lot or Tract.

Section 13. All buildings shall be constructed in a substantial and good workmanlike manner and of new materials. No roll siding, asbestos siding, or siding containing asphalt or tar as one of its principal ingredients shall be used in the exterior construction of any building on any Lots or Tracts of said Subdivision, and no roll roofing of any description or character shall be used on the roof of any dwelling house or attached garage on any of said Lots or Tracts.

Section 14. All driveways from the street to the garage shall be poured concrete.

Section 15. No individual water supply system, or individual sewage disposal system shall be installed, maintained or used on any Lots or Tracts in this Subdivision.

Section 16. No rain and storm water run off or such things as roof water, street pavement and surface water, caused by natural precipitation, shall at any time be discharged into or permitted to flow into the Sanitary Sewage System, which shall be a separate sewer system from the Storm Water and Surface Water Run Off Sewer System. No sanitary sewage shall at any time be discharged or permitted to flow into the above mentioned Storm Water and Surface Water Run Off Sewer System.

1976 JUN 30 PM 2:36
Allen County Recorder

John C. Schmitt

1976 JUN 30 PM 11:56
Allen County Recorder
John C. Schmitt

7615402

Section 17. In addition to the utility easements herein designated, easements in the streets, as shown on this plat, are hereby reserved and granted to all Public Utility Companies, the proprietors of the land herein platted, and their respective successors and assigns, to install, lay, erect, construct, renew, operate, repair, replace, maintain and remove all and every type of gas main, water main and sewer main (sanitary and/or storm) with all necessary appliances, subject, nevertheless, to all reasonable requirements of any governmental body having jurisdiction thereof as to maintenance and repair of said streets.

Section 18. Before any house or building on any Lot or Tract in this Subdivision shall be used and occupied as a dwelling or as otherwise provided by the Subdivision restrictions above, the developer or any subsequent owner of said Lot or Tract shall install improvements serving said Lot or Tract as provided in said plans and specifications for this Addition filed with the Board of County Commissioners. This covenant shall run with the land and be enforceable by the County of Allen, State of Indiana, or by any aggrieved Lot or Tract owner in this Subdivision.

Section 19. Before any Lot or Tract may be used or occupied, such user or occupier shall first obtain from the Allen County Zoning Administrator the Improvement Location Permit and Certificate of Occupancy as required by the Allen County Zoning Ordinance.

Section 20. The Association, The Aboite Corporation, or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of these covenants and restrictions. Failure by the Association or by any Owner to enforce any covenant or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 21. Invalidity of any one of these covenants or restrictions by judgment or court order shall in nowise affect any other provisions which shall remain in full force and effect.

Section 22. No Lot or Tract or combination of Lots or Tracts may be further subdivided until approval therefor has been obtained from the Allen County Plan Commission.

Section 23. The covenants and restrictions herein contained shall run with the land, and be effective for a term of twenty (20) years from the date these covenants and restrictions are recorded, after which time they shall automatically be extended for successive periods of ten (10) years; provided these covenants and restrictions may be amended by an instrument signed by not less than 75% of the Lot or Tract Owners, and provided, further, The Aboite Corporation, its successors or assigns shall have the exclusive right of two (2) years from the date of recording of the plat to amend any of the Covenants and Restrictions, with the approval of the Allen County Plan Commission, except Section 2 above.

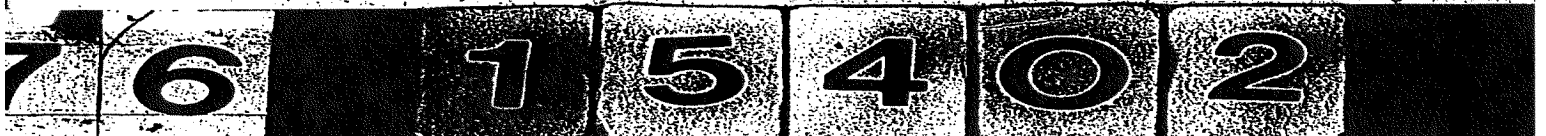
IN WITNESS WHEREOF, The Aboite Corporation, an Indiana corporation by Paul W. Seitz, its President and Joseph L. Zehr, its Secretary, Owner of the real estate described in said plat, has hereunto set its hand and seal by its duly authorized officers, this 19th day of May, 1976.

