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**DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
BRIDLEWOOD, SECTION 3, PLAT #1521  
A SUBDIVISION IN THE CITY OF NEW ALBANY, FLOYD COUNTY, INDIANA**

**May 8, 2024**

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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

STATE OF INDIANA     )  
  ) SS:  
COUNTY OF FLOYD     )

KNOW BY ALL THESE PRESENT:

This Declaration (herein so called) is executed and hereby made effective as of May 8, 2024, by DISCOVERY DEVELOPERS, INC. (hereinafter referred to as the "Declarant").

**RECITALS:**

A. Declarant is the owner of the real property in the City of New Albany, Floyd County, Indiana described on Exhibit A attached hereto, which Declarant is developing as an addition to the City of New Albany, Floyd County, Indiana to be known as BRIDLEWOOD (the "Property").

B. Declarant desires to establish a planned residential community of single family detached homes on the Property, and accordingly has executed this Declaration to impose the covenants, conditions, restrictions, and easements herein described upon the Property, including the terms and conditions of approval of the Final Plat by the City of New Albany, dated March 16, 2022, attached hereto as Exhibit B.

C. For the purpose of this document and its interpretation, singular and plural, male and female, shall be interchangeable.

**ARTICLE 1  
ESTABLISHMENT**

**Section 1.1     Establishment of Covenants, Conditions and Restrictions.**

Declarant hereby imposes upon the Property the covenants, conditions, restrictions, liens and easements set forth in this Declaration (the "Covenants") for the purposes of establishing a general scheme for development of the Property, enhancing the value of the lots and Residences (defined below), and establishing restrictions for residential use for the benefit of Declarant and the Owners (defined below). Declarant does not guarantee that all of these purposes will be accomplished through the creation and imposition of the Covenants. The Covenants touch and concern title to the Property, run with the land and shall be binding upon all persons hereafter acquiring any portion of the Property.

**Section 1.2     Definitions.**

The terms set forth below shall have indicated meanings when used in this Declaration; other terms are defined elsewhere herein and shall have the meaning given to them in this Declaration.

"Assessments" means the Maintenance Assessments and Special Assessments provided for herein.

"Association" means the Bridlewood Homeowners' Association, Inc., an Indiana corporation, or such other homeowners' association name selected and available at the time of formation and established as provided in this Declaration.

"Board" means the Board of Directors of the Association.

"Builder" means any homebuilder constructing the initial Residence upon a Lot in the normal course of conducting its business.

"City" means the government of the City of New Albany, Indiana, a municipal corporation, and all employees, representatives, boards, commissions, divisions, departments, authority, rules, regulations, and ordinances thereof.

"Common Area" means those portions of the Property that do not constitute building lots, streets, roads, or rights-of-way. Accordingly, the Common Area means those portions of the Property designated as such, including any parks, open space, shared amenities, stormwater detention areas, easements, entry features, or similar space of common ownership, maintenance, or benefit to all owners within the Property. The Common Area also includes: (i) any areas within the Property owned by the Association or any governmental entity, but which are required to be maintained by the Association; (ii) any common landscape, wall, sign, pedestrian access or similar feature, designated by the Declarant, or required by the City or recorded by separate instrument; and (iii) those areas, if any, which are owned by an Owner, but on which are located monuments, signs, fences, landscaping, berms, sidewalks, lights, irrigation systems, drainage improvements, or other improvements that may be maintained by the City or County or the Association. The Common Area shall also include all improvements on or to any portion of any of the areas described in the preceding sentence. Declarant shall at all times have and retain the right, but without obligation whatsoever, to effect redesigns or reconfigurations of the Common Area and to execute any open space declarations applicable to the Common Area which may be permitted in order to reduce property taxes, and to take whatever steps as may be appropriate to lawfully avoid or minimize the imposition of federal and state ad valorem and/or income taxes.

"County" means the government of Floyd County, Indiana, a municipal corporation, and all employees, representatives, boards, commissions, divisions, departments, authority, rules, regulations, and ordinances thereof.

"Declarant" means Discovery Developers, Inc., including any affiliate thereof, any Partner thereof, and any other person or entity who is designated as a successor Declarant in writing pursuant to the provisions of this Declaration.

"Design Guidelines shall mean and refer to those particular standards, restrictions, guidelines, recommendations and specifications applicable to all aspects of construction, placement, location, alteration, maintenance and design of any improvements within the Property, and all amendments, modifications, supplements and interpretations thereof.

"HUD" means the U.S. Department of Housing and Urban Development.

"Lot" means any of the individual platted building lots reflected, or to be reflected, on the Plat that are to be used for residential purposes as herein described.

"Managing Agent" means any Person or entity, typically an independent third-party contractor, that has been engaged and designated by the Board to manage the daily affairs and operations of the Association.

"Multi-story" means all finished living area, combining the first floor and second floors.

"Owner or Lot Owner" means any Person owning fee simple title to any Lot, but excluding any mortgagee or beneficiary under a deed of trust until such time as it acquires legal title to a Lot.

"Person" means any individual, corporation, limited liability company, partnership or other entity of any kind or types whatsoever.

"Phase" means a particular phase or section to be developed upon the Property. Declarant may impose, as provided for herein, additional or different restrictions on each phase or section. If Declarant annexes additional property into the Property as provided for herein, it may designate the area annexed as a particular phase or section, and may impose additional or different restrictions on such area.

"Plat" means (i) initially, the Final Plat, and thereafter the Final Plat, for any Phase of the Property submitted to and approved by the City or any other applicable governmental entity; (ii) after recordation thereof, the Final Plat for any Phase of the Property as recorded in the Records of City of New Albany, Floyd County, Indiana; and, (iii) any replat of, or amendment to, the foregoing made by Declarant in accordance with this Declaration. The term "Plat" shall also include the final recorded plat of any additional property annexed into the Property as provided for herein.

