



**DEDICATION, PROTECTIVE RESTRICTIONS,  
COVENANTS, LIMITATIONS, EASEMENTS AND  
APPROVALS APPENDED TO AS PART OF THE  
DEDICATION AND PLAT OF  
FALCON CREEK SECTION VII**

RECORDED  
09/22/2004 15:40:32  
RECORDER  
PATRICIA J CRICK  
ALLEN COUNTY, IN  
Doc. No. 204069662  
Receipt No. 31685  
DCFD 3.00  
MISL 1.00  
PLAT 42.00  
PLAT 9.00  
Total 55.00

THIS DECLARATION, made on the date hereinafter set forth, by FALCON CREEK, LLC hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Fort Wayne, County of Allen, State of Indiana, which is more particularly described as:

Part of the Southeast and Southwest Quarters of Section 22, Township 32 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 22, Township 32 North, Range 12 East marked by a P.K. Nail set with a Bevington No. 29600007 Surveyor's disk; thence South 00 degrees 23 minutes 37 seconds West (adjoining plat bearing and is the basis for the bearings in this description) on and along the East line of said Southeast Quarter, and within the right-of-way of Auburn Road, 911.83 feet to a set P.K. Nail with a Bevington No. 29600007 Surveyor's disk; thence North 89 degrees 19 minutes 37 seconds West, on and along the North line of a 1.167 acre tract of land conveyed to David B. Johnson, as recorded in Document Number 201048184 in the Office of the Recorder of Allen County, Indiana, 315.00 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap" located on the boundary line of the plat of Perry Lake Estates, Section VII, as recorded in Plat Cabinet "E", page 116 in the Office of the Recorder of Allen County, Indiana; thence continuing on and along said boundary of said Perry Lake Estates, Section VII, the following courses and distances:

North 00 degrees 23 minutes 37 seconds East, 30.95 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";

thence North 89 degrees 19 minutes 37 seconds West, 938.86 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap" located on a non-tangent curve to the right having a radius of 175.00 feet; thence Northeasterly on and along the arc of said curve, an arc distance of 61.99 feet, being subtended by a long chord having a length of 61.66 feet and a bearing of North 19 degrees 17 minutes 46 seconds East to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";

thence North 60 degrees 33 minutes 23 seconds West, not tangent to the last course, 50.00 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";

thence North 89 degrees 19 minutes 37 seconds West, 161.57 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";

thence North 39 degrees 08 minutes 48 seconds West, 143.22 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";

thence North 89 degrees 19 minutes 37 seconds West, on and along the Northerly boundary line of said Perry Lake Estates, Section VII, and a Westerly projection thereof, 462.78 feet to a set 5/8-inch rebar with "TAZIAN Firm #0020 cap"; thence North 36 degrees 10 minutes 50 seconds West, 82.76 feet to a set 5/8-inch rebar with "TAZIAN Firm #0020 cap"; thence North 89 degrees 19 minutes 37 seconds West, 742.62 feet to a set 5/8-inch rebar with "TAZIAN Firm #0020 cap" located on the boundary line of the plat of Falcon Creek, Section III, as recorded in Plat Cabinet "D", page 133 in the Office of the Recorder of Allen County, Indiana; thence North 39 degrees 39 minutes 34 seconds West, on and along said boundary line of said Falcon Creek, Section III plat, 86.87 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap" located on the boundary line of Falcon Creek, Section II, as recorded in Plat Cabinet "D", page 99 in the Office of the Recorder of Allen County, Indiana; thence on and along said boundary line of said Falcon Creek, Section II, the following courses and distances: North 38 degrees 25 minutes 00 seconds East,

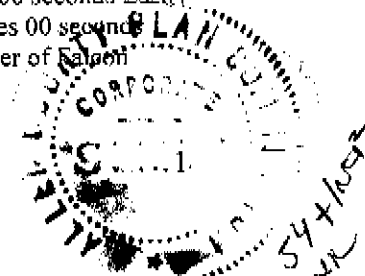
AUDITOR'S OFFICE  
Duly entered for taxation. Subject  
to final acceptance for transfer.

SEP 22 2004

04-6411  
ALLEN COUNTY AUDITOR'S NUMBER

Elizabeth A. Glover

Tazian Box



Creek, Section V, as recorded in Plat Cabinet "D", page 167 in the Office of the Recorder of Allen County, Indiana; thence continuing on and along said boundary line of said Falcon Creek, Section V, the following courses and distances:

South 68 degrees 19 minutes 53 seconds East, 104.00 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence South 72 degrees 58 minutes 45 seconds East, 94.63 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence South 85 degrees 40 minutes 28 seconds East, 97.26 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence North 81 degrees 20 minutes 19 seconds East, 97.26 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence North 68 degrees 21 minutes 05 seconds East, 97.26 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence North 58 degrees 19 minutes 26 seconds East, 96.27 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence North 50 degrees 23 minutes 39 seconds East, 78.00 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence North 65 degrees 10 minutes 03 seconds East, 55.44 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence North 83 degrees 18 minutes 28 seconds East, 60.00 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence South 81 degrees 53 minutes 53 seconds East, 80.00 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence South 88 degrees 42 minutes 15 seconds East, 95.00 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence North 75 degrees 44 minutes 22 seconds East, 270.12 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence North 18 degrees 29 minutes 49 seconds West, 135.91 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence North 17 degrees 45 minutes 00 seconds West, 81.00 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence North 13 degrees 26 minutes 35 seconds East, 44.50 feet to a 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence North 36 degrees 05 minutes 32 seconds East, 121.77 feet to a set 5/8-inch rebar with "TAZIAN Firm #0020 cap";  
thence South 72 degrees 20 minutes 01 seconds East, leaving said boundary line of said Falcon Creek, Section V, 215.98 feet to a set 5/8-inch rebar with "TAZIAN Firm #0020 cap" located on the East line of the South half of the Northwest Quarter of said Southeast Quarter; thence South 00 degrees 20 minutes 05 seconds West, on and along said East line of said Southeast Quarter, 50.00 feet to a set 5/8-inch rebar with "TAZIAN Firm #0020 cap" located at the Northwest corner of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 16 minutes 21 seconds East, on and along the North line of the Southeast Quarter of said Southeast Quarter, 1284.25 feet, the point of beginning, containing 39.02 acres of land, more or less and subject to and/or together with all rights-of-way and easements of record.

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.



## **ARTICLE I DEFINITIONS**

Section 1.1 "Association" shall mean and refer to The Falcon Creek Community Association, Inc., its successors and assigns.

Section 1.2 "Villa Association" shall mean and refer to The Falcon Creek Villa Association, Inc., its successors and assigns.

Section 1.3 "Properties" shall mean and refer to that certain real property hereinbefore described and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 1.4 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

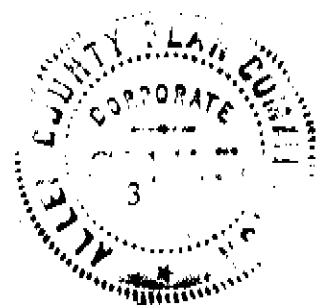
Section 1.5 "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. These areas are indicated as "Blocks" on the face of the plat.

Section 1.6 "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area. For the purposes of this plat and the covenants appended thereto, the word "lot" may 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 width of sixty-five (65) feet at the established building lines as shown in this plat and said tract of land has a minimum area of at least 8000 square feet.

Section 1.7 "Subdivision". The term "Subdivision" when herein used shall mean and refer to the subdivision known as Falcon Creek, Sections I, II, III, IV, V, VI, VII et. seq.

Section 1.8 "Declarant" shall mean and refer to FALCON CREEK LLC, their successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 1.9 "Swimming Club" shall refer to The Falcon Creek Swimming Club.





## ARTICLE II PROPERTY RIGHTS

Section 2.1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area, which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the Common Area shall be accessed only through public rights of way, streets and walks as shown on the recorded plat;

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

(c) the right of the Association to suspend the voting rights and right to use the recreational facilities by an owner for any period during which any assessment against his/her Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;

(d) 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 members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds of each class of members has been recorded.

Section 2.2. Delegation of Use. Any owner may delegate, in accordance with the "By-Laws", his/her right of enjoyment to the Common Area and facilities to the members of his/her family, his/her tenants, or contract purchasers who reside on the property.

Section 2.3. Additions to Common Areas. Declarant reserves the right so long as Class B membership exists, to convey and transfer to the Association such additional real and/or personal property as Declarant within its sole discretion deems appropriate, and the Association shall accept such transfer and hold such property as a part of the Common Area.

## ARTICLE III DUTIES OF THE ASSOCIATION

The Association shall have responsibility and authority for reasonable maintenance and repair of the common areas in the Subdivision, including streets, walking easements, dams, culverts, and all community facilities therein. Such responsibility shall include but not be limited to: the cutting of grass and weeds, including grass and weeds located on vacant lots (excluding villa lots); the removal of snow and ice; the maintenance of signage (excluding the two "Villas of Falcon Creek" signs), and the installation, maintenance and operation of street lights.

The Association may make contracts to carry out its responsibilities and shall have the power to pay taxes and other charges on the land and other property owned by it from time to time. Records shall be kept by the Secretary of the Association of all action taken by the Association, all contracts entered into, and all expenses incurred.



## ARTICLE IV MEMBERSHIP AND VOTING RIGHTS

Section 4.1. Falcon Creek Community Association Membership. Every owner of a lot 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 which is subject to assessment.

Section 4.2. Swimming Club Membership. Every owner of a lot which is subject to assessment shall be a member of the Swimming Club. Swimming Club members shall have access to, and the use and benefit of, the swimming pool and the clubhouse and their facilities. Membership shall be extended to any future sections of Falcon Creek, including those annexed at a future date. Membership shall be limited to a maximum of 400 lot owners as defined herein.

