

DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE ISLANDS OF BARRINGTON RIDGE
TOWNHOUSE SECTION OF BARRINGTON RIDGE,
CITY OF HOBART, LAKE COUNTY, INDIANA

94014408

THIS DECLARATION, dated this 17th day of February, 1994, made by
PEOPLES BANK, a Federal Savings Bank, Munster, Indiana, as Trustee under a Trust
Agreement dated the 19th day of January, 1993, and known as Trust No. 10084,
(hereinafter referred to as "Declarant").

FILED

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KEY 17-292-17029

WITNESSETH:

Anna M. Anton
AUDITOR LAKE COUNTY

WHEREAS, Declarant is the owner of the real property ("Property") described
in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, Developer, Aldon Builders, Inc. desires to create on the property a
residential community ("Community") with permanent roadways, with appurtenant
parkways, and general parking areas, and to reserve the right to provide recreational
facilities and other common areas ("Community Facilities") for the benefit of the
Community (described in Exhibit "B"); and

WHEREAS, Developer desires to provide for the preservation of the values and
amenities of the Community and for the enhancement, maintenance and use of the
Community Facilities; and, to this end desires to subject the property and the respective
owners to the covenants, restrictions, terms and conditions hereinafter set forth, each
and all of which is and are for the benefit of the Property; and

WHEREAS, Developer deems it desirable for the preservation of the Community
to create an agency to which should be delegated and assigned the powers of
maintaining, administering and enforcing various covenants and restrictions and

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collecting and disbursing the assessments and charges hereinafter set forth, to be known as The Islands of Barrington Ridge Townhomes Association, Inc. for the purpose of exercising the functions aforesaid;

NOW, THEREFORE, the Developer declares that all of the property described in Exhibit "A" shall be held, transferred, sold, conveyed, occupied and dedicated subject to the covenants, conditions, restrictions, easements, undertakings, agreements, changes, liens and rules of The Islands of Barrington Ridge Townhomes Association, Inc. as provided herein and as may be later amended as hereinafter set forth.

ARTICLE I

DEFINITIONS

1.01 **Definitions.** The following terms, unless the context requires otherwise, shall have the following meaning when used in this Declaration:

A. **"Declaration"** shall mean this instrument, the code of By-Laws and shall include such amendments, if any, to this instrument as may from time to time be adopted as permitted by the term hereof.

B. **"Declarant"** shall mean Peoples Bank, a federal savings bank, as Trustee under a Trust Agreement dated the 19th day of January, 1993 and known as Trust No. 10084, provided, however, that Declarant may act hereunder by and through its beneficiaries, its successors and assigns and on behalf of all persons seeking to acquire any interest hereof.

C. **"Developer"** shall mean Aldon Builders, Inc. provided, however, that Developer may act hereunder by and through its beneficiaries, its successors and assigns on behalf of all persons seeking to acquire any interest therein.

C. **"Property"** shall mean the real estate described in Exhibit "A" hereto, which is by this reference incorporated herein and made a part hereof.

D. **"Association"** shall mean The Islands of Barrington Ridge Townhomes Association, Inc., an Indiana not-for-profit corporation and its successors and assigns.

E. **"Community Facilities"** or **"Common Areas"** shall mean those areas or parts of the Property not comprising the feeholder lots as described and depicted in Exhibit "B", said common area will be owned by the Association for the common use and benefit of the members of the Association, subject to and in accordance with the provisions hereof, including but not limited to: (i) all portions of the Property conveyed to the Association pursuant to Article 4.01 hereof; (ii) all easements rights held by the Association and all facilities and equipment located therein and thereon; and (iii) any structures or improvements constructed or placed upon any part of the Community Facilities. All personal property owned or controlled by the Association and available for the common benefit and/or use of Owners, or for the maintenance and management of any part of the Property in accordance with the provisions of this Declaration and the By-Laws, shall be deemed to be Community Facilities insofar as the same is to be owned, used or disposed of for the benefit of Owners.

F. **"Unit"** or **"Dwelling Unit"** shall mean a residential house area within a Building which, as originally constructed, is integrated and designed for use exclusively as living quarters for the family. Typically referred to as Lot 1, Unit 1, followed with the street address.

G. **"Building"** shall mean a structure, located on the Property, containing two (2) to six (6) dwelling units.

H. **"Parcel"** shall mean and refer to any property which (i) is owned by Developer or has been conveyed by Developer to a grantee other than the Association, and (ii) which Developer has neither designated nor conveyed to the Association for use as a Community Parcel.

I. **"Owner", "Unit Owners", or "Parcel Owners"** shall mean and refer to a record owner, whether one or more persons or entities, and including the Developer, of a fee simple title to any Unit or Parcel, including contract sellers, but excluding those other than contract sellers having such interest merely as security for the performance of an obligation. Developer shall not be considered an Owner of unsold parcels for purposes of Section 3.01.a. of the By-Laws.

J. **"Member"** shall mean and refer to every person or entity who holds membership in the Association.

K. **"Board"** shall mean and refer to the board of directors of the Association as constituted at any time or from time to time.

L. **"Occupant"** shall mean a person or persons who from time to time occupy a Unit.

M. **"Occupancy Expense"** shall mean all sums incurred, expended, or proposed to be expended for the purpose of carrying out, protecting, performing, or implementing the required or permitted activities of the Board or Association hereunder or which are for the benefit of Owners.

N. **"Proportionate Share"** shall mean that amount of the Common Expense as bears the same ratio to the total amount of Common Expenses, as the number of Units owned by an Owner bears to all Units existing subject to the provisions hereof, at the time or times each respective determination (of Proportionate Share) is made. A parcel which is vacant or which is being improved with one or more uncompleted units shall be deemed to be the Unit for purposes of calculating Proportionate Share.

ARTICLE II

REAL ESTATE AFFECTED

2.01 **Property.** The property described in Exhibit "A" at all times hereafter, shall be held, transferred, sold, conveyed, used and occupied subject to and in accordance with the terms, provisions and conditions contained in this Declaration.

2.02 **Applicability of Declaration.** Upon subjection of the Property to the terms, provisions and conditions of this Declaration, unless otherwise specified by Developer, all action heretofore taken hereunder by the Board, the Association, the Developer, its beneficiaries and their contractors, agents and employees shall be binding upon and inure to the benefit of the Parcels and Unit Owners.

However, the Owners of such Property shall not be responsible for any portion of the expenditures made by the Board or Association prior to the date such Property is subject to this Declaration, except at the election of Developer, Developer may specify any equitable adjustment of accrued expenses or anticipated expenses of the Association.

2.03 Sub-Declarations and Agreements. Developer, the Board, the Association and individual Owners may from time to time hereafter make further Declarations and enter into further agreements affecting one or more Parcels or Units on the Property, including but not limited to, condominium declaration, maintenance and cross easement agreements and homeowner or building owner declarations. To the extent the provisions of any such agreement or declaration shall conflict with the terms, provisions and conditions hereof, except Article V, then this Declaration shall govern. To the extent the provisions of any such agreement shall conflict with the terms, provisions and conditions of Article V hereof, then such other agreement shall govern.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

3.01 Membership. Every Owner of a Unit or of any Parcel improved with one or more Units or of an unimproved Parcel shall have a membership in the Association. A parcel shall be conclusively deemed to be unimproved until the issuance of a certificate of occupancy for the Unit or Units constructed thereon. Membership in the Association is appurtenant to and shall not be separated from ownership of a Parcel or Unit, and each Owner shall be an Owner of a Parcel or Unit, or by accepting a

conveyance of the same, be a Member of the Association, and thereby succeed to the rights and become subject to the obligations of a Member of the Association, whether or not reference is made thereto in the instrument of conveyance or any other document of ownership. Nothing contained herein shall be interpreted to exclude Developer from membership while it or its successors in interest, if any, own one (1) or more Units or Parcels.

3.02 Voting Rights.

A. Each Owner, including the Developer, shall be entitled to one (1) vote for each Unit or Parcel owned by such Owner.

B. Notwithstanding the foregoing, the Developer shall have the right to control the Owner's Association until four (4) months after seventy-five percent (75%) of the Units in the recorded phases shall be sold or for five (5) years, whichever event shall occur first. After the Developer no longer has the right to control the Owner's Association, control shall be transferred to the Unit Owners. Developer, however, shall retain voting rights with respect to each Unit and each Parcel owned by Developer.

3.03 Multiple and Entity Ownership. There shall be one (1) vote and one (1) voting member for each Parcel or Unit, regardless of the number of persons who may have the ownership interest in a Unit or Parcel or the manner in which title is held by them. If any Parcel or Unit shall be owned by more than one (1) person, then such Owners shall confirm in writing to the Association the name of the person who shall be entitled to vote on behalf of such joint Owners and the membership represented thereby in accordance with the provisions of Section 2.04 of the By-Laws. The voting

rights of any Owner which is: (a) a corporation, shall be exercisable by its chief executive officer; (b) a corporate trustee, shall be exercisable by its beneficiary; and (c) an individual trustee, shall be exercisable by such Trustee.