"Quorum" means the minimum number or percentage of individual Lot Owners duly assembled and present, in person or by proxy, at a meeting of the Association and is legally competent and lawfully able to transact business on behalf of the Association.

"Residence" means a single-family detached residence constructed upon a Lot in conformance with this Declaration.

"Single-story" means all finished living area within a residence is located on the first floor, at or near finished grade of the lot, with no finished living area above.

"Street or Road" means any paved road or right-of-way so established, improved and maintained by the Declarant or City, including all public streets or roads within and adjoining the Property, that are typically within a fifty (50') foot right-of-way and serves the front of a Lot upon which a Residence is constructed.

"Structure" means any structure (other than a Residence), fence, driveway, landscaping, wall, swimming pool, or other improvement of any kind or type.

"Vehicle" means any vehicle of any kind or type whatsoever, including any automobile, truck, motorcycle, boat, mobile home, motor home, boat trailer, or other kind of trailer.

## **ARTICLE 2 USE PROVISIONS**

### **Section 2.1 Permitted Uses.**

(a) **Lots Limited to Residential Use.** Except as otherwise provided in this Declaration, Lots shall be used only for single family, private residential purposes and activities reasonably related thereto, but shall not preclude the establishment of a home office that does not attract customers or traffic unrelated to the normal conduct of residential living.

(b) **Common Area Uses.** The Common Area designated on the Plat shall be used only for recreational, aesthetic, and utilitarian purposes as approved by the Declarant or the Association. The Common Area consisting of a stormwater detention basin, entry signs, columns, fencing, utilities and/or easements, or other improvements approved by the Declarant or the Association shall be used only for such purposes or similar purposes as approved by the Declarant or the Association.

(c) **Sales and Construction Offices and Similar Uses.** Declarant may maintain one or more signs, sales offices, or construction trailers on Lots for the purpose of facilitating sales and construction of Residences on the Property.

### **Section 2.2 Prohibited Uses and Activities.**

(a) **No Further Subdivision.** No Lot may be further subdivided without the written consent of the Declarant or the City so as to create an additional building lot. This restriction shall not preclude the subdivision of a portion of a lot to benefit one or more lot owners, the declarant or association such that all lots remain in conformance with the approved plat and all applicable codes, ordinances and regulations. Lots may be combined for the purpose of constructing a single residence on more than one Lot only upon written approval of the Declarant or the City. Without regard to any such permitted subdivision or combination, the Lots involved shall continue to be treated as single individual Lots hereunder for all other purposes, including voting in the Association and assessing and collecting Assessments.

(b) **Parking and Vehicle Restrictions.** All operative vehicles shall be parked or stored in the garage or in the driveway on each Lot. No vehicles of any kind including boats, trailers, cars, trucks, motorcycles, campers, and the like shall be permitted in any yard on any lot for any period of time. On-Street parking shall be limited to temporary parking of guests or invitees of Owners during parties, delivery of services, and similar limited (no more than twelve (12) hours) time periods. Trucks with tonnage in excess of one ton and commercial vehicles with signage or advertising displays shall not be permitted to park overnight on the streets, driveways, or other areas within the Property. No Vehicle that transports inflammatory or explosive cargo may be parked or stored within the Property. No inoperative or unlicensed vehicles may be parked or stored, in a location other than in an enclosed garage. All work and routine maintenance on vehicles shall be performed only in an enclosed garage. The foregoing provisions shall not restrict the parking of trucks and other Vehicles as necessary in connection with construction of Residences or other Structures on Lots.

(c) **Specific Use Restrictions.** The Property is restricted solely to residential and related uses; accordingly, no industrial, business, commercial, professional, manufacturing, mineral or other similar use shall be permitted on any part of the Property. This Section shall not be construed so as to prohibit the conduct of a reasonable amount of in-home work, such as computer work or similar activities, provided that such work or activity does not involve the parking of vehicles of employees, consultants, or other parties other than the occupants of the

Residences in question, and does not involve the delivery or pick-up of any materials or services excepting mail delivery.

(d) Pet and Animal Restrictions. Only household pets such as cats and dogs shall be permitted on the Property and then only for personal use and not for any business use such as breeding, kennel operations and the like. No other animals shall be permitted to be maintained upon the Property, including cows, horses, bees, hogs, sheep, goats, poultry, or skunks. No more than four (4) domesticated household pets are permitted in any Residence. All pets shall be kept within an Owner's Lot and shall not be permitted to run free through the Property.

(e) Outdoor Burning Restrictions. Outdoor burning of trash, leaves, and other items is prohibited, except during the construction of a structure upon an individual lot when clearing of trees and other vegetation is required to facilitate said construction and only with approval from the appropriate governmental authority. This restriction shall not be construed as prohibiting outdoor cooking on barbecue grills in connection with use of a Residence.

(f) Trash/Garbage Disposal. Trash, garbage and other waste shall at all times be kept in clean, well maintained, sanitary containers for regular scheduled pickup for removal of such items. Trash, garbage or other waste shall not be dumped on the ground of any Lot or in any Common Area.

(g) Occupancy. Each Lot shall be improved with a maximum of one single family detached Residence. No Person shall occupy or reside in any garage or other outbuilding at any time.

(h) Projections from Structures. Window air conditioning units and other similar projections are prohibited. Any projection through the roof of any structure on the Property shall require the prior written approval of the Declarant.