ATTEST:


Joseph L. Zehr


THE ABOITE CORPORATION

By 
Paul W. Seitz, President
By 
Joseph L. Zehr, Secretary



STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, personally appeared Paul W. Seitz and Joseph L. Zehr, known by me to be the duly authorized and acting President and Secretary respectively of THE ABOITE CORPORATION, and acknowledged the voluntary execution of the above and foregoing instrument on behalf of said corporation for the purposes and uses therein set forth, this 19th day of May, 1976.

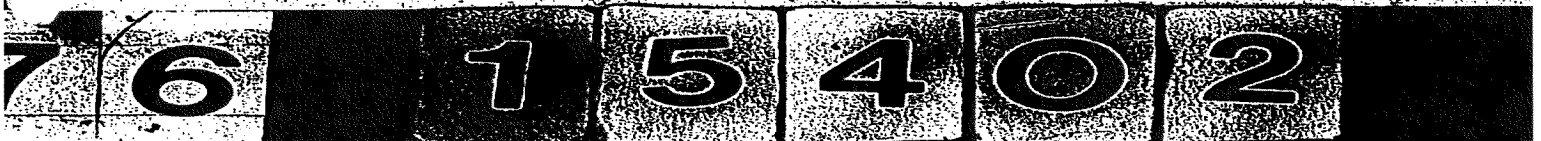

Arlene K. Duncan, Notary Public

My Commission Expires:

May 25, 1978



Prepared by: George E. Fruechtenicht, Attorney at Law.



APPROVALS

ALLEN COUNTY PLAN COMMISSION

9-19-76

James A. Poura
James A. Poura

President

Vice President

James E. Walley
James E. Walley

Secretary

ALLEN COUNTY SURVEYOR

APPROVED FOR DAMAGE ONLY

William L. Sweet
William L. Sweet

ALLEN COUNTY COMMISSIONERS

Vance L. Amstutz
Vance L. Amstutz

President

Jack K. Dunifowicz
Jack K. Dunifowicz

President

Richard M. Ellenwood
Richard M. Ellenwood

Secretary

BOARD OF PUBLIC WORKS
CITY OF FORT WAYNE

Henry P. Wehrenberg
Henry P. Wehrenberg

Chairman

Ethel A. LaMar
Ethel A. LaMar

Member

MAY 24 1976

Member

HEALTH COMMISSIONER
FORT WAYNE ALLEN COUNTY
BOARD OF PUBLIC HEALTH

Jane M. Irmscher, M.D.
Jane M. Irmscher, M.D.

7 6 1 5 4 0 2

tended by a chord having a length of 191.34 feet and a bearing of South 67 degrees 29 minutes 25 seconds West; thence South 44 degrees 59 minutes 25 seconds West along a line tangent to the last described curve a distance of 71.35 feet; thence South westerly a distance of 36.77 feet along a curve deflecting to the left having a radius of 325 feet and tangent to the last described curve, said curve being subtended by a chord having a length of 36.75 feet and a bearing of South 41 degrees 41 minutes 53 seconds West; thence South 51 degrees 29 minutes 32 seconds East along a line not tangent to the last described curve a distance of 120.00 feet; thence South 14 degrees 09 minutes 42 seconds West a distance of 169.02 feet; thence South 16 degrees 09 minutes 19 seconds East a distance of 150.94 feet; thence South 08 degrees 34 minutes 28 seconds East a distance of 100.56 feet; thence South 04 degrees 55 minutes 42 seconds East a distance of 94.09 feet; thence South 25 degrees 19 minutes 43 seconds West a distance of 177.73 feet; thence North 62 degrees 01 minutes 29 seconds West a distance of 21.11 feet; thence Northwesterly a distance of 63.45 feet and tangent to the last described curve said curve being subtended by a chord having a length of 63.48 feet and a bearing of North 69 degrees 19 minutes 06 seconds West; thence North 62 degrees 06 minutes 42 seconds West along a line tangent to the last described curve a distance of 50.00 feet; thence North 07 degrees 52 minutes 18 seconds East a distance of 39.36 feet; thence North 16 degrees 06 minutes 42 seconds East a distance of 150.58 feet to a point on the West line of the East half of the Northwest quarter of Section 23 aforementioned; thence North 00 degrees 23 minutes 15 seconds West along said West line a distance of 604.79 feet to the point of beginning containing 7.06 acres more or less.