Section 4.3. Sale of Swimming Club Memberships. The Association shall have the right to sell memberships to the Swimming Club to persons who are not Owners as defined herein. Such sales shall be under the terms as the Association shall decide at its sole discretion. Declarant, so long as Declarant owns a lot in Falcon Creek, shall have the right to sell memberships to the Swimming Club to persons who are not Owners as defined herein. Such sales shall be under the terms as declarant shall decide at its sole discretion. Sales of Swimming Club memberships by Declarant shall be limited to 100 total memberships at any given time.

Section 4.4. Voting Rights. The Association shall have two classes of voting membership:

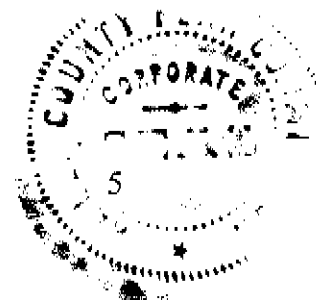
Class A. Class A members shall be all Owners (with the exception of the Declarant), and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any one Lot.

Class B. The Class B member(s) shall be the Declarant who shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when title to all Lots owned within the Properties has been conveyed by  
DECLARANT to others;

or

(b) on December 31, 2008.



## ARTICLE V COVENANT FOR MAINTENANCE ASSESSMENTS

Section 5.1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of a Lot who is a Class A member as defined in Article IV 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.

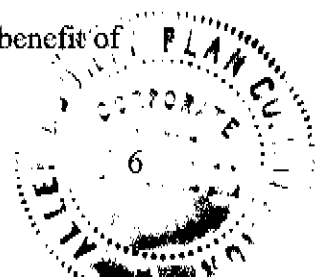
The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, 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/her successors in title unless expressly assumed by them.

Section 5.2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Areas and any improvements situated thereon.

Section 5.3. Maintenance of Approved Facilities. Each Class A member agrees to pay to the Association the annual assessment chargeable to each lot. The annual assessment shall be a charge on the land, and shall be a continuing lien upon each lot against which each such assessment is made. The Assessment so levied by the Association shall be available to use for the care, preservation, supervision, improvement, maintenance, and operation by the Association of the storm water drainage system, and for the storm water detention basin together with its outlet and water level control structures, and of the common areas and any improvements situated thereon, such as the clubhouse, pool area, playground areas and any other recreational facilities, including facilities that do not yet exist and that are not yet planned. The assessment shall be used for the following purposes, including but not limited to:

- (1) payment of taxes and insurance in connection therewith;
- (2) repair, replacement and making additions thereto;
- (3) costs, including but not limited to, labor, equipment, and materials required for the management, supervision, maintenance and repair of such facilities;
- (4) and, for such other community purposes as the Association may properly determine.

The Association shall be obligated to maintain, repair and/or replace, if necessary, the storm water drainage system and any future storm water detention basin together with its outlet and water level control structures, as filed with the Allen County Plan Commission in conjunction with this subdivision, approval of which has been granted for the use and benefit of



this section of this subdivision, and of further sections of FALCON CREEK, the cost of which shall be borne by all of the owners and subsequent owners of lots in any and all of the sections of the FALCON CREEK subdivision.

The owner of any lot in FALCON CREEK SECTION VII, and/or the Allen County Drainage Board, or its successor agency, shall have the right to order the Association to carry out its obligation to maintain, repair, or replace the storm water drainage system and any future storm water detention system improvements as provided above, and to assess the owners of all lots in this section and further sections of FALCON CREEK the cost thereof.

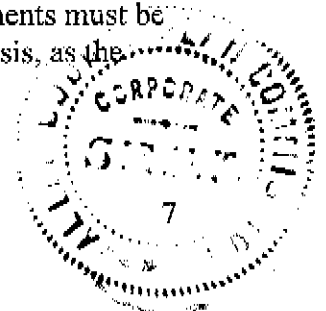
Section 5.4. Annual Assessment.

- (a) The annual assessment shall be two hundred and twenty dollars (\$220.00) per Lot.
- (b) From and after January 1, 2006, and each year thereafter, the Board of Directors of the Association, at each annual meeting thereafter, shall set the amount of the annual assessment for the following year for each lot, taking into consideration the current maintenance costs and future needs of the Association. The annual assessment shall not increase more than 10% for any given year.
- (c) The annual assessment shall never be less than one hundred dollars (\$100.00).

Section 5.5. 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 only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Areas, including fixtures and personal property related thereto, provided however, that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5.6. Notice and Quorum for Any Action Authorized Under Sections 4 and 5. Written notice of any meeting called for the purpose of taking any action authorized under Section 4 or 5 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 5.7. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on an annual or monthly basis, as the Board of Directors determines.