(h) Public Water/Sewer Systems. Each Residence shall be connected to the public water and sanitary sewer system, as constructed by the Declarant and provided by the City of New Albany (Sewer) and Silver Creek (Water), and no private water well or septic system is permitted.

(j) Changes in Grade. Except for such changes as are reasonably necessary to facilitate construction of a Residence on a Lot, no Owner shall change the grade of any Lot except in compliance with all applicable laws, rules, and regulations. After Declarant has developed the Lots, the general grading, slope and drainage plan of a Lot may not be altered, and no dams, berms, channels or swales may be constructed or excavated without the prior written approval of Declarant, the City (if applicable) and other appropriate agencies having authority to grant such approval.

(k) Visible Activities - Outdoors. Outdoor drying of clothes is prohibited. Lawn mowers, tractors, trailers, machines, tools, carts, and other yard equipment shall be stored from view from adjoining Lots and Streets when not in use.

(l) General Restriction - Nuisances. In general, no condition shall be allowed to exist on a Lot which, by sight or smell (as determined exclusively by the Declarant), shall constitute a public or private nuisance or unreasonably disturbs any other Owner in the use and enjoyment of its Lot or the Common Area.

(m) Natural Gas Tanks. The placement of above-ground natural gas tanks on any lot is prohibited.



### ARTICLE 3 CONSTRUCTION PROVISIONS

#### Section 3.1 Plan Approval Required.

No Residence or Structure shall be constructed within the Property until the plans have been approved in writing by the Declarant, its successors and assigns, including the Home Owners Association once formed and organized, as provided for herein.

#### Section 3.2 Plan Approval Process.

(a) **Submission of Plans.** Any party wishing to construct a Residence or any Structure on the Property shall submit a copy of complete plans and specifications to the Declarant for its approval prior to commencing construction. Such plans and specifications shall include surveying and engineering information, landscaping description, site plans, and construction drawings showing the location and front, side, and rear elevations of the proposed Residence or Structure and the exterior materials to be used in constructing the same, all in sufficient detail to enable the Declarant to evaluate the proposed Structure or Residence. The Declarant may request additional information, including samples of proposed materials to aid it in its decision process. After receipt of a complete set of plans and specifications, the Declarant shall promptly review the same and notify the Person submitting whether it approves the plans or whether it requires changes thereto. Alternately, the Declarant may disapprove a set of plans by so noting thereon and returning it to the Person submitting, accompanied by a statement of the reasons for disapproval. No construction shall be commenced on any portion of the Property unless and until the plans for the Residence or Structure in question have been approved in writing by the Declarant.

(b) **Time for Review/Approval.** The Declarant shall approve or disapprove all plans submitted for construction within fifteen (15) calendar days after the date it receives a complete set of plans and specifications therefore; if the Declarant fails to specifically approve or disapprove of any plans within such fifteen (15) day period, then the Declarant shall be deemed to have approved the plans submitted.

(c) **Review Standards.** The Declarant, in reviewing and approving plans for construction of Structures or Residences, shall use reasonable efforts to promote and ensure a high level of taste, design quality, aesthetic harmony, and conformity throughout the Property, consistent with the standards established by this Declaration and the Design Guidelines.

(d) **Design Guidelines/Building Standards.** The Declarant may, but is not required to, from time to time, establish specific guidelines and building standards to assist Persons in determining the type of Structures and Residences, which may be constructed on the Property. Declarant may annex additional Property to become a portion of the Property, and may develop the overall Property in various Phases. Declarant may establish differing restrictions, guidelines and building standards for each such Phase of the Property, which may impose more restrictive or less onerous building standards with respect to a particular Phase. The Declarant may amend or modify such guidelines or standards from time to time in its sole discretion. Such guidelines or standards shall supplement this Declaration and are general guides to permitted construction within the Property, but shall not diminish the authority of the Declarant to approve plans as otherwise herein provided.

(e) **Failure to Obtain Approval.** The construction, repair, replacement, installation, or placement of any Structure or improvement of any type on a Lot without the prior written approval from the Declarant shall constitute grounds for the imposition by the Declarant or the Association of a fine against Owner of said Lot not to exceed Five Hundred and No/100 Dollars (\$500.00). A fine levied under this Section shall be charged to the

Owner's assessment account, payable upon demand, and secured by the lien as provided for herein. The Declarant may impose further demands by requiring removal, modification, or demolition of all or a portion of the structure in question.

(f) **Limitation of Liability.** Neither the Declarant, its officers, directors, partners, agents, employees, representatives, parent or subsidiaries, nor the Association, or its Board of Directors, including any of its respective members, shall be liable to any Person for any official act of the Declarant in connection with submitted plans and specifications. Notwithstanding any approval by the Declarant, the Declarant shall not be responsible or liable to any Person with respect to any loss, liability, claim or expense which may arise by reason of such approval or the construction of a Residence or Structure related thereto. Neither the Declarant, the Association, or its Board of Directors shall be responsible in any way for any defects in any plans or specifications submitted, reviewed or approved in accordance with the provisions of this Declaration, nor for any structural or other defects in any work done according to such plans or specifications. No approval of any plans by the Declarant shall be construed to mean that the plans comply with any applicable law, building code, or governmental regulation, it being the responsibility of the Person submitting any plans to assure compliance with all applicable laws. Conversely, the issuance of a building permit or any approval from any governmental authority shall not, under any circumstance, constitute any evidence that construction of a Residence or a Structure complies with the terms and conditions contained in this Declaration or the Design Guidelines. Declarants shall have no liability for decisions made by them regarding the approval or disapproval of plans.