Amended Certification

I, Keith E. Smith, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a survey completed by me April 14, 1976, that all markers shown thereon actually exist and that their location, size, type, and material are accurately shown. Said lots are designated Tracts "A" and "B" and lots 1 through 16, both inclusive.

Keith E. Smith
Registered Land Surveyor



lots within each such named Subdivision to make provision for the maintenance of common impoundment basins specifically located in COVENTRY. All Subdivisions, such as NORTH SHORES in its various sections, whose surface drainage waters lie within the same watershed resulting in ultimate surface drainage into the same common impoundment basin, are and shall be required to pay that portion of the cost of maintaining said common impoundment basin as is represented by that Subdivision's percentage of all of the runoff of surface waters from all Subdivisions located within COVENTRY into said common impoundment basin.

Until such time as that portion of COVENTRY in which is included the watershed in which NORTH SHORES and its various sections is located has been subdivided and the various subdivided parcels sold, The Abolite Corporation, shall bear the cost of the maintenance of the expense of maintenance of said common impoundment basins allocated to portions of COVENTRY unsubdivided or otherwise unsold. The obligation of The Abolite Corporation to bear such pro rata or allocated portion of said expense shall terminate upon the platting of any Subdivision of any remaining portions of COVENTRY, disposition of any such portion to a third party of July 1, 1983, whichever shall first occur.

It is the platator's intent that all of the regulations with respect to the use and occupancy of the various portions of COVENTRY be designed to accommodate the desires of the occupants of the various portions of COVENTRY from time to time, to preserve property values, and to be flexible enough to meet specific needs, including the need to raise funds. Accordingly, this Preface and its statements shall be deemed a covenant of equal force and effect as all others herein set forth.

ARTICLE I DEFINITIONS

Section 1. "Association" shall mean and refer to THE SHORES COMMUNITY ASSOCIATION, INC., its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot or Tract which is a part of NORTH SHORES and its various sections, including Section I and including contract sellers, excluding those having such interest merely as security for the performance of an obligation.

Section 3. "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 residence may be erected in accordance with the restrictions hereinabove set out or such further restrictions as may be imposed by any applicable zoning ordinance. PROVIDED, HOWEVER, no tract of land consisting of all or part of one Lot or parts of more than one lot shall be considered a "LOT" unless said tract of land has a frontage of 70 feet in width at the established building line as shown on this plat.

Section 4. "Common Impoundment Basin" shall be that basin into which the surface drainage waters of NORTH SHORES, SECTION I, drain in common with other Sections of HAVENHILL, and other areas included within COVENTRY, of which NORTH SHORES, SECTION I, is a part.

Section 5. "By-Laws" shall mean the By-Laws initially adopted by THE SHORES COMMUNITY ASSOCIATION, INC., and all amendments thereto.

Section 6. "COVENTRY" shall mean a tract of land approximately 750 acres in area in Abolite Township, Allen County, Indiana, of which NORTH SHORES and its various Sections are a portion.