Section 5.8. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence upon the date of execution of documents transferring title of any lot to its owner or from the date of execution of any land contract for the purchase of any lot. 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 annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment 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 have been paid. A properly executed certificate of the Association as to the status of assessments on a lot is binding upon the Association as of the date of its issuance.

Section 5.9. 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 prevailing prime lending rate plus one percent 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 non-use of the Common Areas or abandonment of his or her Lot.

Section 5.10. 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 shall not affect the assessment lien. However, the "sale or transfer" of any Lot 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 from liability for any assessments thereafter becoming due or from the lien thereof.

## **ARTICLE VI ARCHITECTURAL CONTROL**

The lots are numbered 244 through 323 inclusive, and all dimensions are shown in feet and decimals of a foot on the plat. All streets and easements specifically shown or described are hereby expressly dedicated to public use and for their usual and intended purpose.

Section 6.1. Architectural Control Committee. The Architectural Control Committee shall be composed of three members appointed by the Declarant. The majority of such Committee may designate a representative to act for it. Neither the members of the Committee nor its representative shall be entitled to any compensation for services performed pursuant hereto. Declarant may, by an instrument recorded in the Allen County Recorder's Office, transfer the functions of the Committee to the Association whereupon the functions of the Committee shall be performed by the Association.



Section 6.2. Construction Plan Approval. The Committee shall approve or disapprove construction plans and specifications and locations of structures as provided in this Article. The Committee's approval or disapproval shall be in writing and sent by regular mail to the owners of record or their representative. If the Committee, or its designated representative, fails to approve or disapprove them as required by these provisions within thirty (30) days after the plans and specifications and plot plan have been submitted to it, and if no suit to enjoin the construction is commenced prior to the completion thereof, approval will not be required and the applicable provisions thereof shall be deemed to have been fully complied with.

Section 6.3. Use. All lots shall be used for single-family residential purposes, but domestic servants employed by a resident owner may also reside in the dwelling. No more than one single-family dwelling shall be constructed or maintained on a lot. Before any lot or tract may be used or occupied, such user or occupier shall first obtain an Improvement Location Permit and Certificate of Occupancy from the Allen County Plan Commission.

Section 6.4. Number of Buildings Allowed/Temporary Structures. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height. Each dwelling shall include not less than a two car garage, which shall be built as part of said structure and attached thereto. No structure of a temporary character, trailer, basement, tent, shack, garage or other out building shall be used or maintained on any lot at any time as a residence, either temporarily or permanently, nor shall any building be moved into or upon any lot for such purpose.

Section 6.5. Minimum Floor Areas. No dwelling shall be permitted unless it meets or exceeds the following minimum floor areas in square feet, exclusive of open porches, breezeways, or garages, as follows:

For Lots 244-254 and 286-296

1 story	1450
1 ½ story	1600
2 story	1800

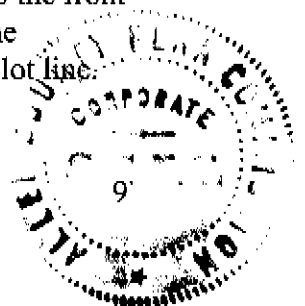
For Lots 255-269, 276-285, 297 and 312-323

1 story	1500
1 ½ story	1750
2 story	2000

For Lots 270-275 and 298-311

1 story	1600
1 ½ story	1850
2 story	2000

Section 6.6. Building Location. No building shall be located on any lot nearer to the front lot line or nearer to the side street than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located nearer than 7 feet on each side lot line.



No dwelling shall be located on any interior lot nearer to the rear lot line than shown below:

<u>Lots Numbered</u>	<u>Minimum Rear Building Setback</u>
244-246,256-263,266-268,271,272,280-287,305-323	20'
247-255,264,265,269,270,273-279,288-304	25'

Section 6.7. Building Materials. All buildings shall be constructed in a substantial and good workmanlike manner and of new materials. No roll siding, asbestos shingle 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 lot, and no roll roofing of any description or character shall be used on the roof of the dwelling house or attached garage of any of said lots.

Section 6.8. Exterior Finish.

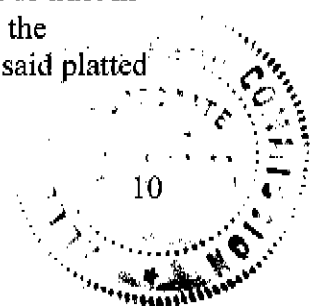
(a) For lots 270-275 inclusive and 298-311 inclusive. There must be a minimum of one hundred twenty (120) square feet of brick or one hundred (100) square feet of stone on the front elevation or the entire front elevation must consist of wood (or approved substitute), excluding soffits and fascia, unless specifically approved otherwise by the Architectural Control Committee. Homes with full porches across the front elevation (excluding garage) may have 20% less than the minimum requirements listed above.