### Section 3.3 Specific Construction Provisions.

(a) **Setbacks.** All Residences and other Structures shall be constructed in conformity with the following minimum building setback distances from the property line on each lot as follows (per Plat approved by city of New Albany, dated March 16, 2022, attached hereto as Exhibit C):

- |                 |         |
|-----------------|---------|
| (1) Front yard: | 20 feet |
| (2) Rear yard:  | 20 feet |
| (3) Side yard:  | 4 feet  |

(b) **Structure Size and Type.** Each Residence shall have the minimum number of square feet of living area, excluding basements, porches, decks, garages, and similar spaces, as follows:

- |                   |                   |
|-------------------|-------------------|
| (1) Single-story: | 1,400 square feet |
| (2) Multi-story:  | 1,800 square feet |

Each Residence shall be of new construction on each Lot and no mobile homes or manufactured housing shall be permitted on the Property except on a temporary basis in connection with construction or sales activities. This shall not preclude the use of panelized construction methods for residences on the Property.

(c) **Garage Requirements.** Each Residence shall have no less than a two-car attached garage and no more than a three-car attached garage constructed as a part thereof.

(d) **Driveway Requirements.** All driveways shall conform to applicable City and other governmental specifications and regulations, except as provided herein. Each lot shall have a maximum of one (1) driveway for purposes of ingress/egress, the location of which is subject to approval by the Declarant. Each driveway shall be a minimum of sixteen (16') feet in width, and a maximum of twenty-four (24') feet at the curb. Each driveway providing ingress/egress to each lot shall be constructed of concrete with a broom finish surface.

(e) Ancillary Structure Provisions. All ancillary Structures (as described below) shall conform to the requirements of this Section;

(f) Antennae/Satellite Dishes. The erection, construction, placement or installation of any television, radio, or other electronic tower, serial, antenna, satellite dish or device of any type for the reception or transmission of radio or television broadcasts or for any means of communication upon a Lot or upon any improvement thereon is prohibited except as provided for herein. This prohibition shall not apply to those antennae specifically covered by 47 C.F.R. Part 1, Subpart S, Section 1.4000 (or any successor provision) promulgated pursuant to the Telecommunications Act of 1996, as amended from time to time. The Declarant shall be empowered to adopt rules governing the types of antennae that are permissible hereunder and establish reasonable, non-discriminatory restrictions relating to safety, location and maintenance of antennae. All television antennas and other antennas and aerials shall be located inside the attic of the residence constructed on the Lot, attached to the exterior of the residence so as to not be visible from the street, or located at ground level on the lot so as to not be visible from the street. Amateur radio towers and antennas (whether for reception or transmission) are specifically prohibited. No exterior television, radio or other antenna of any type shall be placed, allowed or maintained upon any Lot, Residence, or Structure without prior written approval and authorization of the Declarant.

(g) Fences. All fences to be constructed or installed by an Owner upon its Lot shall be of consistent type, style, size, height and color on all Lots within the Property, and shall be located only in the rear or side yard of a lot and shall not extend closer to the street than the rear corner of the Residence located upon the Lot. No fence shall be permitted in the front yard of any lot, including corner lots which have two front yards. No fence may be constructed, repaired, rebuilt, or relocated if it impedes or obstructs drainage. Any fence located in a drainage, access, or utility easement is subject to removal by a duly authorized individual, utility company and/or governmental agency in performance of its duty to inspect, install, repair, maintain, or replace any improvements within said easement, without compensation or obligation to replace said fence. Prior written approval from the Declarant is required for any construction, placement or repair of fences on any Lot. Privacy fences are prohibited.

(h) Outbuildings. No outbuilding or detached structure is permitted to be placed or constructed upon any Lot within the Property, excluding the Common Area where such outbuilding or detached structure may be appropriate and for the benefit of all lot owners as determined by the Declarant or Association.

(i) Trash, Debris, and Trash Containers. All trash, debris, and trash containers shall be stored and kept inside the garage on any Lot and shall only be visible from the street right-of-way on days when trash collection is scheduled to occur.

(j) Trees, Hedges, and other Vegetation. Trees, Hedges, and other Vegetation shall be maintained in such a manner so as not to obstruct any easement or street right-of-way or obstruct the visibility of intersections of any streets. The owner of each lot is obligated and responsible for maintaining its lot in such a manner that trees, hedges, bushes, grass, flowers, and other plant material are kept in a clean and orderly appearance and healthy condition on a regular basis.

(k) Retaining Walls. Retaining walls other than those constructed by the Declarant require prior written approval by the Declarant to ensure conformity with the requirements contained in the Design Guidelines with respect to location, construction, and materials. Except for those built by Declarant or its affiliates, any retaining walls which generally face a street right-of-way or are either between Residences or along or adjacent to the side or rear property lines of Lots shall be constructed of masonry materials unless the Declarant has otherwise provided prior written approval.

(l) Mailboxes. The mailbox for each lot shall be of a consistent design, style, and color as all other lots within the Property and approved by the Declarant, and shall meet United States Postal Service regulations. This provision shall not preclude the use of one or more Cluster (Community) Mailboxes to serve all Lots within the Property. In such a case, no Lot shall have an individual mailbox, unless a hardship waiver is granted by the United States Postal Service or other agency of governmental authority.

(m) Swimming Pool/Recreational Facilities. No above-ground swimming pool, basketball court, trampoline, or other similar recreational facilities may be constructed upon any Lot or Common Area within the Property.

(n) Signs. Except for signs posted and maintained by the Declarant, no sign for any purpose shall exceed eight (8) square feet in size. Each Owner hereby grants permission to the Declarant (or its duly authorized agents) to enter upon a Lot or any part of the Property and remove any sign that does not comply with the above requirements and, in doing so, shall not be subject to any liability to any Person whatsoever for trespass, conversion, or any claim for damages in connection with such removal. The Declarant's cost to remove any sign shall be added to the Owner's assessment account, be payable upon demand and secured by the lien created herein.