76-015104-106
76-18614
JUN 30 1976
DIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA
JAMES H. HUBBARD
REGISTERED LAND SURVEYOR

Part of the East half of the Northwest quarter of Section 23, Township 10 North, Range 11 East, Allen County, Indiana, more particularly described as follows: Commencing at the Northwest corner of the East half of the Northwest quarter of Section 23, Township 10 North, Range 11 East; thence North 00 degrees 23 minutes 15 seconds East along the West line of the East half of the Northwest quarter of said Section 23 a distance of 412.56 feet to the point of beginning; thence North 74 degrees 17 minutes 37 seconds East a distance of 181.51 feet; thence Southwesterly a distance of 76.70 feet along a curve deflecting to the left having a radius of 150 feet and not tangent to the last described curve said curve being subtended by a chord having a length of 75.87 feet and a bearing of South 30 degrees 21 minutes 39 seconds East; thence South 45 degrees 00 minutes 35 seconds East along a line tangent to the last described curve a distance of 55.0 feet; thence North 44 degrees 59 minutes 25 seconds East a distance of 25.1 feet; thence Northwesterly a distance of 235.62 feet along a curve deflecting to the right having a radius of 300 feet and tangent to the last described curve, said curve being subtended by a chord having a length of 223.94 feet and a bearing of North 07 degrees 52 minutes 25 seconds East; thence North 69 degrees 59 minutes 25 seconds East along a line tangent to the last described curve a distance of 123.06 feet; thence Northwesterly a distance of 160.42 feet along a curve deflecting to the left having a radius of 250 feet and tangent to the last described curve, said curve being subtended by a chord having a length of 160.42 feet and a bearing of North 71 degrees 16 minutes 36 seconds East; thence North 52 degrees 21 minutes 48 seconds East along a line tangent to the last described curve a distance of 131.91 feet; thence Northwesterly a distance of 194.84 feet along a curve deflecting to the right having a radius of 300 feet and tangent to the last described curve, said curve being subtended by a chord having a length of 191.43 feet and a bearing of North 71 degrees 16 minutes 36 seconds East; thence North 69 degrees 59 minutes 25 seconds East along a line tangent to the last described curve a distance of 60.62 feet; thence Northwesterly a distance of 31.42 feet along a curve deflecting to the left having a radius of 80 feet and tangent to the last described curve, said curve being subtended by a chord having a length of 28.26 feet and a bearing of North 44 degrees 46 minutes 30 seconds East to a point on the West right-of-way line of the Coventry Parkway, said point being situated South 00 degrees 13 minutes 30 seconds East a distance of 155.00 feet from the North line of the East half of the Northwest quarter of Section 23 aforementioned (centerline Abolite Center Road); thence South 00 degrees 13 minutes 30 seconds East along said West right-of-way line said West right-of-way line being tangent with the last described curve a distance of 90.00 feet; thence Northwesterly a distance of 31.42 feet along a curve deflecting to the left having a radius of 80 feet and tangent to the last described curve, said curve being subtended by a chord having a length of 28.26 feet and a bearing of North 44 degrees 46 minutes 30 seconds West; thence South 89 degrees 59 minutes 25 seconds West a distance of 60.62 feet; thence Southwesterly a distance of 162.06 feet along a curve deflecting to the left having a radius of 250 feet and tangent to the last described curve, said curve being subtended by a chord having a length of 159.53 feet and a bearing of South 71 degrees 16 minutes 36 seconds West; thence South 52 degrees 21 minutes 48 seconds West along a line tangent to the last described curve a distance of 131.91 feet; thence Southwesterly a distance of 195.97 feet along a curve deflecting to the right having a radius of 300 feet and tangent to the last described curve, said curve being subtended by a chord having a length of 192.50 feet and a bearing of South 71 degrees 16 minutes 36 seconds West; thence South 89 degrees 59 minutes 25 seconds West along a line tangent to the last described curve a distance of 123.06 feet; thence Northwesterly a distance of 194.84 feet along a curve deflecting to the left having a radius of 250 feet and tangent to the last described curve; said curve being sub-

Instrument 4348

AMENDED

DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND APPROVALS APPENDED TO AND MADE A PART OF THE DEDICATION AND PLAT OF