ARTICLE IV

OWNERSHIP, USE, MAINTENANCE AND EASEMENTS

PERTAINING TO COMMUNITY FACILITIES

4.01 **Conveyance of Community Facilities.** Developer shall convey to the Association that portion of the Property described in Exhibit "A" attached hereto and by this reference made a part hereof, to be used as a Community Facility for streets, parkway, sewer, and utility conduits and drainage, and such other purposes as may be designated by the Association. From time to time and at any time Developer may convey to the Association additional portions of the Property then owned by Developer, which when conveyed shall become a part of the Community Facilities. The Association shall be obligated to accept any and all of such conveyances, and to hold such part of the Property subject to the terms and conditions hereof pertaining to Community Facilities; provided, however, that any part of the Property to be conveyed which is generally designed, used or intended to provide vehicular or pedestrian access to any Parcel shall be deemed to be subject to a perpetual easement for ingress and egress appurtenant to each adjacent Parcel and also for the benefit of all other portions of the Property, whether or not expressed in the instrument of conveyance. Developer hereby reserves the right, both before and after any such conveyance, to use all Community Facilities for the benefit of any other portion of the Property not subject to

the provisions of this Declaration, and to provide improvements upon such Community Facilities which are not inconsistent with the purpose thereof.

4.02 Easement Privileges. Developer hereby reserves the following rights, with respect to all portions of the property, which rights shall survive the conveyance of every Parcel and Community Facility, whether or not such rights are expressly reserved in the instrument of conveyance:

(a) To grant to any public or private utility having a certificate of territorial authority, any governmental authority which the Association or any other entity providing such services may have the right to install and maintain facilities and equipment to provide utility services (including but not limited to electric, gas, water, sanitary and storm sewer, and telephone services) (whether the same shall be located in, upon or outside of the Unit or Property) for the benefit of all or any portion of the Property or the public at large;

(b) To reserve or grant for the benefit of any other portion of the Property easements for drainage purposes and storm sewer purposes, and such easement rights may include the right to tap into and use all pipes and other conduits, pumping facilities and equipment on the Property utilized in connection with the disposal of surface water and sewage, which are owned by the Association or which constitute Community Facilities;

(c) To reserve or grant for the benefit of any other portion of the Property the right to re-enter any portion of the Property to effect repairs on all pipes

and other conduits, pumping facilities and equipment, whether the same shall be located in, upon, or outside of a Unit.

(d) To modify, relocate and expand the foregoing easements rights, including but not limited to the provision of rights and restrictions reasonably calculated to preserve, maintain and facilitate the use of any such easement for its intended purpose;

(e) However, no such easement shall be located in any location which shall unreasonably impair the use of any Unit by its Owner as a dwelling.

4.03 Easement Equipment. All pipes, cables, poles and equipment installed in or as part of an easement for any of the purposes set forth in Article 4.02 above shall be a part of the Community Facilities, constituting the property of the Association, unless the same are owned by a utility company, governmental authority or unless Developer or any other person shall reserve any title or rights therein.

4.04 Other Facilities. The Association shall have the right to install and operate upon the Community Facilities (to the extent permissible under applicable law) recreational and other facilities incidental to the residential nature of the Community and primarily for the benefit of the Owners and Occupants. Fees and charges may be imposed for the use of such facilities, provided that such facilities shall be maintained solely for the benefit of the Owners, Occupants and their guests, and the fees and charges herein permitted shall be limited to the amounts necessary to pay for the cost of operation and replacement thereof.

4.05 Use of the Community Facilities. Subject to the provisions of Articles 4.04 and 4.07 hereof, each Owner shall have the right to the use and benefit of all Community Facilities in connection with the use, possession, occupancy or enjoyment of the respective Parcels and Units owned by such Owner. Such rights shall extend to the Owners, Occupants, guests and other authorized invitees of the Owners, Occupants and the Association, and shall be appurtenant to and pass with the title of every Parcel and Unit; provided that such rights shall be subject to and governed by the provisions of this Declaration and the By-Laws, rules and regulations of the Board, or the Association acting through the Board. The Association shall have the right of ingress to and egress from, under, along, over and upon the Community Facilities for any and all purposes connected with the use, maintenance, construction, operation, repair and reconstruction of any of the Community Facilities.

4.06 Maintenance and Common Expenses. Except as otherwise provided in Section 4.04 and 6.06 hereof, and except to the extent the same is assumed by any person pursuant to a grant of rights or otherwise, the ownership, management and maintenance responsibilities of the Association which include: snow removal in private courts and other common areas, upkeep of common areas, upkeep of decorative street lights on dedicated roads and courts, repair, alteration and improvement of the Community Facilities; maintaining the exterior of buildings, purchase of fidelity bonds and insurance of the types and in the amounts specified in Section 2.10 of the By-Laws, accounting services, legal services, payment of real estate taxes on common areas, management of Association expenses and seven percent (7%) to a contingency

fund; etc. shall be at the cost and expense of the Association and all expenses in connection therewith shall be Common Expenses.

4.07 Suspension of Privileges. The rights to the use of Community Facilities and the easements created hereunder shall be subject to suspension, with respect to any Owner or Occupant for any period during which any assessment of the Association shall remain unpaid for the Parcel or Unit owned or occupied by such person, or for any period which the Board shall determine as a result of any default in or infraction of the terms, conditions, undertakings or obligations of this Declaration, the By-laws of the Association, or pursuant to specific action of the Board or Association. No policy or action in any specific case shall limit the powers of enforcement of the Board and Association in other cases, and the Board may in its discretion seek injunctive or other legal or equitable relief to enforce its determination to suspend privileges.

4.08 No Dedication. Nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Community Facilities to or for any public use or purpose whatsoever except and only to the extent specifically set forth herein. At any time and from time to time, the Board and the Developer may jointly make application to dedicate any portion of the Community Facilities for public use and to subdivide any portion of the Property, both before and after the conveyance of the same, without further consent or action of the Owners; and at such time that Developer is no longer the Owner of any portion of the Property, the Board alone may exercise such prerogative. The right to make such application shall include the right to execute such documents, incur such expenses as

Common Expenses and take such further and other action as shall be necessary to consummate any such dedication.

4.09 Prior Rights. Notwithstanding anything herein to the contrary, the rights and easements created hereunder shall be subject to easements, covenants, conditions and restrictions of record which may be prior to the provisions hereof.

ARTICLE V

PARTY WALLS

5.01 Party Wall Rights and Restrictions. Subject to any other or additional provisions contained in any Declaration or agreements permitted under Article 2.04 hereof, each wall which is built as part of the original construction of a Building and placed on the property line of a Parcel shall constitute a party wall and, to the extent not inconsistent with the provisions of this Declaration, the general rules of law regarding party walls and of liabilities for property damage due to negligence or willful acts or omissions shall apply thereto. In the event and to the extent that the center of any wall between Units or Parcels shall encroach into or onto the adjacent Unit or Parcel, the Owner utilizing said party wall shall have a perpetual exclusive easement appurtenant to his Unit or Parcel on and over such adjoining Parcel or Unit for the maintenance, repair and restoration of such wall and his Unit to the extent that the same shall occupy such adjoining Parcel or Unit; and such wall shall be deemed a party wall for all purposes of this Declaration. The cost of reasonable repairs and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use. If a party wall is destroyed or damaged by fire or other

casualty, the Owner who has shared the wall may restore it, and if the other Owner thereafter makes use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use, without prejudice however, to the right of any such Owner to call for a larger contribution from the other under any rule of law regarding liability for negligence or willful acts or omissions. Notwithstanding any other provisions of this Declaration, an Owner who by his negligence or willful act, or the negligence or willful act of his Occupant causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements. The right of any Owner to seek contribution from any other Owner under this Declaration shall be appurtenant to the land and shall pass to such Owner's successors in title.

5.02 **Easements in Party Walls.** Easements are also hereby declared and granted to Owners having a common wall to install, lay, operate, maintain, repair and replace any pipes, wires, ducts, conduits, public utility lines or structural components through the common walls of two (2) or more Units or Buildings, whether or not such walls lie in all or in part within the boundaries of a Parcel or Unit.

CODE OF BY-LAWS
OF
THE ISLANDS OF BARRINGTON
RIDGE TOWNHOMES ASSOCIATION, INC.
SECTION I
Identification and Applicability

1.01 Identification and Adoption. These By-Laws are adopted simultaneously with the execution of a certain Declaration to which these By-Laws are attached and made a part thereof. The Declaration is incorporated herein by reference, and all of the covenants, rights, restrictions and liabilities therein contained shall apply to and govern the interpretation of these By-Laws. The definitions and terms as defined and used in the Declaration shall have the same meaning in these By-Laws and reference is specifically made to Article I of the Declaration containing definitions of terms. The provisions of these By-Laws shall apply to the Property and the administration and conduct of the affairs of the Association. These By-Laws shall also constitute the By-Laws of the Association.

1.02 Individual Application. All of the Owners, future Owners, tenants, future tenants, and their guests and invitees, or any other person that might use or occupy a Unit or any part of the Property, shall be subject to the restrictions, terms and conditions set forth in the Declaration, these By-Laws, and to any rules and regulations adopted by the Board as herein provided.