#### Section 3.4 Construction Materials.

All construction materials shall conform to the following provisions:

(a) Exterior Materials. All exterior construction materials for any structure or residence shall be subject to approval by the Declarant at its discretion and shall conform to any and all City ordinances, and shall also comply with the terms of approval of the Final Plat by the City of New Albany, dated March 16, 2022, attached hereto as Exhibit B, whereas the principal exterior materials used for construction shall consist of brick, stone, and cement-board siding. This requirement shall not restrict the use of alternative materials of good taste and character consistent with these requirements, including vinyl siding on roof dormers, cantilevered walls, or gable ends of porches.

(b) Roof Materials. Minimum 30-year warranty shingle or equivalent is required. All roofing materials must be fireproof and conform to City requirements.

#### Section 3.5 Height Restrictions.

All Structures shall conform to the height restrictions of the City unless otherwise specified herein.

#### Section 3.6 Roof & Window Restrictions.

The primary roofline of all Residences shall be at least a 6:12 pitch. Secondary rooflines on porches or roof dormers are exempt from this requirement.

#### Section 3.7 Construction Period and Process.

(a) Obligation to Construct Residence. Each Lot Owner, other than Declarant, shall commence construction of a single-family attached residence upon its Lot within twelve (12) months of purchasing the Lot from Declarant unless prior agreement is reached with the Declarant prior to purchase.

(b) Obligation to Reconvey. In the event any Lot Owner fails to commence construction of a residence within the time specified, the Declarant may elect to repurchase the Lot and the Lot Owner shall agree to sell the

Lot to the Declarant for the same price for which the Lot was originally purchased from the Declarant or Builder. All closing costs, legal fees, and surveys associated with the repurchase of a Lot from a Lot Owner by the Declarant shall be the responsibility of the Lot Owner. Declarant shall not be obligated under any circumstance to repurchase any Lot and its failure to do so shall not be deemed a waiver of the Declarant's rights to repurchase any Lot in the future upon which construction has not commenced within the time specified.

(c) **Obligation to Complete.** Construction of any Residence shall be pursued with all due diligence and, in any event, shall be completed within twelve (12) months after commencement. Construction of any other Structure shall be completed within the time periods specified in the plan approval process by the Declarant.

(d) **Obligation to Maintain.** All areas under construction shall be maintained in a clean, safe condition, and debris, trash, and rubble shall be deposited in appropriate containers and promptly removed from the Property. During construction, Lots prone to runoff and erosion shall be protected with silt fence or other erosion control measures to prevent runoff and sedimentation in streets and storm drains.

(e) **Landscaping.** All lots shall have the front and side yards planted in sod. The rear yards may be planted with seed & straw. All Lots shall be appropriately landscaped, including the planting of trees, shrubs, and other plants in conformity with the Design Guidelines and other improvements on the Property.

(f) **Right to Waive or Modify Specific Instruction Provisions.** The Declarant shall have the right in its discretion, to grant reasonable waivers of the Construction Provisions set forth in this Declaration, and any such waiver shall not entitle any other person to a similar waiver.

(g) **Erosion Control.** Each Lot owner is, at all times, responsible for compliance with local, state, and federal regulations concerning erosion control and sedimentation on or emanating from its Lot. During construction, responsibilities include, but are not limited to, installation and maintenance of silt fencing in the area of the lot prone to erosion, installation of a gravel driveway for off street parking and material storage, straw bales, rip-rap, or other appropriate measures.

#### Section 3.8 Declarant Rights.

So long as Declarant owns any Lot, Declarant may exercise any of the rights and provisions authorized herein.

### **ARTICLE 4 MAINTENANCE PROVISIONS**

#### Section 4.1 Owner's Obligation to Maintain.

Each Owner shall maintain its Lot and the Residence and other Structures thereon in a clean and orderly condition. Each Owner shall regularly mow grass and maintain the landscaping on its Lot in good and healthy condition at all times. Each Owner shall maintain the exterior of all Residences and Structures in good condition and shall make such repairs and replacements as necessary to maintain good order and aesthetic harmony of the Property.

#### Section 4.2 Damaged Improvements.

If any Residence or Structure is damaged in any way, the Owner shall immediately repair such damage or, in the case of substantial damage when the Owner does not wish to rebuild, raze the damaged Structure or Residence and remove the same and leave the surface of the Lot in good order.

#### Section 4.3 Declarant/Association Right to Perform.

If any Owner fails to maintain the condition of its Lot, the landscaping thereon, including the prompt removal of deceased trees and shrubs, or the Residence or other Structures thereon as contemplated herein and fails to take action to correct such defect within thirty (30) days after the Declarant or the Association has furnished written notice thereof to such Owner, then the Owner of such Lot hereby grants permission to the Declarant or Association (or its duly authorized agents) to enter upon such Lot and perform those duties which the Owner failed to perform without liability whatsoever to such Owner or any Person for trespass, conversion, or any claim for damages. The cost of performing such duties shall be added to the Owner's assessment account and shall bear interest at the rate of eighteen percent (18%) per annum (but not in excess of the lawful maximum rate), be payable upon demand, and shall be secured by the lien provided for herein.