A SUBDIVISION IN ABOLITE TOWNSHIP, ALLEN COUNTY, INDIANA

The Abolite Corporation, an Indiana corporation, by Paul W. Seitz, its President, and Joseph L. Zehr, its Secretary, hereby declares that it is the Owner of the real estate shown and described in this plat and does hereby lay off, plat and subdivide said real estate in accordance with the information shown on said plat, being the certified plat appended hereto and incorporated herein. The subdivision shall be known and designated as NORTH SHORES, SECTION I, a Subdivision in Abolite Township, Allen County, Indiana.

The Lots are numbered from one (1) through sixteen (16) inclusive, and all dimensions are shown in feet and decimals of a foot on the plat. All street rights-of-way and walkway easements specifically shown or described are hereby expressly dedicated to public use for the usual and intended purposes. Utility easements are likewise reserved for their usual and intended purposes.

PREFACE

NORTH SHORES, SECTION I, is a portion of a tract of real estate which will ultimately be subdivided into approximately 125 residential parcels, all to be included and known as NORTH SHORES by various numerical sections. Simultaneously with the recordation of the Plat of THE SHORES, SECTION I and the Protective Restrictions and Covenants relating thereto, there has been recorded Articles of Incorporation of THE SHORES COMMUNITY ASSOCIATION, INC., it being platator's intention that each owner of a Lot or Tract in THE SHORES, SECTION I and in any section of NORTH SHORES shall become a member of said Community Association and shall be bound by its Articles of Incorporation and By-Laws.

The various sections of NORTH SHORES are in turn a portion of a larger tract of real estate in Abolite Township, Allen County, Indiana, which has been given the name COVENTRY. Various tracts comprising COVENTRY shall, in addition to NORTH SHORES be platted from time to time into Subdivisions similar to NORTH SHORES and at the time of recordation of the original plat thereof, Articles of Incorporation for separate Community Associations for said Subdivisions shall likewise be recorded and the owners of lots contained therein bound by the By-Laws and provisions thereof. When all of COVENTRY shall have been subdivided for various purposes, each particular Subdivision shall be governed by the rules and regulations of its own Community Association under the ultimate aegis of COVENTRY COMMUNITY ASSOCIATION, of which each Subdivision's Community Association shall be deemed a division and in which said Subdivision's Community Association shall be represented. COVENTRY COMMUNITY ASSOCIATION shall have final authority to act with respect to specified matters associated with the efficient supervision of maintenance activities in all of COVENTRY, together with that authority conferred upon it by its By-Laws and the acts of its Board of Directors.

In addition to maintaining the Common Areas within the confines of each specifically named Subdivision, such as NORTH SHORES and all of its various sections, it shall be the obligation of the owners of

ARTICLE IV
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner, exclusive of The Abolite Corporation (except as hereinafter provided), hereby covenants and agrees that each Lot or Tract by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time such assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assume by them.

The Abolite Corporation shall possess the continuing right and option to assist and direct in the maintenance and beautification of the lake, a portion of which abuts NORTH SHORES in consideration for its contributing up to twenty-five percent (25%) of the total annual cost of said maintenance and beautification. At such time as The Abolite Corporation chooses, it may notify THE SHORES COMMUNITY ASSOCIATION, INC. of its election to terminate any such annual contribution at which such time said corporation's right to direct such activities shall cease.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, and welfare of the residents in NORTH SHORES and the improvement and maintenance of the Common Areas and of the facilities thereon. In addition, assessments shall be levied to provide for NORTH SHORES' proportionate burden of the maintenance of the Common Impoundment basin into which its surface waters drain.