SECTION II

Administration

2.01 Board. The direction and administration of the Community Facilities shall be vested in the Board. Until the first meeting of Voting Members held pursuant to Section 2.05 the initial Board shall consist of three (3) persons, who shall be appointed by the Developer. Until such a first meeting of Voting Members, Developer shall have the right to appoint other persons to serve in the place of any Board member who shall

be unable or unwilling to serve. Thereafter, the Board shall consist of five (5) persons who shall be elected by the Voting Members, and such persons and their successors shall serve until the third annual meeting following their election or until their successors have been qualified provided, however, that of the persons elected to the Board at the first meeting of the Voting Members, three (3) shall be elected for terms of two (2) years and two (2) shall be elected for terms of one (1) year each. The provisions of Articles III, IV and Section II and III shall constitute the initial and basic By-Laws of the Board and Association. After the first annual meeting of Voting Members, each member of the Board shall be an Owner unless such a person is either nominated by or approved by the Class B member of the Association. In the event an Owner is a corporation, partnership, trust or other legal entity other than a natural person or persons, then any director or officer of such corporation, partner of such partnership, trustee or beneficiary of such trust, or manager of such other legal entity, shall be eligible to serve as a member of the Board.

2.02 Determination of Board to be Binding. Notwithstanding that the words "Board" and "Association" may in some instances be used interchangeably in various sections of this Declaration, matters of dispute or disagreement between Owners or with respect to interpretation or application of the provisions of the Declaration or the By-Laws shall be determined by the Board, which determination shall be final and binding on the Association and on all Owners.

2.03 Operation of the Board.

A. **Meetings of the Board.** An Annual Meeting of the Board shall be held immediately following each Annual Meeting of the Voting Members and at the same place. Special Meetings of the Board shall be held upon call by the President or by a majority of the Board on not less than forty-eight (48) hours notice in writing to each Board Member, delivered personally or by mail or telegram. Any Board Member may in writing waive notice of a meeting, or consent to the holding of a meeting without notice, or consent to any action of the Board without a meeting (in which event unanimous consent of all Board Members shall be required). A majority of the Board shall constitute a quorum, and determinations of the Board shall be binding upon the affirmative vote of a majority of those members of the Board present at any meeting at which a quorum is in attendance (or by unanimous consent, as above stated).

B. **Compensation of Board Members.** No compensation shall be paid to Board Members for services in such capacity, unless Voting Members having three-fourths (3/4) of the total votes shall approve such compensation.

C. **Election of Officers by Board.** At each annual meeting of the Board, the Board shall elect from among its members a President who shall preside over its meetings and those of the Voting Members, a Secretary who shall keep the minutes of all meetings of the Board and of the Voting Members and who shall, in general, perform all the duties incident to the Office of Secretary, and a Treasurer to keep the financial records and books of account. The Board may by resolution create additional offices and elect appointees thereto, may create committees and make appointments thereto and may at any time make appointment to fill a vacancy in any

office. All officers shall serve until the next annual meeting of the Board or until their successors are elected and qualified.

D. **Compensation of Officers.** No compensation shall be paid to an officer for services in such capacity, unless Voting Members having three-fourths (3/4) of the total vote shall approve such compensation.

E. **Removal from Office.** Any Board Member may be removed from office by affirmative vote of the Voting Members having at least three-fourths (3/4) of the total votes, at any Special Meeting called for such purpose. Any officer may be removed from office by the affirmative vote of a majority of the members of the Board at a Special Meeting of the Board called for such purpose.

2.04 **Voting Rights of Members.** There shall be one (1) person with respect to each Parcel or Unit ownership who shall be entitled to exercise the voting rights attributable to such Parcel or Unit at any meeting of the Owners. Such person shall be known (and is herein referred to) as a Voting Member. Such Voting Member may be the Owner or one of the group composed of all Owners, or may be a person designated by such Owner or Owners to act as proxy on his or their behalf and who need not be an Owner. Such proxy designation shall be made in writing to the Board and may be changed at any time by actual notice to the Board of the death or judicially-declared incompetence of any designee or by written notice to the Board by the Owner or Owners of any Unit or Parcel covered by such proxy. The Developer (or its nominee or designee) may exercise the voting rights with respect to each Parcel and Unit owned by the Developer.

2.05 Annual Meeting of Voting Members. The first Annual Meeting of the Voting Members may be held upon not less than ten (10) days notice given by the Developer and shall be held within a reasonable time after the Developer no longer has the right to control the Association as specified in Section 3.02(b) of the Declaration. Thereafter, there shall be an Annual Meeting of the Voting Members on the first Tuesday of June of each succeeding year, at 7:30 o'clock p.m. on the Property, or at such other reasonable place or time (not more than thirty (30) days before or after such date), as may be designated by written notice of the Board delivered to the Voting Members not less than fifteen (15) days prior to the date fixed for said meeting. At each Annual Meeting of Voting Members, the Voting Members shall, by a majority of the total votes present at any such meeting, elect the Board members for the following year, and transact such further or other business as shall properly be brought before the meeting.

2.06 Special Meetings of Voting Members. After the initial Annual Meeting of Voting Members, special meetings of the Voting Members may be called at any time for the purpose of considering matters which, by the terms of this Declaration, require the approval of all or some of the Voting Members, or for any other reasonable purpose. Said meetings shall be called by written notice (unless waived in writing), authorized by a majority of the Board, or by the Voting Members having one-third (1/3) of the total votes, and delivered no less than ten (10) days prior to the date fixed for said meeting. The notices shall specify the date, time and place of the meeting and the matters to be considered.

2.07 Notice of Meetings of Voting Members. Notices of Meetings required to be given herein may be delivered either personally or by mail to the person entitled to vote thereat, addressed to each such person at the address given by him to the Board for the purpose of service of such notice, or to the Unit or Parcel with respect to which the voting right appertains, if no such address has been given to the Board.

2.08 Quorum: Procedure. The presence at any meeting of the Voting Members having fifty-one percent (51%) of the total votes shall constitute a quorum. Unless otherwise expressly provided herein, any action may be taken at any meeting of the Voting Members at which a quorum is present upon the affirmative vote of the Voting Members having a majority of the total present at such meeting. Any Voting Members in writing may waive notice of a meeting, or consent to the holding of a meeting without notice or consent to any action of the Association without a meeting (in which event unanimous consent of all Voting Members shall be required).

2.09 General Powers of the Board. Without limiting the general powers which may be provided by law, the Declaration and these By-Laws, the Board shall have the following general powers and duties:

- A. To elect the officers of the Association as hereinabove provided;
- B. To administer the affairs of the Association and the Community Facilities;
- C. To engage the services of a manager or managing agent who shall manage and operate the Community Facilities for all of the Owners, upon such terms and for such compensation and with such authority as the Board may approve;

D. To formulate policies for the administration, management, use and operation of the Community Facilities, and to provide for the implementation thereof;

E. To adopt administrative rules and regulations governing the administration, management, operation and use of the Community Facilities, and to provide for the enforcement thereof, and to amend such rules and regulations from time to time;

F. To provide for the maintenance, repair and replacement of the Community Facilities and payments therefor, and to approve payment vouchers or to delegate such approval to the officers or the manager or managing agent;

G. To provide for the designation, hiring and removal of employees and other personnel, including accountants, and to engage or contract for the services of others, and to make purchases, for the maintenance, repair, replacement, administration, management and operation of the Community Facilities, and to delegate any such powers to the manager or managing agent (and any such employees or other personnel employed by the managing agent);

H. To estimate the amount of the annual budget, and to provide the manner of assessing and collecting from the Owners their respective Proportionate Shares thereof, as hereinafter provided;

I. To comply with the instructions of the Voting Members, as expressed in any resolution adopted by an affirmative vote of a majority of the total votes held by all Voting Members (unless a greater plurality is required with respect to any issue or matter, as elsewhere herein specified);

J. To manage and to make determinations with respect to the Community Facilities;

K. The exercise all other powers and duties of the Board referred to in the Declaration or these By-Laws, and to perform all acts necessary to implement the foregoing.

2.10 **Specific Powers of the Board.** The Board shall acquire and shall have the power to purchase, contract for and pay for the following within the general powers hereinbefore granted, and which are herein listed for the purposes of illustration and not for the purpose of limitation.

A. **Utility Service for Community Facilities.** Water, waste removal, electricity, telephone, heat, power and other necessary utility services if not separately metered or charged to the Parcels or Units.

B. **Casualty Insurance.** Insurance against loss or damage by fire and all other hazards normally covered by the standard extended coverage endorsement, and all other perils customarily covered for similar types of projects including those covered by the standard "all risk" endorsement covering all of the Community Facilities (exclusive of land, foundations and excavation) but including fixtures and building service equipment that are considered part of the Community Facilities as well as common personal property and supplies. Said insurance shall be in an amount equal to the maximum insurable replacement value of the above-described property and shall contain a maximum deductible of the lesser of Ten Thousand Dollars (\$10,000.00) or one percent (1%) of the policy face amount. Each casualty insurance policy must be

written by an insurance carrier which carries a B general policyholders rating and a III financial size category or as an alternative, an A general policyholders rating. Casualty insurance policies shall contain an Inflation Guard Endorsement when it can be obtained and Construction Code, Demolition Cost, Contingent Liability from Operation of Building Laws, Increase Cost of Construction, and Steam Boiler and Machinery Coverage endorsements. All casualty insurance policies shall show the Owner's Association as the named insured and must also contain the standard mortgage clause. The casualty insurance policy shall require the insurer to notify the Owner's Association and each first mortgage holder named in the mortgage clause in writing at least ten (10) days before it cancels or substantially changes the Project's coverage.