(b) For lots 244-269 inclusive, 276-297 inclusive and 312-323 inclusive. There must be a minimum of ninety (90) square feet of brick or seventy-five (75) square feet of stone on the front elevation or the entire front elevation must consist of wood (or approved substitute), excluding soffits and fascia, unless specifically approved otherwise by the Architectural Control Committee. Homes with full porches across the front elevation (excluding garage) may have 20% less than the minimum requirements listed above.

Section 6.9. Subdivision of Lots. No lot may be subdivided, except that a lot may be divided into two parts where each part is under common ownership and use with an entire contiguous lot, in which case the part and the entire lot with which it is contiguous shall be treated as one building site. Any further subdivision of lots shall be first approved by the Allen County Plan Commission, or its successor agency. However, no dwelling shall be erected or placed on any lot having a width of less than sixty (60) feet at the minimum setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 8,000 square feet.

Section 6.10. Construction Plan Approval. No building shall be erected, placed or altered on any lot until construction plans showing floor plans and elevations, have been approved by the Architectural Control Committee as to quality of workmanship and materials, and harmony of external design with existing structures.

Section 6.11. Improvements. Before any house or building on any platted lot or tract in this subdivision shall be used and occupied as a dwelling or as otherwise provided in the subdivision restrictions above, the Declarant or any subsequent developing owner of said platted



lot or tract shall install all improvements serving said platted lot or tract as provided in said plans and specifications for this addition filed with the Allen County Plan Commission.

Section 6.12. Driveways. All driveways shall be hard-surfaced. All driveways from the street to the garage shall be poured concrete and not less than sixteen (16) feet in width. Any driveway constructed within the boundary lines of any lot prior to the existence of sidewalks shall be so constructed that the elevation thereof at a point one (1) foot outside of the lot boundary line shall be four (4) inches above the grade elevation of the established curb adjacent to such lot. It shall at this point have installed a one-half inch bituminous expansion joint, and then proceed at a gradient of one-fourth inch per foot to a point of five (5) feet outside the lot boundary line at which point another one-half inch bituminous expansion joint shall be installed. The remaining distance shall have a gradient of one-half inch per foot.

Section 6.13. Clotheslines. No rope, wire or other device shall be installed on the exterior of any dwelling for the purpose of air drying linens or wearing apparel.

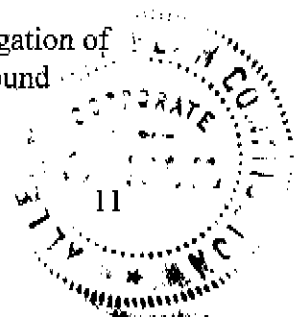
Section 6.14. Sight Lines. No fence, wall, hedge or shrub planting which obstructs the sight line at elevations between two (2) and six (6) feet above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within said distances of said intersections, unless the foliage line is maintained at sufficient height to prevent obstruction of said sight lines.

Section 6.15. Sidewalks. Plans and specifications for this Subdivision on file with the Allen County Plan Commission require the installation of concrete sidewalks within the street rights-of-way in front of ALL LOTS and all right-of-ways. Construction of said sidewalks shall be the obligation of the owner of any such lot, exclusive of the Declarant, and shall be completed in accordance with said plans and specifications, and prior to the issuance of a Certificate of Occupancy for any such lot, and the cost of said installation shall be a lien against any such lot enforceable by the Allen County Plan Commission or its successor agency. Should such Certificates of Occupancy be issued to Declarant, said individual or corporation shall be considered an owner for the purposes of the enforcement of this covenant.

Section 6.16. Landscaping. There must be a minimum of eight (8) well-developed live shrubs and/or new trees as part of its original landscaping. Of which, there shall be a minimum of one (1) tree in the front yard of a minimum of 2" diameter.

Section 6.17. Garages. All dwelling units must have a two-car or larger attached garage with a minimum of 420 square feet.

Section 6.18. Surface, Storm and Underground Water Discharge. It is the obligation of the Owner of each lot to assure the continued separation of surface, storm and underground



waters from entering the sanitary sewer system. Common sources that the Owner shall not allow to be connected to or discharging into the sanitary piping include, but are not limited to, gutter downspouts, interior and exterior foundation drains, foundation drain sump pumps, yard and other area drains or other sources of surface, storm or underground waters. It is the obligation of the Owner to recognize that these types of connections are prohibited by existing local, state or federal rules, regulations and standards.

It is the obligation of the Owner of every lot that has a home with a foundation drain sump pump to connect it to the storm water discharge system installed by the Declarant. Owner shall have their builder notify Declarant or Declarant's authorized representative when connection is to be made, at least 24 hours in advance, so that connection can be verified and inspected.

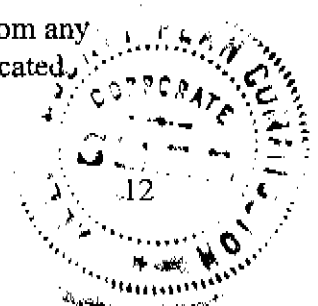
Section 6.19. Lots Prohibited From Having Basements. Lot 288 and Lot 289 shall be prohibited from having a basement and/or a foundation drain sump pump. The storm water discharge system (see 6.18 above) is not available to these two lots. However, all items of Section 6.18 above still apply.

