

COVENANTS AND RESTRICTIONS

PINE GLEN

The real estate to be conveyed shall be subject to the following restrictions, assessments, and conditions:

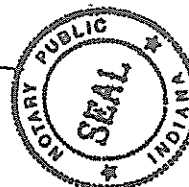
1. Said real estate shall be known and designed as single family residential real estate only.
2. Improvements shall be single family dwellings with a minimum of 1400 square feet finished living area, not including basements or garages, and a minimum 7/12 roof pitch on the main portion of the roof system.
3. All construction shall comply with existing County Ordinance.
4. All dwellings are to be attached to a permanent foundation. Trailers, mobile homes, shacks, and/or other temporary housing along or in conjunction with any other structures is prohibited on this real estate.
5. No noxious, unlawful, or otherwise offensive activities shall be carried out on this real estate, nor anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.
6. Said real estate shall be subject to separately described road maintenance agreement to maintain the common roadways. Said agreement shall involve initiation and annual fee obligations to each owner.
7. It is understood that any owner choosing to introduce domestic livestock or pets to the property shall also provide appropriate fencing and/or enclosures to confine such animals to the premises of their property. No barb wire or above ground electrical fencing will be allowed.
8. Individual lot owners shall be responsible for keeping grassy areas of their property trimmed and in neat appearance regardless of whether the lot has been built upon.
9. All restrictions, conditions and covenants contained in this Deed shall run with the land and shall operate for the benefit of and may be enforced by Grantor, or the owners of any lot hereby granted, deriving title from or through the Grant herein.
10. For future reference, any modification, deletion, or additions to this covenant shall be brought about only through majority consent of property owners and appropriate notification to the Brown County Planning Commission.

9900001746
Filed for Record in
BROWN COUNTY, IN
SANDY CAIN
On 04-07-1999 At 10:50 am.
COV & RESTR 22.00
Book OR Vol. 15 Pg. 774 - 780

11. Road Maintenance Agreement -Pine Glen Drive Exhibit "A", Twin Pine Lane Exhibit "B" and Shared Lake Language Exhibit "C" attached and made a part hereto shall be in full force and effect for those lots for which each pertain as shown in survey certified by Robert Allen, RLS S0078.
12. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Executed this 27th day of April 1999.

by: Julia L. Branham
Julia L. Branham, Corporate Secretary
Glenwood Development Corporation



STATE OF INDIANA)
COUNTY OF Brown)SS:

Before me, a Notary Public in and for said County and State, personally appeared Julia L. Branham, Corporate Secretary of Glenwood Development Corporation acknowledged the execution of the foregoing instrument this 27th day of April 1999.

Darlene Hayworth
Notary Public
Printed name: Darlene Hayworth
County of Residence: Brown
My Commission Expires: 6/15/2000

Instrument prepared by Glenwood Development Corporation.