C. **Liability Insurance.** Comprehensive public liability insurance, including liability for injuries to and death of persons, and property damage, in such limits as it shall deem desirable (but not less than One Million Dollars [\$1,000,000.00] for bodily injury and property damage for any single occurrence), and other liability insurance as it may deem desirable, insuring each Owner, the Association, its officers, members of the Board, the Developer, the manager and managing agent, if any, and their respective beneficiaries, employees and agents (to the extent that any or all of the same are, in the determination of the Board, properly named as insured), from liability in connection with the ownership and/or use of the Community Facilities, and legal liability that results from lawsuits related to employment contracts in which the Association is a party. Such insurance coverage shall include cross liability claims of one or more insured parties against other insured parties. The liability policy should

also provide for at least ten (10) days written notice to the Owner's Association before the insurer can cancel or substantially modify the policy.

D. Workmen's Compensation and Fidelity Bond Coverage.

1. Workmen's Compensation insurance to the extent necessary to comply with applicable laws.

2. Blanket fidelity bonds for anyone who either handles or is responsible for funds that it holds or administers, whether or not that individual receives compensation for services. The bonds should name the Association as the obligee. Fidelity bonds should cover the maximum funds that will be in the custody of the Association or its management agent at any time while the bond is in force. In addition, the fidelity bond coverage must at least equal the sum of three (3) months assessments on all Units in the Project, plus the Association's reserve funds. The bond must include a provision that calls for ten (10) days written notice to the Association and to each servicer that services a FNMA owned mortgage in the Project before the bond can be cancelled or substantially modified for any reason.

E. Wages and Fees for Services. The services of any person or firm employed by the Board, including, without limitation, the services of a person or firm to act as manager or as managing agent for the Community Facilities, the services of any person or persons required for maintenance or operation of the Community Facilities, and legal, accounting and other professional services necessary or proper

in the operation of the Community Facilities or the enforcement of this Declaration and for the organization, operation and enforcement of the rights of the Association.

F. **Care of Community Facilities.** Landscaping, gardening, snow removal, painting, paving, striping, cleaning, maintenance, repair and replacement of the Community Facilities and such equipment used in connection therewith as the Board shall determine to be necessary and proper, and the Board shall have the exclusive right and duty to acquire the same for the Community Facilities; and all real estate taxes and other impositions upon the Community Facility.

G. **Additional Expenses.** Any other materials, equipment, supplies, furniture, labor, services, maintenance, repairs, structural alterations or additions, insurance or assessments which the Board is required to or may secure or pay for pursuant to the terms of this Declaration or by law or which in its opinion shall be necessary or proper for the maintenance and operation of the Community Facilities or for the enforcement or implementation of any of the terms and provisions of this Declaration.

H. **Discharge of Mechanic's Liens.** Any amount necessary to discharge any mechanic's lien or other encumbrance levied against the Property or any part thereof which may in the opinion of the Board constitute a lien against the Community Facilities or any part thereof (rather than merely against the interest therein of particular Owners); it being understood, however, that the foregoing authority shall not be in limitation of any other lawful action relating to the same subject matter. Where one or more Owners are responsible for the existence of such lien, they shall

be jointly and severally liable for the costs of discharging it, and any costs incurred by the Board by reason of discharging said liens or otherwise in relation thereto shall be specially assessed to and paid by said Owners.

I. **Maintenance of Buildings.** Maintenance and repairs of or other work to any Building, Unit or Parcel which is necessary in the discretion of the Board to protect the Community Facilities or the appearance of the Property or any phase, or to carry out any of the purposes encompassed by this Declaration, and which the Owner or Owners of a Building, Parcel or Unit have failed or refused to perform within a reasonable time after written notice delivered by the Board to said Owner or Owners. The Board shall levy a special assessment against such Owner for the cost of said maintenance, repair or other work. The Board or its agent may enter any Unit or upon any Parcel when necessary in connection with any maintenance or construction for which the Association is responsible. Such entry shall be made with as little inconvenience to the Owners and Occupants as practicable and any damage caused thereby shall be repaired by the Board at the expense of the maintenance fund. In the event of any emergency originating in or on any Unit or Parcel threatening any Community Facility or other Parcel or Unit, or in the event of an Owner's absence at a time when required alterations, maintenance, repairs or other work are to be performed, the management agent or his representative or any other person designated by the Board may enter in or upon such Unit or Parcel and immediately, whether the Owner is present or not, perform the required work.

J. **Certain Utility Services to Parcels.** The Board may pay from the maintenance fund water, taxes, waste removal and any utilities which are not separately metered or otherwise directly charged to individual Owners. However, the Board may discontinue such payments at any time, in which case each Owner shall be responsible for direct payment of his share of such expenses as determined by the Board. The Board reserves the right to levy additional assessments against any Owner to reimburse it for excessive use by such Owner of any utility service, the expense of which is charged to the maintenance fund.

The Board's powers hereinabove enumerated shall be limited in that the Board shall have no authority to acquire or pay for out of the maintenance fund during any one (1) calendar year, any equipment, capital additions or improvements (other than for purposes of replacing or restoring portions of the Community Facilities, subject to all the provisions of this Declaration) having a total cost in excess of Five Thousand Dollars (\$5,000.00), without in each case the prior approval of the Voting Members holding two-thirds (2/3) of the total votes; except that the Board shall be entitled to make expenditures in excess of said amount if (a) the same are approved at an annual meeting of Voting Members by a majority of the total votes represented at said meeting, or (b) are expended to alleviate or eliminate a situation which in the discretion of the Board constitutes an emergency.

2.11 **Vouchers.** All vouchers for payment of expenditures by the Board shall be signed by such officer or officers, agent or agents of the Board in such manner as from time to time shall be determined by written resolution of the Board. In the

absence of such determination by the Board, such vouchers shall be signed by the Treasurer and countersigned by the President of the Association.

SECTION III

Assessment-Maintenance Fund

3.01 A. **Common Expenses - Estimate.** Each year on or before December 1, the Board (or if the Board is not yet in effect, the Developer) will estimate the total amount necessary to pay the cost of wages, materials, equipment, improvements, additions, insurance, services and supplies which will be required or incurred during the ensuing calendar year for the performance of all services and other undertaking required or permitted herein and to be charged as Common Expenses, together with a reasonable amount considered by the Board to be necessary for a reserve for contingencies and replacements, and shall, on or before December 15, notify each Owner in writing as to the amount of such estimate, with reasonable itemization of the categories or composition thereof. Each Owner shall be assessed for a Proportionate Share of said "estimated cash requirement." On or before January 1, of the ensuing year, and each ninety (90) days thereafter, each Owner shall be obligated to pay to the Board or as it may direct, one quarter ($\frac{1}{4}$) of the annual Owners assessments made pursuant to this Section. A late charge of Twenty-Five Dollars (\$25.00), or such other amount as may be determined by the Board from time to time, shall be added to any assessment not paid within thirty (30) days of its due date. On or before the date of the Annual Meeting of each calendar year, the Board shall supply to all Owners an itemized accounting of all expenditures for Common

Expenses for the preceding calendar year actually incurred and paid, together with a tabulation of the amounts collected pursuant to the estimates provided, and showing the net amount over or short of the actual expenditures, plus reserves. For the purpose of this Section, Developer shall not be considered the Owner of any unsold parcels. Annual assessments shall commence at the time of the initial sale of each individual unit.

B. Special Assessments to Particular Owners. Special assessments made against particular Owners as permitted in Paragraphs 2.09 H, I, and K, 3.02, or any other provisions hereof, shall be due and payable within twenty (20) days after notice by the Board to an Owner, specifying the amount and nature thereof. The Board shall have all rights and remedies with respect to nonpayment and collection of any such special assessment as is provided herein for assessments for Common Expenses.

3.02 **Reserve for Contingencies and Replacements.** The Board shall establish and maintain a reasonable reserve for contingencies and replacements. Extraordinary expenditures not originally included in the annual estimate which may become necessary during the year, shall be charged first against such reserve. If the annual "estimated cash requirement" proves inadequate for any reason, including but not limited to, nonpayment of any Owner's assessment, the Board may, at any time, levy a further assessment, which shall be assessed to the Owners in Proportionate Shares. The Board shall serve notice of such further assessment on all Owners responsible therefor by a statement in writing giving the amount and reasons therefor,

and such further assessment shall become effective with the next quarterly maintenance payment which is due more than ten (10) days after the delivery or mailing of such notice of further assessment. All Owners shall be obligated to pay the adjusted quarterly amount. At the time of the conveyance, by a contractor or any other person who may erect Buildings upon the Property for sale, of a Unit or Parcel containing a Building, the Owner who purchases the same shall pay (in addition to that portion of the first quarterly assessment) to the Association, or as otherwise directed by the Board, an amount equal to one (1) full quarterly assessment of each Unit contained in the Property as conveyed, which amount shall be used and applied as an operating reserve for Common Expenses in the manner herein provided; together with unamortized insurance premiums and prepaid expenses which constitute a Common Expense. If any Parcel is conveyed in an unimproved state, the reserve payments required herein shall be due and payable when any Building erected therein is occupied in whole or in part.

3.03 Budget for First Year. When the first Board elected hereunder takes office, it shall determine the estimated Common Expenses, as hereinabove defined, for the period commencing thirty (30) days after said election and ending on December 31 of the calendar year in which said election occurs. Assessments shall be levied against the responsible Owners during said period as provided in Section 3.01. Nothing herein shall limit the authority of any Board serving prior to the first annual meeting of Voting Members to prepare budgets and require assessments, and to exercise all of the other rights and prerogatives of the Association and the Board hereunder.