## **ARTICLE VII UTILITIES**

Section 7.1. Platted Utility Easements All lots in the Subdivision shall be subject to the easements indicated upon the recorded plat, which may be used, subject to the following provisions for the installation, construction, maintenance, operation, servicing, repair, removal and replacement of (i) poles, wires and conduits, and the necessary and proper attachments in connection therewith, for the transmission of electricity for light, power, telephone, radio and television and other purposes, (ii) surface and storm water sewers and drains, (iii) sanitary sewers, (iv) pipe lines for supplying gas, water and heat, and (v) for any other municipal, public or quasi-public utility. Any municipal, public or quasi-public utility engaged in supplying one or more of the above utility services shall have the right to enter upon the strips of land subject to said easements for any purpose for which said easements may be used. All structures, shrubbery, trees, and other installations located within said easements shall be subject to the paramount right of each such utility to use said easements as provided herein and the removal of any obstruction by any utility shall in no way obligate the utility for damages or to restore the obstruction.

Section 7.2. Utility Easements in Streets. Utility easements in all platted streets are reserved for use, subject to the provisions of Section 7.4 below, by municipal, public and quasi-public utilities and by Declarant, and its successors and assigns, for the installation, construction, maintenance, operation, servicing, repair, removal and replacement of any utility, subject to reasonable regulation by any governmental body having jurisdiction of the streets and subject to the obligation of any such utility which installs a line in any street to repair and return the pavement of such street to at least as good as condition as existed prior to such work.

Section 7.3. Utility Service Entrances. All utility service entrances running from any utility facility within a platted easement or a street to any structure on a lot shall be located,



underground, except for such housing, pedestals, or other facilities as may be appropriate or necessary for connection, servicing and maintenance of such utility service entrance. Such housings, pedestals and other facilities shall be constructed and maintained at as low a height and in as inconspicuous a manner as is practicable. Each owner shall, at the time of the installation of any such service entrance, furnish to the utility, for its records, a drawing or other description accurately showing the location underground for the service entrance from the easement or street to the owner's structure. Each utility having a facility in any easement or street shall have control over the installation of all connections to its facility for service entrances serving lots. Each such installation shall be left open for inspection and approval by the utility.

Section 7.4. Prohibition of Overhead Utility Facilities. All utility wires, cables, conduits, pipes and other facilities within the Subdivision shall be located underground within the utility easements provided hereby, except that:

(a) Poles and overhead facilities may be used to the extent reasonably necessary at those places where distribution facilities enter and leave the Subdivision, and;

(b) Housing, pedestals and other facilities may be above the surface of the ground to the extent permitted by Section 7.3 above and to the extent otherwise necessary for installation and operation of the utility service, but shall be constructed and maintained at the lowest height and in as inconspicuous a manner as is practicable.

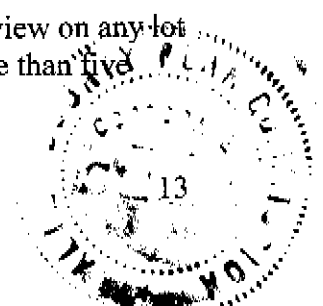
Section 7.5. Street Easements. In addition to the utility easements herein designated, easements in the streets, as shown on this plat, are hereby reserved and granted to all public utility companies, the proprietors of the land herein platted and their respective successors and assigns, to install, lay, 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 maintain and repair of said streets.

Section 7.6. Completion of Utilities Before Occupation. All street, drainage and utility improvements serving a lot which are required by the plans and specifications filed by the Declarant with the Allen County Plan Commission shall be installed by the Declarant or any subsequent developing owner before any dwelling house on that lot in the Subdivision is used or occupied.

## **ARTICLE VIII GENERAL PROVISIONS**

Section 8.1. Nuisances. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which is or may become an annoyance or nuisance to the neighborhood.

Section 8.2. Signage. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one foot square, 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 8.3. Antennae. No radio or television antenna with more than ten (10) square feet of grid area, or 36 inches in diameter, or which attains a height in excess of three (3) feet above the highest point of the roof shall be attached to any dwelling house. No free standing radio or television antenna including dish-like fixtures for the reception of satellite transmission shall be permitted on any lot.

Section 8.4. Fencing. No chain link or metal fence shall be erected on any lot. Wood & Vinyl fences are permitted but require written approval from the Architectural Control Committee prior to installation and may be limited in regard to height and type. Regardless, privacy fences shall be no more than 5 (five) feet in height and are not permitted on Lots 253 through 273 and Lots 304 through 323. However, privacy fences along the North property lines of Lots 244 through 249 and Lots 275 through 279 may be 8 (eight) feet in height. Lots 253 through 273 and Lots 304 through 323 shall be limited to wood split-rail fences no taller than 40-inches. All restrictions under Section 6.14 apply and all fences must comply with the Allen County Zoning Ordinance and all other applicable ordinances.