Section 3. Maximum Annual Assessments. Until January 1 of the year immediately following the conveyance of the first Lot or Tract to an Owner, the maximum annual assessment shall be Seventy-five Dollars (\$75.00) per Lot or per dwelling unit on any Tract.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot or Tract to an Owner, the maximum annual assessment may be increased each year not more than 3% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot or Tract to an Owner, the maximum annual assessment may be increased above 3% by the vote or written assent of 51% of each class of members.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year for the purpose of defraying, in whole or in part, the cost of any new construction or repair or replacement thereof of a capital improvement upon the Common Areas, including fixtures and personal property related thereto, provided that any such assessment shall have the vote or written assent of 75% of each class of members, and provided, further, that no such special assessments for any such purpose shall be made if the taking of such assessment shall in any way jeopardize or affect the Association's ability to

ARTICLE VI
ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon any Lot or Tract, nor shall any exterior addition to or alteration thereof be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by the Architectural Control Committee, such Committee to be composed of three members, the first Committee members to be: Joseph L. Zehr, Orrin R. Sessions and Paul M. Seitz. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. In the event the said Board, or the Architectural Control Committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE VII
GENERAL PROVISIONS

Section 1. No Lot or Tract shall be used except for residential purposes. Tracts as shown on the face of the plat shall not be used for more than two (2) dwelling units (either single family detached or attached units). Lots shall not be used for other than one detached single family dwelling which shall include not less than a two car garage which shall be built as part of said structure and attached thereto.

Section 2. No single family building shall be built on any Lot or Tract having a ground floor area upon the foundation, exclusive of one-story open porches, breezeway or garage, of less than 1250 square feet for a one-story dwelling, not less than 850 square feet for a dwelling of more than one-story. No multiple family building shall be built on any Tract having a ground floor area upon the foundation, exclusive of one-story open porches, breezeway or garage, of less than 520 square feet per dwelling for a dwelling of more than one-story nor less than 900 square feet per dwelling for a one-story dwelling.

Section 3. Side yards shall be seven (7) feet for both Lots and Tracts. No building shall be located on an interior Lot nearer than fifteen (15) feet to the rear Lot line.

Section 4. No dwelling shall be erected or placed on any Lot or Tract having a width of less than 70 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any Lot or Tract having an area of less than 8,000 square feet.

Section 5. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat under the rear seven (7) feet of each Lot or Tract, or as shown on the plat. No owner of any Lot or Tract shall erect 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 or television service (except such poles and overhead facilities that may be required at those places where distribution facilities enter and leave the Subdivision). Nothing herein shall be construed to prohibit street lighting or ornamental yard lighting serviced by underground wires or cables. Electrical service entrance facilities installed for any house or other structure connecting the same to the electrical electric system of any electric public utility shall be provided by the Owners of all Lots and Tracts and shall carry not less than three (3) wires and have a capacity of not less than 200 amperes. Any electric public utility charged with the maintenance of any underground installation shall have access to all easements in which said underground installations are located for operation, maintenance and replacement of service connections. Any such electric

ARTICLE II
PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Areas which shall be deemed to be appurtenant to the title to every Lot or Tract, subject to the following provisions:

(a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Areas;

(b) The right of the Association to suspend the voting rights of any owner who fails to use of the recreational facilities by an Owner for any period during which any assessment against his Lot or Tract remains unpaid; and for a period not to exceed 30 days for any infraction of its published rules and regulations after hearing by the Board of Directors of the Association;

(c) The right of the Association to dedicate or transfer all or any part of the Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective until an instrument signed by two-thirds (2/3) of each class of members agreeing to such dedication or transfer has been recorded.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Areas and facilities to the members of his family, his tenants, his guests or invitees or contract purchasers who reside on the property.

ARTICLE III
MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a Lot or Tract which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot or Tract which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners exclusive of The Abolite Corporation. Owners shall be entitled to one (1) vote for each Lot owned, and a maximum of two (2) for each Tract owned or such number of votes as there are dwelling units located on any such Tract.

Class B. Class B member(s) shall be The Abolite Corporation which shall be entitled to 320 votes less that number of votes which Class A members are entitled to exercise.