3.04 Failure to Prepare Annual Budget. The failure or delay of the Board to prepare or serve the annual or adjusted estimate on an Owner shall not constitute a waiver or release in any manner of such Owner's obligation to pay any sums herein provided whenever the same shall be determined, or whenever served; and in the absence of any annual estimate or adjusted estimate, the Owner shall continue to pay the monthly assessment at the then pendant monthly rate.

3.05 Books and Records. The Association shall maintain or cause to be maintained full and correct books of account in chronological order of the receipts and expenditures. Such records and the vouchers authorizing the payment shall be available for inspection by any Owner or any representative of an Owner duly authorized in writing, at such reasonable time or times during normal business hours as may be requested by the Owner. Upon ten (10) days notice to the Board and payment of a reasonable fee, any Owner shall be furnished a current statement of his account, setting forth the amount of any unpaid assessments or other charges due and owing from such Owner, to the extent the same is then determined.

3.06 Status of Collected Funds. All funds collected hereunder shall be held and expended for the purposes designated herein, and shall be deemed to be held for the benefit, use and account of all the Owners in their respective Proportionate Shares, except to the extent special assessments are collected for and are to be applied against, specific expenditures or obligations and except for such adjustments as may be required to reflect delinquent or prepaid assessments.

3.07 Obligations and Rights Upon Transfer. Each assessment together with such interest, costs and reasonable attorney's fees shall be the personal obligation of the person who was the Owner of the Unit or Parcel at the time the assessment was levied. This personal obligation shall not pass to successors in title unless expressly assumed. Upon the transfer of a Unit, unless there is an agreement to the contrary approved by the Board, any reserves or other funds of the transferror held by or subject to the control of the Association shall be deemed transferred to the transferee of the Unit or Parcel.

3.08 Remedies for Failure to Pay Assessments. If an Owner is in default in the payment of any charges or assessments required hereunder for thirty (30) days after the same are due and payable, the Board may bring suit for and on behalf of itself (or the Association) and as representative of all Owners, to enforce collection thereof against such Owner personally, and may in addition thereto or in the alternative as it elects, bring suit to foreclose the lien therefore as hereinafter provided; and there shall be added to the amount due additional charges for the costs of said suit, together with interest at the legal rate (or at the rate of eight percent [8%] per annum if no legal rate applies) from the date due to the date of payment, plus reasonable attorney's fees. The amount of any delinquent and unpaid assessments and charges for interest, costs and fees as above provided, shall be and become a lien or charge against the Parcel or Unit of the Owner involved when payable, and may be foreclosed by an action brought in the name of the Board or Association as in the case of foreclosure of liens against real estate. Unless otherwise provided in this Declaration, the members of the

Board and their successors in office, acting on behalf of the Association, shall have the power to bid in the interest so foreclosed at foreclosure sale, and to acquire and hold, lease, mortgage and convey the same. Said lien shall take affect and be in force thirty (30) days after an assessment is delinquent but shall not be binding upon nor affect third persons unless and until a notice thereof is recorded with the Recorder of Deeds; provided, however, that encumbrances owned or held by any bank, insurance company, savings and loan association, or any other person providing purchase money financing, shall be prior to the lien of the Association hereunder, if the encumbrance was recorded before the delinquent assessment was due. A lien for a common expense assessment is not affected by the sale or transfer of a unit estate unless a foreclosure of first mortgage is involved. In that event, the foreclosure will extinguish the lien for any assessments that were payable before the foreclosure sale, but will not relieve any subsequent Owner from paying further assessments. Any encumbrancer may, from time to time, request in writing a written statement from the Board setting forth unpaid assessments and charges with respect to the Parcel or Unit covered by his encumbrance, and, unless the request shall be complied with within twenty (20) days after receipt thereof, all unpaid assessments and charges which become due prior to the date of making such request shall be subordinate to the lien of such encumbrance. Any encumbrancer holding a lien on a Parcel or Unit may pay any unpaid assessments and charges payable with respect to such Parcel or Unit and may, if permitted by the terms and provisions of his encumbrance, have a lien on such Parcel or Unit for the amounts paid at the same rank as the lien of his encumbrance.

No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Community Facilities or abandonment of his Parcel or Unit.

SECTION IV

Covenants and Restrictions as to Use and Occupancy

4.01 **Use.** The Parcels, Units and Buildings and Community Facilities shall be used and occupied as follows:

A. **Residential Purposes.** No part of the Property shall be used for other than housing and other related common purposes, except Community Facilities and concession areas erected or installed primarily for the convenience, recreation or service of Owners and Occupants. Each Dwelling Unit or any two (2) or more major adjoining Dwelling Units used together shall be used as residence for a single family or for such other user permitted by this Declaration and for no other purposes.

B. **Architectural Controls.** No Building, deck, antennas, wall or other improvements shall be commenced, erected, or maintained, nor shall any addition to or change or alteration therein be made, except interior alteration, until the construction plans and specifications showing the nature, kind, shape, height and materials, color scheme, location and lot and approximate cost of such Building or other improvement, and the grading plan and landscape plan of the Parcel to be built upon shall have been submitted to and approved in writing by the Board or the Developer. The Board and the Developer shall, in their sole discretion, each have the right to refuse to approve any such construction plans or specifications, grading plan, or landscape plan, for aesthetic or other reasons; and in so passing upon such construction plans and

specifications, grading plan, or landscape plan, shall have the right to take into consideration the suitability of the proposed building or other improvement with the surroundings, and the effect of the Building or other improvement with the surroundings, and the effect of the Building or other improvement on the outlook from adjacent or neighboring parcels, and the ratio between the size of the Parcel and the proposed Building. No consent or approval shall be required with respect to any building or other improvement erected by Developer. The Board may decide to add additional items as needed to maintain the integrity of the Association.

C. **Zoning and Restrictions.** Each Owner shall faithfully comply with and observe the restrictions and requirements of each planned unit development ordinance and other zoning ordinances, including any amendments and modifications thereof now or hereafter existing, which affect his Parcel or Parcels, and no Owner shall permit any other person to violate the same in connection with his Parcel or Parcels. Such restrictions include but are not restricted to the location of Buildings and the maintenance of open areas or "green areas." Each Owner hereby irrevocably authorizes Developer, on his behalf, to apply for and consent to any modification of any applicable planned unit development ordinance for so long as Developer is the Class B Member of the Association, and thereafter, the Board shall have the right. Each Owner shall also faithfully comply with and observe any restriction or requirement affecting his Parcel or Parcels which may be incorporated by Developer in a declaration (while Developer is the title-holder thereof), deed or agreement with the Owner which

is either filed for record with the Recorder of Deeds or of which Owner shall have notice or knowledge.

D. **Decorating Schemes.** Each Building shall have a uniform and coordinated and sightly landscaping scheme. Any substantial deviation from the original exterior decoration and landscaping provided by Developer or approved by Developer or the Board shall require the written approval of the Board. Awnings, canopies, exterior shutters and other similar decor may not be added without such consent.

E. **Painting and Repairs.** If any Building containing more than one (1) individually owned Unit shall be in substantial need of exterior painting or repairs, or interior painting and repairs in any portion of the Building constituting a common area for Owners of more than one (1) Unit, the Board shall have the right to order the necessary work done, and each Owner affected thereby shall have the obligation to pay for any such work as may be ordered by the Board, with appropriate contribution for the other affected Owners. At the request of any such Owner, the Board may (but shall have no obligations to) reimburse such Owner for the contributions of the other Owners from the replacement reserve and thereafter specially assess such other affected Owners. The color or quality of the exterior paint cannot be changed without unanimous consent of the Owners of the subject Building. In the event of any conflict, with respect to the foregoing matters, any aggrieved Owner may require that the matter in controversy be determined by the Board, whose determination shall be conclusive.

F. **Obstruction of Community Facilities.** No Owner shall maintain or permit any obstruction of the Community Facilities or any common area shared by more than one (1) Owner, nor shall anything be stored in or on the Community Facilities without the prior consent of the Board.

G. **Maintenance of Parkways.** Each Owner of a Parcel shall be responsible for the maintenance of parkways located between his property lines and edges of street pavements whichever serve his Parcel.

H. **Lounging or Storage in Community Facilities.** There shall be no playing, lounging, parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches or chairs on any part of the Community Facilities except such portion thereof as may be designated for such purpose by the Board.

I. **Alterations of Community Facilities.** Nothing shall be altered or constructed in or removed from the Community Facilities except upon the written consent of the Board. No waste shall be committed to the Community Facilities.

J. **Prohibited Activities and Signs.** No signs, posters or advertisements of any kind or description shall be erected, maintained or displayed on any Phase, visible to public view, except that "For Sale" or "For Rent" signs no larger than ten inches by fifteen inches (10" x 15") may be exhibited inside the front window of a Building or Dwelling Unit. The provisions hereof shall not apply to the Developer. No trade or business of any kind or character nor the practice of any profession shall be conducted, maintained or permitted on the Property, except as otherwise provided in Paragraph Q of this Section 4.01.

K. **Certain Personal Activities Permitted.** The restrictions in Paragraphs A and J of this Section 4.01 shall not, however, be construed in such manner as to prohibit an Owner or an Occupant from (i) operating a Parcel as a rental apartment building or renting one (1) or more Units to third parties; (ii) maintaining in a dwelling Unit his personal professional library; (iii) keeping in his Dwelling Unit his personal, business or professional records or accounts; or (iv) handling his personal, business or professional telephone calls or correspondence from a Dwelling Unit.