Section 8.5. Pools. No above-ground pool shall be erected or maintained on any lot which exceeds eighteen (18) inches in height above ground level.

Section 8.6. Oil. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot. 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.

Section 8.7. Animals. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. An outside kennel may house only one animal unless approval is obtained from the Association for more than one such pet. In no event shall a dog be allowed to bark constantly or to any extent that it will create a nuisance to any other owner or owners in the Subdivision.

Section 8.8. Refuse Disposal/Recycling. No lot shall be used or maintained as a dumping ground or storage/holding place for rubbish, trash, garbage, recyclable materials or other refuse or debris and the same shall not be kept except in sanitary containers while awaiting removal from the premises. No incinerators or outside incinerators shall be kept or allowed on any lot. All other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition and shall either be located within the dwelling or garage or underground or shall be fully screened from public view by an appropriate fence or screen.

Section 8.9. Fuel Tanks. All fuel and oil storage tanks shall be concealed within the main structure of the dwelling house, its basement or attached garage.



Section 8.10. Burning of Materials. The burning of papers, grass, and other materials shall not be allowed except in receptacles approved by the Association. Either the Developer or the Association may order discontinuance of all burning during such times as it reasonably believes that such burning would be hazardous to lot owners and/or their property because of weather conditions or other reasons.

Section 8.11. Sewage and Water Supply Systems. No individual water supply, system or individual sewage disposal system shall be installed, maintained or used on any lot in this subdivision. Sewers on lots in said Subdivision shall be connected to the sanitary sewage system according to the plans and specifications of the Declarant.

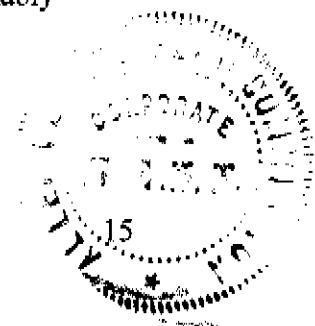
Section 8.12. Hunting, Shooting, or Trapping. No hunting, shooting or trapping shall be allowed in the Subdivision except by the written consent of the Association which shall allow the same for the sole purpose of protecting and preserving the Common Area or to prohibit any such animal from becoming a nuisance. Provided, however, that trapping of animals may be attempted for purposes of pest and rodent control, at the direction of the Board of Directors.

Section 8.13. Recreational Vehicles No all-terrain vehicle, snowmobile, motorcycle, moped, or any other motorized vehicle shall be operated in any area of the Subdivision except for the lawful operation of licensed motor vehicles within the streets and except such as are necessary in connection with utility uses. No motorized watercraft or vehicle shall be permitted on the lake.

Section 8.14. Storing of Equipment. No boat, motor home, camping or other trailer, or other equipment or machinery of any kind shall be allowed on any lot unless stored inside the garage. No truck other than a light pick-up or panel type rated 1 ton or less shall be in plain view on the premises.

Section 8.15. Storm Water Runoff. 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.

Section 8.16. Surface Drainage Easements. Surface drainage easements and common areas used for drainage purposes as shown on the plat are intended for either periodic or occasional use as conductors for the flow of surface water runoff to a suitable outlet, and the land surface shall be constructed and maintained so as to achieve this intention. Such easements shall be maintained in an unobstructed condition and the County Surveyor or a proper public authority having jurisdiction over storm drainage shall have the right to determine if any obstruction exists and to repair and maintain, or to require such repair and maintenance as shall be reasonably necessary to keep the conductors unobstructed.



Section 8.17. Yard Light. Each dwelling shall install a yard light at a location within the front twenty (20) feet of the lot. The yard light must be of a design and construction as approved by the Architectural Control Committee. Owner shall insure at Owner's expense that the yard light is illuminated at all times other than daylight hours.

Section 8.18. Outdoor Lighting. No outdoor light source shall be located more than 12 feet above ground level. All outdoor lighting sources in excess of 1,500 lumens shall be installed so that direct rays there from are confined to the lot upon which the source is located. No outdoor light source shall exceed 4,500 lumens. All outdoor light sources located within 25 feet of each other shall be deemed to be one light source for the purposes of this paragraph. A light source shall be deemed to be outdoor unless it is located within a completely enclosed building. The provisions of the second sentence of this paragraph shall not apply to street lighting installed by Declarant or the Association.

Section 8.19. Grass and Weeds. The owner of any lot within the subdivision, including a vacant lot, shall be required to maintain the lot and to keep weeds and grass trimmed to a height acceptable to the Architectural Control Committee. Further, if a lot owner fails to comply, the Association shall have the right to hire the work to be performed and to charge the costs to the lot owner. The Association shall then have the right to file and hold a lien against the property if the outstanding costs remain unpaid for a period of more than 60 days, the amount of the lien to include costs, filing fees, and attorney fees.