#### Section 4.4 Easement Reservation & Maintenance

**General Drainage Easement Across Lots.** Each Owner grants to the Association, the Board, and the Declarant the right to access, repair, and maintain all facilities and improvements within any easement as recorded on any Plat for the Property or that is so described or reserved herein. By acquisition of a Lot, each Owner hereby grants, creates and conveys unto the Association, the other adjacent Owners and the Declarant a perpetual Drainage Easement (herein so called) over, through, under and across the Owner's Lot for the purpose of permitting runoff and/or storm water to drain from other adjacent Lots over, through, under and across the Owner's Lot(s). Without limiting the foregoing, in order to facilitate drainage from the Property subject to the Declaration over, through, under and across the Owner's Lot, each Owner hereby agrees that the Declarant or the Association, as the case may be, shall have the right to enter onto the Owner's Lot at any time to (i) prevent possible interference with the Drainage Easement and to remove possible hazards from the Drainage Easement area, (ii) prevent the construction or placement of any building, structure or other obstruction within the Drainage Easement area which may endanger or interfere with the efficient and convenient use of the Drainage Easement, (iii) grade, improve, construct, reconstruct, repair and perpetually maintain drainage swales, ditches, pipes, and related improvements within the Drainage Easement area, and (iv) or regrade portions of the Drainage Easement area necessary or appropriate to permit drainage as generally described herein or as approved or required by appropriate governmental authorities. Notwithstanding any of the foregoing rights of the Association or the Developer, each Owner hereby agrees to maintain the Drainage Easement area at such Owner's sole cost and expense. If any structures or other obstructions are constructed, created or placed by any Owner within the Drainage Easement area without the prior written consent of the Association and the Declarant, the Declarant or the Association shall have the right to remove such structure or obstruction at the sole cost of such Owner.

**ARTICLE 5  
OWNER'S ASSOCIATION**

**Section 5.1 Establishment.**

The Association has heretofore been or will hereafter be created as an Indiana not-for-profit corporation or other legal form of organization necessary to conduct business and administer the affairs and obligations of the Association. Each Owner of a Lot shall be a member in the Association and such membership is appurtenant to and shall not be separated from ownership of a Lot. Upon the transfer of a Lot, the new Owner shall automatically become a member of the Association. The term of existence of the Association and other matters pertaining to its operation are set forth in its Articles of Incorporation and the By-Laws. The Association is established to enforce this Declaration and the Covenants, to promote the interests of the Owners as residents of the Property, and to enhance the value of the Lots as a part of a harmonious, high quality, residential subdivision.

**Section 5.2 Voting Power.**

The Association shall have two classes of voting membership as follows:

(a) Class A. The Class A Member shall be all Owners other than Declarant and shall be entitled to one vote for each Lot owned. If more than one person owns an interest in a Lot, they shall combine their vote in such way as they see fit, but there shall be no fractional votes, and no more than one vote with respect to any Lot.

(b) Class B. The Class B Member shall be the Declarant who shall be entitled to one hundred (100) votes for each Lot owned by Declarant. Subject to the conditions set forth in the remainder of this paragraph, the Class B membership shall be converted to Class A membership upon the earlier of (i) the total votes outstanding in the Class A membership equaling the total votes outstanding in the Class B membership, (ii) December 31, 2030, or (iii) the recording in the Records of City of New Albany, Floyd County, Indiana of a notice signed by Declarant terminating the Class B membership. In determining the number of Lots owned by Declarant for the purpose of Class B membership status hereunder, the total number of Lots covered by this Declaration, including all Lots annexed thereto, shall be considered. In the event the Class B membership has previously lapsed, but annexation of additional property restores the ratio of Lots owned by Declarant to the number required for Class B membership status, such Class B membership shall be reinstated until it expires pursuant to the terms hereof.

(c) Board of Directors Election. The Board shall be elected as provided in the articles and bylaws of the Association. The Board shall act by majority vote as provided in the bylaws.

(d) Specific Powers of Board. The Board shall have the following specific powers on behalf of the Association:

- (1) to enforce the provisions of this Declaration;
- (2) to enter into contracts;
- (3) to retain third parties, as necessary, to assist the Board in carrying on the Association's activities, including engineers, accountants, lawyers, architects, land planners, professional management, and other consultants;
- (4) to take such action as necessary to maintain the Common Area in good order and condition;
- (5) to acquire property, services and materials to carry out its duties;
- (6) to purchase insurance covering potential liability for use of the Common Area and for other risks;
- (7) to borrow money for Association purposes;
- (8) to initiate and defend litigation, arbitration and other similar proceedings;

(9) to promulgate reasonable rules and regulations for access to and use of Common Areas as well as a policy establishing a schedule and procedures by which the Board may assess fines against Owners for violations of the Covenants or the Design Guidelines;

(10) to establish and collect reasonable fees for the use of any recreational facilities on the Common Area;

(11) to establish and collect a reasonable fee for copying and furnishing copies of the Association's governing documents. This function and the authority to collect and receive such fees may be delegated or assigned by the Board to the Association's Managing Agent; and

(12) to ensure ample and reasonable amounts of working capital and operating funds necessary to meet the annual financial obligations of the association.

### Section 5.3 Officers.

The Association will have such officers as are set forth in the bylaws.

### Section 5.4 Dissolution.

So long as Declarant owns record title to any Lot, the Association shall not be dissolved. Once Declarant is divested of all ownership interest in the Property, the Association may be dissolved upon the written consent of Owners owning at least seventy-five percent (75%) of the Lots. Upon such dissolution, the assets of the Association shall be donated to a nonprofit organization or governmental entity as selected by a majority of the Board. However, such dissolution shall not relieve any owner of a Lot of its obligation to maintain the Common Area for its intended purpose or its obligation to comply with the conditions of approval of the Final Plat by the City of New Albany, dated March 16, 2022, attached hereto as Exhibit B.