L. **Pets.** No animals, rabbits, livestock, fowl or poultry of any kind shall be raised, bred, or kept in or about any Parcel or Unit or in the Community Facilities, except that dogs, cats, or other household pets may be kept in Dwelling Units, subject to rules and regulations adopted by the Board, provided that they are not kept, bred, or maintained for any commercial purposes; and provided further than any such pet causing or creating a nuisance or unreasonable disturbance in the opinion of the Board shall be permanently removed from the Property upon three (3) days written notice from the Board.

M. **Nuisances.** No Owner shall permit any noxious or offensive activity to be carried on in any Dwelling Unit or in the Community Facilities, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Owners or Occupants. Radio antenna transmitting equipment and other high power electronic equipment on any Parcel shall be subject to regulation and prohibition by the Board.

N. **Laundry or Rubbish.** No clothes, sheets, blankets or laundry of any kind or other articles shall be hung out or exposed on any part of a Building, Parcel or the Community Facilities. The Community Facilities shall be kept free and clear of rubbish, debris and other unsightly materials.

O. **Rules and Regulations.** All Units, Parcels and Community Facilities and all activities thereon and therein, shall be maintained and conducted in accordance with the rules and regulations adopted by the Board from time to time.

P. **Parking and Traffic.** Traffic and parking on the Community Facilities shall be within the plenary jurisdiction of the Board, which from time to time and at any time fix and amend (by way of inclusion and no limitation) traffic patterns for pedestrians and vehicles, vehicle speed limits, commercial traffic flow and parking locations. The Board shall have the right to purchase, maintain and install at any location on the Community Facilities and at any reasonable location on a Parcel traffic control signals, signs and devices, and parking signs and control devices. The board may at any time install and maintain on the Common Facilities parking lots and designate parking areas, and may assign individual stalls or areas therein to any Parcel, Unit or for any specified purpose or group of Owners, upon such terms as it deems desirable; and the Board may elect to treat the maintenance cost thereof as a Common Expense.

Q. **Landscaping.** Developer agrees to use a quality landscaping program with amenities such as decorative mailbox structures, gate house, if possible, benches, possibly a walking path, maybe fountains, street signs, decorative street and

court lights, etc. The Developer agrees that it shall install landscaping on each lot equal in cost to two and one-half percent (2½%) of the cost of each unit.

R. **Prohibition Against Additional Structures.** No accessory storage shed or other additional structures are permitted within The Islands of Barrington Ridge.

S. **Plantings.** All plantings shown on the initial plans and specifications of the townhomes and such other plantings as is necessary for the integrity of The Islands of Barrington Ridge shall be completed by the Developer within thirty (30) days of occupancy, weather permitting. All front yards and side yards to the rear of the building must be sodded and all rear yards must be seeded or sodded, all of which shall occur within thirty (30) days of occupancy, weather permitting. Each lot shall have two (2) trees planted in the parkway. Said trees shall be at least one and three-quarters inches (1-3/4") in diameter and must be of the following types:

- A. Bradford Pear;
- B. Sugar Maple;
- C. Marshall Seedless Ash;
- D. Purple Autumn Ash;
- E. Sunburst Locust;
- F. Shademaster Locust;
- G. Red Sunset Maple.

T. **Street Lights.** The Developer shall install decorative court lights on Coral Cove and Grand Isle Court and Declarant will provide aluminum street light poles on Lake Street.

U. **Underground Sprinkling System.** Developer agrees to irrigate, through the Association, the common areas within "The Islands" Townhome Property except for the ponds.

V. **Clubhouse and Pool Rights.** Each Owner or occupant of the Unit shall have the privilege to use the clubhouse and pool in accordance with the rules and regulations adopted by the Declarant from time to time. These amenities shall cost the Association no more than Ten Dollars (\$10.00) per month per unit once occupied for the first time. This cost is over and above the individual Association fees and services determined to be adequate by the Homeowner's Association.

W. **Prohibition Against Recreation and Commercial Vehicle Parking.** No driveway or parking area which may be in front of or adjacent to or any part of any lot may be used as a habitual parking place for commercial vehicles and/or recreational vehicles. No lot or the area located between the road pavement and the building line of each lot shall be used for the parking of private, recreational or commercial vehicles, or boats, snowmobiles, water jet skis, motorcycles, mobile homes or trailers, all of which are specifically prohibited. The term "commercial vehicle" shall include all automobiles, station wagons, trucks and vehicular equipment which shall bear signs or have printed on the side of same, reference to any commercial

undertaking or enterprise. The habitual violation of the parking regulations set forth in this paragraph shall be deemed a nuisance.

X. **Development Activities by Developer.** During the period of construction of any Buildings, Dwelling Units and Community Facilities on the Property, the Developer and its contractors and subcontractors, and their respective agents and employees shall be entitled to access, ingress and egress to any Building or Dwelling Unit and the Property, as may be required in connection with said construction or any part thereof. During the period in which sales of Buildings or Dwelling Units by the Developer are in process, the Developer may occupy or grant permission to any person or entity to occupy, with or without rental, as determined by the Developer, one (1) or more Buildings or one (1) or more Units in a building for business or promotional purposes, including clerical activities, sales offices, model Buildings, and Units for display and the like, and to utilize all roadways and the Parking Areas for ingress, egress and transient parking in connection with the development and the sale or leasing of Buildings and Dwelling Units. Developer and any manager selected by the Association shall at all times have the right to maintain in any buildings one (1) or more management offices, the activities of which may include the sale and leasing of Units, and may maintain facilities for the storage of maintenance equipment, work and rest areas for maintenance and construction personnel and other activities in connection with the development, management and operation of the Property.

Y. **Area, Width and Yard Regulations.**

1. **Front Yard.** Each front yard shall extend across the full width of the lot which is on a street. On all streets, there shall be a distance of thirty (30) feet between the building line and the street right-of-way. The Developer shall be required to comply with the basis footprint of Torrenga Engineering, Inc. in the design of The Islands with regard to the general location of each building.

SECTION V

Incorporation of Association

5.01 **Formation of Corporation.** Developer, prior to the election of the first Board, and the Board at any time thereafter, may cause to be incorporated a corporation under the laws of the State of Indiana, to facilitate administration and operation of the Property, and to assume the responsibilities of the Association hereunder.

SECTION VI

General Provisions

6.01 **Associations.** An association shall have all the duties and obligations of an Owner hereunder, provided that the right of an association hereunder shall be derived solely from the Unit Owners who are members thereof, and shall be exercisable by any such association only to the extent permitted by its organizing documentation or by the acts of its Unit Owners, and provided further than an association shall not be obligated to pay any portion of the Common Expenses unless the Association shall

elect to require the same from the association in lieu of payments from the individual Unit Owners therein.

6.02 **Encumbrances.** No Owner shall have the right or authority to mortgage or otherwise encumber in any manner whatsoever the Community Facilities or any other part of the Property other than his own Parcel or Unit (including any undivided interest owned by him in a Parcel containing a Building).

6.03 **Separate Real Estate Taxes.** It is intended that real estate taxes are to be separately taxed to each Owner for his Parcel or Unit. In the event that for any year such taxes are not separately taxed to an Owner but are taxed on the property or some part thereof, then such Owner shall pay the amount thereof attributable to his Parcel or Dwelling Unit as shall be determined by the Board, or by the Developer if the Board shall not then have been elected or constituted.

6.04 **Utilities.** Each Owner shall pay for his own telephone, electricity and other utilities which are separately metered or billed to each Parcel or Dwelling Unit by the respective utility companies.

6.05 **Insurance; Parcel Owners.** Each Owner shall be responsible for his own casualty insurance for the Parcel or Dwelling Unit owned by him, and for his own liability insurance for any incident occurring upon his Parcel in this common area or Dwelling Unit. Each Occupant of a Dwelling Unit shall be responsible for insurance on the contents within a Dwelling Unit and his personal property stored elsewhere on the Property; and each Owner and Occupant of a Dwelling Unit shall be responsible for his own personal liability all to the extent not covered by the liability insurance for all of the

Parcel Owners obtained as part of the Common Expenses. Each Unit Owner and Parcel Owner hereby waives and releases any and all claims which he may have against any other Parcel Owner and Unit Owner, the Association, its officers and members of the Board, the Developer, the manager and managing agent of the Community Facilities, if any, and their respective employees and agents, for damage to the Community Facilities, the Buildings, the Dwelling Units in a Building and to any personal property located in a Building or Community Facilities caused by fire or other casualty, to the extent that such damage is covered by fire or other form of casualty insurance.

6.06 Negligence of Owner. If, due to the negligent act or omission of an Owner or of an Occupant of a Dwelling Unit owned by an Owner, or a contractor, employee, agent, of such Owner or Occupant, damage is caused the Community Facilities or a Building or Dwelling Unit owned by another Owner, then such cost shall be paid for by the Owner and Occupant by or under whom the damage was caused, unless the act or omission is covered by insurance and the insurance proceeds are sufficient to pay for and are applied to all required repairs and/or replacements. The liability of an Owner and Occupant for any such damage which be joint and several; and it shall not be a defense that the person causing the damage was not authorized to perform the specific act out of which the damage was incurred.