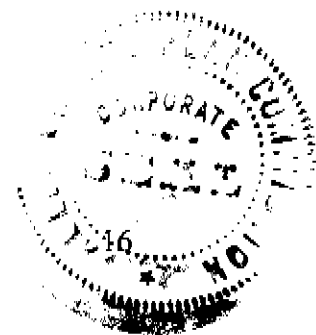
Section 8.20. Play Equipment. No play equipment (including swing sets, basketball goals and trampolines) will be permitted on any lot without the prior written approval of the Architectural Control Committee. The Architectural Control Committee reserves the right to limit the size, color and location of said equipment.

Section 8.21. Concrete and Asphalt Play Areas. No concrete or asphalt area other than concrete driveways, porches, patios and stoops shall be permitted on any lot having an area of more than 10 square feet.

Section 8.22. Flood Protection Grades. In order to minimize potential damage from surface water, flood protection grades are hereby established as set forth below. All dwellings shall be constructed at or above the minimum flood protection grades; such grades shall be the minimum elevation of the lowest point of entry at which water may enter the structure. The flood protection grades shall be Mean Sea Level Datum and shall be as follows:

Lots numbered:	244	839.8 feet
	255-264,266-268,270-273	841.8 feet
	304-307	836.4 feet
	308-320	839.0 feet
	321-323	837.5 feet

The foregoing Flood Protection Grades are also shown, boxed on the face of the plat.



## ARTICLE IX MISCELLANEOUS

Section 9.1. Enforcement. The Association, 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 this Dedication. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 9.2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 9.3. Compliance with Zoning Laws. Before any lot may be used and occupied such user or occupier shall first obtain from the applicable governmental authority such improvement location and/or occupancy permits as may be required by applicable zoning or other ordinances.

Section 9.4. Duration. The covenants and restrictions herein contained shall run with the land, and be effective for a period of 25 years from the date of recording hereof and thereafter shall be automatically extended for successive periods of ten (10) years each; provided, however, that nothing contained in this Section shall limit or alter in any way whatsoever any right, statutory or otherwise, to vacate the plat or any portion thereof.

Section 9.5. Amendment. These protective covenants, restrictions, and limitations (but not the public utility easements) may be changed or abolished, in whole or in part and at any time as follows:

(a) The introductory provisions of these covenants and the provisions of Article II, Article V, Article VI and Article VIII may be changed by the written agreement of all of the owners of all of the lots in this Section of the Subdivision, and;

(b) The provisions of all of the other paragraphs may be changed by the written agreement of at least eighty-five percent (85%) of all of the owners in Falcon Creek Section V at the time the alteration or amendment of said restrictions is made, provided, however, DECLARANT and their successors or assigns shall have the exclusive right of five (5) years from the date of recording of the plat for Falcon Creek Section V to amend any of the covenants and restrictions, subject in each case to such approval of governmental authorities as may be required by law at any time. The provisions of any such amendment shall become effective upon the recording of a copy of the agreement making such amendment in the Office of the Recorder of Allen County, Indiana. The term "owners" shall be a person, firm or corporation in whose name the fee simple title appears of record in the Office of the Recorder of the Allen County, Indiana. Any and all amendments or alterations to these restrictions and covenants shall be made subject to the prior approval of the Allen County Plan Commission.



Section 9.6. Annexation. Additional residential properties may be annexed by Declarant and made subject to this Declaration. Said additional properties may be developed for villas and/or single family residences. Said annexation may be perfected without the consent of the Owners, subject to any approval required by the Allen County Plan Commission.

Section 9.7. Investigation and Compliance. The Declarant and the officers of the Association shall have the right of access to all lots at all reasonable times and in a reasonable manner to investigate and determine compliance with the provisions of these covenants.

Section 9.8. No Waiver. The failure of any interested party to enforce the provisions of these covenants shall not constitute a waiver of the right to enforce them on another occasion and no delay in enforcement shall constitute a waiver of the right of enforcement so long as a violation continues. Further, the owners expressly acknowledge that they have no right of reversion in the event any one of these covenants is violated by a subsequent owner.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and this 16th day of AUGUST, 2004.



Falcon Creek, LLC, Declarant  
By: Ara Z. Tazian, Member

Before me, the undersigned Notary Public in Allen County, State of Indiana personally appeared Ara Z. Tazian and acknowledged the execution of the foregoing to be their free and voluntary act and deed for the uses and purposes mentioned therein, this 16th day of August 2004.

My Commission Expires:



, Notary Public  
Resident of Allen County, Indiana



ERICA SUE STEPHAN, Notary Public  
Allen County, State of Indiana  
My Commission Expires Sept. 21, 2008

*This instrument prepared by Herous Manoukian, Z. K. Tazian Associates, Inc.*