Class B Membership shall cease upon the happening of either of the following events:

(a) when fee simple title to all Lots or Tracts in all Sections of NORTH SHORES have been conveyed by The Abolite Corporation, or

(b) on July 1, 1983.

improve and maintain its Common Areas or to pay its pro rata share of the cost of maintaining the Common Impoundment Basin.

Section 5. Notice and Quorum For Any Action Authorized Under Sections 3 and 4. Any action authorized under Sections 3 or 4 shall be taken at a meeting called for that purpose, written notice of which shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. If the proposed action is favored by a majority of the votes cast at such meeting, but such vote is less than the requisite 51% of each class of members, members who were present in person or by proxy may give their assent in writing, provided the same is obtained by the appropriate officers of the Association not later than 30 days from the date of such meeting.

Section 6. Uniform Rate of Assessments. Both annual and special assessments must be fixed at a uniform rate for all Lots and Tracts and may be collected on a monthly or yearly basis.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots or Tracts on the first day of the month following the conveyance of the Common Areas. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot or Tract at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot or Tract have been paid.

Section 8. Effect of Nonpayment of Assessments. Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 8% per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Areas or abandonment of his Lot or Tract.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot or Tract shall not affect the assessment lien. However, the sale or transfer of any Lot or Tract pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot or Tract from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V
COVENTRY COMMUNITY ASSOCIATION

Section 1. Representation. At such time as COVENTRY COMMUNITY ASSOCIATION, INC. has been issued its Certificate of Incorporation and upon notification thereof, the Board of Directors of THE SHORES COMMUNITY ASSOCIATION, INC. shall by majority vote at a duly called or special meeting thereof at which a quorum is present, appoint three (3) of its members to serve on the Board of Directors of COVENTRY COMMUNITY ASSOCIATION, INC.

Section 2. Final Authority. The Board of Directors of THE SHORES COMMUNITY ASSOCIATION, INC. shall, by appropriately enacted By-Laws, acknowledge that COVENTRY COMMUNITY ASSOCIATION, INC. shall have final authority with respect to all matters involving the maintenance and repair of the Common Impoundment Basin into which surface waters from NORTH SHORES and its various Sections drain together with the right to levy special assessments therefor.

Section 17. In addition to the utility easements herein designated, easements in the streets, as shown on this plat, are hereby reserved and granted to all Public Utility Companies, the proprietors of the land herein platted, and their respective successors and assigns, to install, lay, erect, construct, renew, operate, repair, replace, maintain and remove all and every type of gas main, water main and sewer main (sanitary and/or storm) with all necessary appliances, subject, nevertheless, to all reasonable requirements of any governmental body having jurisdiction thereof as to maintenance and repair of said streets.

Section 18. Before any house or building on any Lot or Tract in this Subdivision shall be used and occupied as a dwelling or as otherwise provided by the Subdivision restrictions above, the developer or any subsequent owner of said Lot or Tract shall install improvements serving said Lot or Tract as provided in said plans and specifications for this Addition filed with the Board of County Commissioners. This covenant shall run with the land and be enforceable by the County of Allen, State of Indiana, or by any aggrieved Lot or Tract owner in this Subdivision.

Section 19. Before any Lot or Tract may be used or occupied, such user or occupier shall first obtain from the Allen County Zoning Administrator the Improvement Location Permit and Certificate of Occupancy as required by the Allen County Zoning Ordinance.

Section 20. The Association, The Aboite Corporation, or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of these covenants and restrictions. Failure by the Association or by any Owner to enforce any covenant or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 21. Invalidity of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 22. No Lot or Tract or combination of Lots or Tracts may be further subdivided until approval thereof has been obtained from the Allen County Plan Commission.

Section 23. The covenants and restrictions herein contained shall run with the land, and be effective for a term of twenty (20) years from the date these covenants and restrictions are recorded, after which time they shall automatically be extended for successive periods of ten (10) years; provided these covenants and restrictions may be amended by an instrument signed by not less than 75% of the Lot or Tract Owners, and provided, further, The Aboite Corporation, its successors or assigns shall have the exclusive right of two (2) years from the date of recording of the plat to amend any of the Covenants and Restrictions, with the approval of the Allen County Plan Commission, except Section 2 above.