6.07 Joint Facilities. To the extent that equipment, facilities and fixtures within any Building or Buildings or Dwelling Units shall be connected to similar equipment, facilities or fixtures affecting or serving other Buildings, Dwelling Units or the

Community Facilities, or shall function for the benefit of the Units or Buildings owned by more than one (1) Owner (including structural members), then the use thereof by an Owner shall be subject to the rules and regulations of the Board. An authorized representative of the Association or the Board, or of the manager or managing agent for the Community Facilities, shall be entitled to reasonable access to any Building or Dwelling Unit as may be required in connection with maintenance, repairs or replacements of or to the Community Facilities or any equipment, facilities or fixtures affecting or serving other Buildings, Dwelling Units or the Community Facilities.

6.08 Abatement and Enjoyment. The violation of any restriction or condition or regulation adopted by the Board, or the breach of any covenant or provision herein contained, shall give the Board and the Developer the right, in addition to the rights set forth in the next succeeding section:

A. To enter upon the Parcel or Dwelling Unit upon which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Owner, any thing or condition that may exist thereon contrary to the intent and meaning of the provisions hereof, provided, however, that judicial proceedings must be instituted before any items of construction can be altered or demolished, and the Developer, or its successors or assigns, or the Board, or its agents, shall not thereby be deemed guilty in any manner of trespass; or

B. To enjoin, abate or remedy by appropriate legal proceedings (including, but not limited to, a suit for damages), either at law or in equity, the continuance of any breach.

6.09 Phasing and Expansion.

A. Developer shall develop the property described in Exhibit "A", otherwise referred to as "Unit 3", in three (3) phases as set forth below:

Buildings 1 - 7	(26 units)
Buildings 8 - 13	(24 units)
Buildings 14 - 22	(25 units)

6.10 Developer's Rights and Responsibilities.

A. Developer is allowed to hire a managing entity to manage the Association and the entity will be compensated at a fair rate. The Developer cannot directly or indirectly bind the Association to a professional management contract unless the contract includes a right of termination without cause that the Association can exercise at any time after the transfer of control. This right of termination should not require the payment of any penalty or an advance notice of more than ninety (90) days.

B. In order to insure that the Association will have the funds necessary to meet unforeseen expenditures or to purchase any additional equipment or services, the Developer shall establish a working capital fund equal to at least three (3) months' estimated common charges for each Unit. Each Unit's share of the working capital fund should be collected at the time of the sale of the Unit is closed and should then be transferred to the Association for deposit. Notwithstanding the above, within sixty (60) days after closing has been held for the first Unit, the Developer shall pay each unsold Unit's share of the working capacity fund to the Association. The Developer

may then reimburse itself for this payment from the funds collected at closing when unsold Units are sold.

6.11 Notices to Mortgage Lenders. Upon written request to the Board, the holder of a duly recorded mortgage or trust deed against any Parcel shall be given a copy of any and all notices permitted or required by this Declaration to be given to the Owner or Owners whose parcel is subject to such mortgage or trustee deed, including:

A. Any condemnation or casualty loss that affects either a material portion of the development or the Unit securing its mortgage.

B. Any sixty (60) day delinquency in the payment of assessments or charges owed by the Owner of any Unit on which it holds the mortgage;

C. Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association; and

D. Any proposed action that requires the consent of a specified percentage of eligible mortgage holders.

6.12 Service of Notices on Board. Notices required to be given to the Board or the Association may be delivered to any member of the Board or officers of the Association, either personally, or by mail, addressed to such member at his last known address. The method for service of such notices may be changed from time to time by the Board, provided that such Voting Member is notified of such change.

6.13 Service of Notices on Owners. Notices required or desired to be given to an Owner may be delivered either to the Owner, or any Co-Owner or the Voting Member having the privilege of voting with respect to the Unit or Parcel of such Owner,

and delivery by mail at the last known address of such person, by personal delivery, or by posting on the door or insertion in mailbox of such Owner shall be sufficient service thereof.

6.14 Covenants to Run with Land. Each grantee of the Developer, by the acceptance of a deed of conveyance, and each purchaser under Articles of Agreement for Trustee's Deed, or any contract for any deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, liens and charges, and the jurisdiction, rights and powers created or served by this Declaration, and all rights, benefits and privileges of each character hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the land, and shall bind any person having at any time any interest in said land, and shall inure to the benefit of such Owner in like manner as though the provisions of this Declaration were recited and stipulated at length in each and every deed of conveyance.

6.15 Non-Waiver of Covenant. No covenants, restrictions, conditions, obligations and provisions contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

6.16 Waiver of Damages. Neither the Developer, nor its beneficiary, nor their respective representatives or designees, shall be liable for any claim whatsoever arising out of or by reason of any action performed pursuant to this Declaration, whether or not such claim (a) shall be asserted by any Owner, Occupant, the Board or the Association,

or by any person or entity claiming through any of them; or (b) shall be on account of injury to person or damage to or loss of property wherever located and however caused; or (c) shall raise ex contractu or ex delicto (except in case of gross negligence). Without limiting the generality of the foregoing the foregoing enumeration includes all claims for, or arising by reason of, the Property or any part thereof being or becoming out of repair or any act or neglect of any Owner, Occupant, the Board, the Association, and their respective agents, employees, guests, and invitees, or by reason of any neighboring property or personal property located on or about the Property, or by reason of the failure to function, or disrepair of, any utility services. However, this Section 6.17 shall not affect or impair liability otherwise assumed or imposed upon Developer in connection with sales of Parcels, Buildings or Units.

6.17 Amendments to Declaration and By-Laws. This Declaration and/or the By-Laws may be changed, modified, or rescinded by instruments in writing setting forth such change, modification or rescission signed and acknowledged by the Board, upon the approval of sixty-seven percent (67%) of the Owners and their eligible mortgagees. Provided further, however, that Developer reserves the right, and is hereby granted the consent of each Owner, to execute and record amendments to this Declaration to comply with the requirements of the secondary mortgage market (such as Federal National Mortgage Association, Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Association, the Veterans Administration, or any governmental agency, public agent, or quasi-public entity), in order to induce any of such agencies or entities to make, purchase, sell,

insure, guarantee, or otherwise deal with first mortgages covering Units. The Declarant's rights to make such amendments shall terminate upon the transfer of control of the Association as defined in Section 3.02 hereof. The change, modification or rescission shall be effective upon recording of such instrument in the office of the Recorder of Deeds of Lake County, Indiana. No change, modification, or rescission of any provision of this Declaration affecting the Developer shall be effective as to the Developer unless the Developer consents thereto in writing.

6.18 Right of Action. The Association, and any aggrieved Unit Owner, shall have a right of action against any Unit Owner who fails to comply with the provisions of this Declaration, the By-Laws, Articles of Incorporation, or the rules and regulations promulgated by the Association. Unit Owners shall have a similar right of action against the Association for its failure to comply with the provisions of the above-referenced documents.

6.19 Perpetuities and Restraints on Alienation.

A. If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provisions, (b) the rule restricting restraints or alienation, or (c) any other statutory or common law rules imposing time limits, then such provision shall continue only until twenty-one (21) years after the death of the now living lawful descendants of the Governor and the United States Senators from the State of Indiana serving on the date of recordation hereof.

B. The Association may not restrict a Unit Owner's right to sell, transfer, or convey his Unit. Notwithstanding the above, however, any lease or rental agreement must be in writing and subject to the Declaration, Articles of Incorporation, By-Laws and rules and regulations of the Association. In addition, no Unit may be leased or rented for a period of less than thirty (30) days.

6.20 Ownership by Trust. In the event title to any Parcel is conveyed to a land title holding trust under the terms of which all powers of management, operation and control of the trust property remain vested in the trust beneficiary, then the trust estate under such trust and the beneficiaries thereunder from time to time shall be responsible for payment of all obligations, liens or indebtedness and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Parcel; and such beneficiaries shall be entitled to exercise all of the rights and powers of the Owner in title to a Unit or Parcel as fully as if such beneficiary were the Owner of record. No liability shall be asserted against any such title holding trustee personally for the payment of any claim, lien or obligation or for the performance of any agreement, covenant or undertaking hereby created, and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part thereon, but the amount thereof shall continue to be a charge or lien upon the Parcel, notwithstanding any charges in the beneficial interest of any such trust or transfers of title to such Parcel.

6.21 Indemnity to Board Members. The members of the Board and the officers thereof or of the Association, or Developer or any beneficiary or other person

exercising the powers of the Board and Association pursuant to Section 6.10 hereof, shall not be liable to any Parcel or Unit Owner for any mistake of judgment, or any acts or omissions made in good faith as such member or officers or acting official. The Parcel and Unit Owners shall indemnify and hold harmless each of such members, officers and acting officials against all contractual liability to others arising out of contracts made by such members or officers on behalf of the Parcel or Unit Owners or of the Association, unless any such contract shall have been made in bad faith or contrary to the provisions of this Declaration. Such members or officers shall have no personal liability with respect to any contract made by them on behalf of the Parcel or Unit Owners or Unit Owners or the Association. The liability of any Parcel Owner arising out of the aforesaid indemnity shall be limited to a Proportionate Share of the total liability thereunder.

6.22 **Severability.** Should any part, term, or provision of this Declaration be declared or decided by any Court to be illegal, or in conflict with the law of this state or jurisdiction wherein this Declaration is to be performed, the validity of the remaining portions, terms, or provisions, shall not be affected thereby and said illegal part, term or provision shall be deemed not to be a part of this Declaration.