### Section 5.6 Conducting Business with a Quorum Present

A quorum of Lot Owners must be present, in person or by proxy, at a meeting of the Association to conduct business on behalf of the Association, vote on specific measures, and take other action deemed necessary and beneficial to all lot owners within the property. Such a quorum shall consist of twenty-five percent (25%) of all lot owners at the time of the meeting.

## ARTICLE 6 ASSESSMENTS

### Section 6.1 Power to Establish Assessments.

The Association is empowered to establish and collect Assessments as provided herein for the purpose of obtaining funds to maintain the Common Area, perform its other duties, and otherwise preserve and further the operation of the Property as a first quality residential subdivision. The purposes for which Assessments may be used include, without limitation, maintaining, operating, managing, repairing, replacing or improving the Common Area or any improvements thereon; mowing grass and maintaining grades and signs; paying legal fees and expenses incurred in enforcing this Declaration; paying expenses incurred in collecting and administering assessments; paying insurance premiums for liability and fidelity coverage for the Board and the Association; and satisfying any indemnity obligation under the articles or bylaws, The Board may reject partial payments and demand payment in full of all amounts due and owing the Association. The Board is specifically authorized to establish a policy governing how payments are to be applied.



## Section 6.2 Commencement of Assessments.

(a) Owner other than Declarant. Upon acquisition of record title to a Lot by the first Owner other than Declarant or a Builder, and unless otherwise provided by separate agreement by and between Declarant and said party, the Assessments shall commence as to each Lot upon its conveyance by Declarant and/or Builder to the first Owner of each Lot.

(b) Declarant. Declarant and builders shall not be liable for Assessments for any Lots that it owns. Declarant may, but shall have no obligation to, subsidize the Association from time to time. In the event Declarant decides to subsidize the Association and any shortfall in the operating budget of the Association is due in part to the failure of the Association to collect delinquent Assessments, then the Association shall immediately and vigorously pursue collection of such delinquent Assessments, and shall reimburse the Declarant the amounts, if any, so collected.

## Section 6.3 Regular Annual Maintenance Assessments.

(a) Annual Budget. For each calendar year or a part thereof during the term of this Declaration, the Board shall establish an estimated budget of the expenses to be incurred by the Association for the forthcoming year in performing its duties. Based upon such budget, the Association shall then assess each Lot an annual fee (the "Maintenance Assessment") which shall be paid by each lot owner. The Association shall notify each Owner of the Maintenance Assessment for the ensuing year by December 15 of the preceding year, but failure to give such notice shall not relieve any Owner from its obligation to pay Maintenance Assessments. Any Maintenance Assessment not paid within thirty (30) days of the date due shall be delinquent and shall thereafter bear interest as provided for herein. As to any partial year, Maintenance Assessments on any Lot shall be appropriately prorated.

(b) Limits on Maintenance Assessments. The initial Maintenance Assessment for each Lot shall be Two Hundred Dollars and 00/100 Cents (\$200.00) annually. Thereafter, the Board may increase or decrease the Maintenance Assessment annually to meet the anticipated needs of the appropriate budget, but the Maintenance Assessment may not be increased in any year by an amount in excess of twenty percent (20%) above the previous year's Maintenance Assessment, unless such increase is approved by a majority vote of those members of the Association present at a meeting, in person or by proxy, where a quorum exists.

(c) Uniform Assessments. Maintenance Assessments for all Lots shall be uniform.

## Section 6.4 Special Assessments.

The Association may impose special assessments ("Special Assessments") to make capital improvements to the Common Area, to satisfy its indemnity obligations under the articles or bylaws, or for other similar purposes. Any Special Assessment proposed by the Association must be approved by a majority vote of those members of the Association present at a meeting, in person or by proxy, at which a quorum exists. At least fifteen (15) days prior to any meeting of the Association called to consider any Special Assessment, the Board shall notify each Owner thereof by written notice specifying the total amount of the Special Assessment required, the amount thereof imposed on each Lot (which shall be uniform), the purpose for such Special Assessment, and the time and method of payment thereof. The time for paying any Special Assessment (which may be in installments) shall be as specified in the approved proposal therefor.

## Section 6.5 Liability for and Enforcement of Assessments.

(a) **Personal Liability.** Each Owner shall be personally liable for all Assessments imposed during the time it owns a Lot.

(b) **Reservation, Subordination, and Enforcement of Assessment Lien.** Declarant hereby reserves for the benefit of itself and the Association, a lien (the "Assessment Lien") against each Lot to secure payment of (1) the Assessments imposed hereunder and (2) payment of any amounts expended by Declarant or the Association in performing a defaulting Owner's obligation as provided for herein. Each Owner, by accepting conveyance of a Lot, shall be deemed to have agreed to pay the Assessments herein provided for and to the reservation of the Assessment Lien. The Assessment Lien shall be subordinate to the liens of any valid first lien mortgage or deed of trust encumbering a particular Lot. No sale or transfer shall relieve such Lot from Liability and the Assessment Lien for any Assessments thereafter becoming due.

(c) **Notices of Delinquency or Payment.** The Association, the Association's attorney, the Association's agent or Declarant may file notice of any delinquency in payment of any Assessment in the Records of City of New Albany, Floyd County, Indiana. Upon the timely curing of any default for which a notice was recorded by the Association, the Association through its attorney is hereby authorized to file of record a release of such notice upon payment by the defaulting Owner of a fee, to be determined by the Association but not to exceed the actual cost of preparing and filing a release. Upon request of any Owner, any title company on behalf of such Owner or any Owner's mortgagee, the Board through its agents may also issue certificates evidencing the status of payments of Assessments as to any particular Lot (i.e., whether they are current or delinquent and if delinquent, the amount thereof). The Association or its Managing Agent may impose a reasonable fee for furnishing such certificates or statements.