IN WITNESS WHEREOF, The Aboite Corporation, an Indiana corporation by Paul W. Seitz, its President and Joseph L. Zehr, its Secretary, Owner of the real estate described in said plat, has hereunto set its hand and seal by its duly authorized officers, this 19th day of May, 1976.

THE ABOITE CORPORATION

ATTEST:

By Paul W. Seitz, President
By Joseph L. Zehr, Secretary

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APPROVALS

ALLEN COUNTY PLAN COMMISSION

James A. Pourie, President
Vice President
James E. Walley, Secretary

ALLEN COUNTY SURVEYOR

APPROVED: William L. Sweet

ALLEN COUNTY COMMISSIONERS

Vance L. Houtz, President
Jack K. Dunfong, President
Richard M. Ellenwood, Secretary

BOARD OF PUBLIC WORKS
CITY OF FORT WAYNE

Henry P. Wahrenborg, Chairman
Ethel A. Lamer, Member
May 24 1976, Member

HEALTH COMMISSIONER
FORT WAYNE ALLEN COUNTY
BOARD OF PUBLIC HEALTH

Jane M. Irmscher, M.D.

public utility shall not be liable for damage to walks, driveways, lawn or landscaping which may result from installation, repair or maintenance of such service.

Section 5(a). Drainage easements and Common Areas used for drainage purposes shall be maintained in unobstructed condition.

Section 6. No noxious or offensive activity shall be carried on upon any Lot or Tract, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 7. No structure of a temporary character, trailer, boat, boat trailer, camper or camping trailer, basement, tent, shack, garage, barn or other outbuilding shall be either used or located on any Lot or Tract at any time or used as a residence either temporarily or permanently.

Section 8. No sign of any kind shall be displayed to the public view on any Lot or Tract except one professional sign of not more than one square foot, one sign of not more than five 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.

Section 9. No radio or television antenna with more than thirty (30) square feet of grid area or which attains a height in excess of six (6) feet above the highest point of the roof shall be attached to any dwelling house. No free standing radio or television antenna shall be permitted on any Lot or Tract.

Section 10. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot or Tract. No derrick or other structure designed for the use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot or Tract.

Section 11. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any Lot or Tract, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

Section 12. No Lot or Tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. No incinerators or outside incinerators shall be kept or allowed on any Lot or Tract.

Section 13. All buildings shall be constructed in a substantial and good workmanlike manner and of new materials. No roll siding, asbestos siding, or siding containing asphalt or tar as one of its principal ingredients shall be used in the exterior construction of any building on any Lots or Tracts of said Subdivision, and no roll roofing of any description or character shall be used on the roof of any dwelling house or attached garage on any of said Lots or Tracts.

Section 14. All driveways from the street to the garage shall be poured concrete.

Section 15. No individual water supply system, or individual sewage disposal system shall be installed, maintained or used on any Lots or Tracts in this Subdivision.

Section 16. No rain and storm water run off or such things as roof water, street pavement and surface water, caused by natural precipitation, shall at any time be discharged into or permitted to flow into the Sanitary Sewage System, which shall be a separate sewer system from the Storm Water and Surface Water Run Off Sewer System. No sanitary sewage shall at any time be discharged or permitted to flow into the above mentioned Storm Water and Surface Water Run Off Sewer System.

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STATE OF INDIANA) SS
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, personally appeared Paul W. Seitz and Joseph L. Zehr, known by me to be the duly authorized and acting President and Secretary respectively of THE ABOITE CORPORATION, and acknowledged the voluntary execution of the above and foregoing instrument on behalf of said corporation for the purposes and uses therein set forth, this 19th day of May, 1976.

Arlene K. Duncan, Notary Public

My Commission Expires:

May 25, 1978



Prepared by: George E. Fruchtenicht, Attorney at Law.

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