6.23 **Condemnation, Destruction, Liquidation or Termination.**

A. **Damage or Destruction and Restoration of Buildings.** In case of fire or any other disaster the insurance proceeds shall, except as provided in the next succeeding paragraph of this section, be applied to reconstruct the Units.

In the event of a complete or total destruction of all the Buildings containing Units, the Buildings shall not be reconstructed, except by agreement of sixty-seven percent (67%) of all of the Owners and their mortgagees, and the insurance proceeds, if any, shall be divided among the Owners in the percentage by which each owns an interest in the Common Areas and Facilities and the Property shall be considered removed from the Declaration. A determination of complete and total destruction of the Buildings containing Units shall be made by a vote of sixty-seven percent (67%) of all Owners and their mortgagees at a special meeting of the Association called for that purpose.

In the event of fire or other casualty or disaster loss resulting in less than complete and total destruction of all Buildings containing Units, the improvements shall be reconstructed and the insurance proceeds applied to reconstruct the improvements.

When insurance proceeds are not sufficient to cover the costs of repair or reconstruction and the Property is not to be removed from the Declaration, the Owners shall contribute the balance of any such costs in the percentage by which an Owner owns an interest in the Common Areas and Facilities as expressed in the Declaration. Such amount shall be assessed as part of the Common Expense and shall constitute a lien from the time of assessment as provided herein.

Reconstruction of the improvements, as used in this Section, means restoring the improvements to substantially the same condition in which they existed prior to the fire or other disaster, with each Unit and the Common Areas and Facilities having the same vertical and horizontal boundaries as before.

B. **Condemnation.** In the event that any portion or all of the Property which has been subjected to the Declaration is condemned, the proceeds shall be divided among the Owners in the same percentage as each Owner holds an interest in the Common Areas and Facilities condemned and the property condemned shall be considered removed from the Declaration. The distribution of proceeds shall be subject to the interest of all mortgage lien holders. The Association shall act on behalf of all Owners with regard to the negotiation and/or defense of any condemnation proceedings.

C. **Liquidation and/or Voluntary Sale of the Property.** The Owners by unanimous vote may elect to sell the Property as a whole. Such action shall be binding upon all Owners and it shall thereupon become the duty of every Owner to execute such instruments, and to perform all acts in a manner and form as may be necessary to effectuate such sale. Any distribution of funds shall be subject to the interest of any and all mortgage lien holders.

D. **Termination.** The Owners by unanimous vote may remove the Property from the provisions of the Declaration by an instrument to that effect duly recorded provided that the holders of any and all liens affecting any of the Units agree and/or consent thereto and their liens shall be transferred to the percentage of the interest of the Owner in the Property. Upon removal of the Property from the provisions of the Declaration, the Property shall be deemed to be owned in common by all of the Owners according to their respective percentage ownership interests which shall be the same as their percentage of interest in the Common Areas and Facilities.

6.24 Exculpatory Clause. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements herein made on the part of the Trustee in form purporting to be the representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertaking, and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against People's Bank, Trustee on account of this instrument or on account of any representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, Declarant has caused this instrument executed and attested as of the day and year first above written.

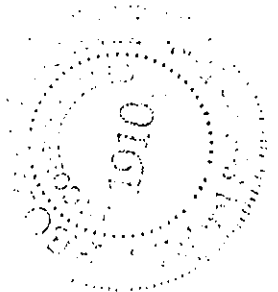
PEOPLES BANK, a Federal Savings Bank, Munster,
Indiana, as Trustee under a Trust Agreement dated
the 19th day of January, 1993, and known as Trust
No. 10084

Attest:

Linda L. Kollada

By:

Frank Belnowski V.P.



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of February, 1994, personally appeared Peoples Bank, a Federal Savings Bank, Munster, Indiana, as Trustee under a Trust Agreement dated the 19th day of January, 1993, and known as Trust No. 10084 by FRANK J. BACHOWSKI and LINDA L. KALLADA, its President and Secretary, and acknowledged the execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed by official seal.

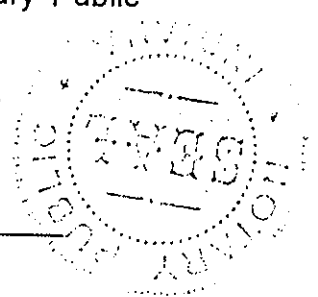
Joyce M. Barr
Joyce M. Barr, Notary Public

My Commission Expires:

3-11-94

County of Residence:

LAKE



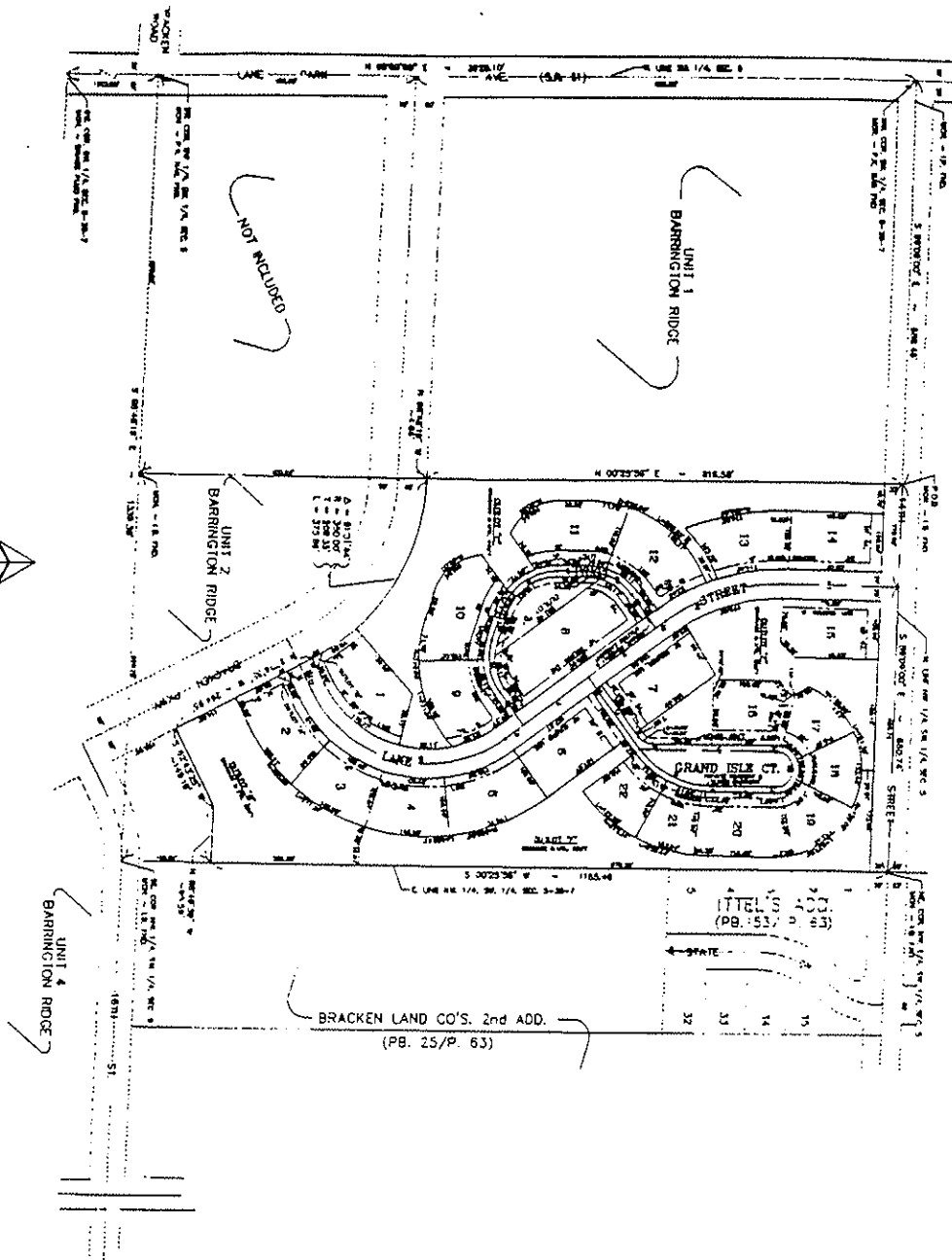
This instrument prepared by:


Rhett L. Tauber, Esq.
Anderson, Tauber & Woodward, P.C.
8935 Broadway
Merrillville, Indiana 46410
Phone: 219/769-1892

All of Unit 3 of Barrington Ridge, a Planned Unit Development in the City of Hobart, as per plat thereof, recorded in Plat Book 75 page 63, in the Office of the Recorder of Lake County, Indiana.

Exhibit "A"

UNIT 3
BARRINGTON RIDGE
A PLANNED UNIT DEVELOPMENT IN THE CITY OF HOBART, LAKE COUNTY, INDIANA



<p>CLIENT: CULIC PROJECTS 2840 ASH AVE. HOBART, IN 46321-1128-02</p> <p>FILE NO. 1150437P.000</p>	<p>DATE: 10-08-83</p> <p>SCALE: 1" = 100'</p> <p>REVISIONS</p>	<p>FINAL PLAT BARRINGTON RIDGE UNIT 3</p>	<p>TORRENGA ENGINEERING, INC. CONSULTING ENGINEERS & LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321</p>	
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