(d) **Suit to Recover.** The Association may file suit to recover any unpaid Assessment and, in addition to collecting such Assessment and interest thereon, may also recover all expenses reasonably expended in enforcing such obligation, including reasonable attorneys' fees and court costs.

(e) **Late Charges and Collection Fees.** If any Assessment or any part thereof remains unpaid after thirty (30) calendar days from and after the due date established by the Board, a late charge shall be assessed against the non-paying Owner for each month or any part thereof, that any portion of any Assessment remains unpaid. Should any Assessment be payable in installments, the Association is authorized to accelerate the entire Assessment and demand immediate payment thereof. The late charge shall be in the amount of Twenty-Five and No/100 Dollars (\$25.00) per month. The Association's Managing Agent shall be entitled to charge an Owner a monthly collection fee to compensate the Managing Agent for its administrative costs and efforts to collect and process the late payment of Assessments. A service charge in the amount of Twenty-Five and No/100 Dollars (\$25.00) shall be charged for each check that is returned because of insufficient funds or any other reason. The amount of late charges and service charges may be adjusted, from time to time, by the Board consistent with any changes in the administrative costs to collect unpaid Assessments or the Association's bank charges. All late charges, collection fees, service charges and attorneys' fees assessed or incurred due to late payment of Assessments shall be charged to an Owner's Assessment account which shall be part of the delinquent Assessment and shall be payable and secured in the same manner as herein provided with regard to Assessments.

(f) **Interest on Past Due Amounts.** All Assessments past due more than thirty (30) days, unpaid fines and other amounts owed to the Association by any Owner which are not paid when due shall bear interest from the date due until paid at the rate of eighteen percent (18%) per annum, but not in excess of the maximum rate allowed by applicable law.

(g) Suspension of Right to Use Common Area. In addition to the other powers herein granted, the Board may suspend the right of Owner to use any of the Common Area during the time that such Owner is delinquent in paying any Assessment.

(h) Suspension of Voting Rights. No Owner who is delinquent in paying its Assessments shall have the right to vote as a member of the Association while such delinquency continues; an Owner may cure a delinquency at a meeting to regain the right to vote by paying all outstanding amounts (including interest, fines, and penalties) by cashier's or certified check or other good funds acceptable to the Board.

## **ARTICLE 7 COMMON AREAS**

### **Section 7.1 Access & Right to Use Common Areas.**

Each Owner, the members of that Owner's immediate family, and the Owner's guests (provided guests are accompanied by an Owner) shall have the right to use the Common Area for its intended purposes as herein provided. The Declarant, Association, or any Agency of appropriate governmental authority shall have the right to enter upon, inspect, improve, and use the Common Areas at all times to exercise their specific rights and interests and perform (as in the case of the Association) its duties hereunder.

### **Section 7.2 Specific Facilities.**

Specific facilities, if any, to be located in the Common Area shall be determined by Declarant. The Declarant and the Board may promulgate reasonable rules and regulations for use of these facilities.

### **Section 7.3 Maintenance of Common Areas.**

The Association shall be solely responsible for all maintenance, repair, replacement, and improvement of all facilities and improvements within the Common Area, utilizing the Assessments for such purposes as herein provided. Declarant shall have no responsibility for maintenance, repair, replacement, or improvement of the Common Area. In the event the Association is delinquent, unable, or unwilling to maintain the Common Area, any agency of appropriate governmental authority may, at its sole discretion, take appropriate action to relieve, repair, or correct any condition resulting from the Association's lack of maintenance that poses a danger to public health, safety, and welfare, and hold the Association, including any or all Lot owners, liable for costs and damages incurred.

### **Section 7.4 Risk of Loss - Use of Common Areas.**

Each Owner shall be individually responsible and assume all risk of loss associated with its use of the Common Area and use by its family members and guests. Neither the Association nor Declarant shall have any liability to any Owner or their family members or guests, or to any other Person, arising out of or in connection with the use, in any manner whatsoever, of the Common Area or any improvements comprising a part thereof from time to time.

### **Section 7.5 Conveyance of Common Area to Association.**

Declarant shall convey the Common Area to the Association, free and clear of any liens, claims or encumbrances at such time it is deemed appropriate by Declarant, but not before 25% of all lots in the Property have been sold nor later than 100% of all lots being sold.

**ARTICLE 8  
SPECIFIC DECLARANT RIGHTS**

**Section 8.1 Rights to Annex.**

Declarant may annex additional property to become a portion of the Property and thereafter be subject to the terms, provisions and conditions of these Covenants, provided that so long as the Class B membership provided for herein exists, any such annexation by Declarant may require the prior approval of applicable governmental authorities. Declarant may exercise such right by recording a supplement to this Declaration in the Records of City of New Albany, Floyd County, Indiana subjecting such additional property to the terms and conditions hereof. No further action or approval shall be required or necessary for the Declarant to annex additional properties into the Property for the purpose of subjecting it to the Covenants. Any document subjecting additional property to the Declaration may also impose additional restrictions not found in this Declaration upon such additional property. Upon the annexation and platting of any additional property as herein provided, each Lot described therein shall become a "Lot" for all purposes hereunder.

**Section 8.2 No Duty to Annex.**

Nothing herein contained shall establish any duty or obligation on the part of Declarant or any member to annex any property to this Declaration and no owner of the property excluded from this Declaration shall have any right to have such property annexed thereto.

**Section 8.3 Effect of Annexation on Class B Membership.**

In determining the number of Lots owned by Declarant for the purpose of Class B membership status, the total number of Lots covered by this Declaration, including all Lots annexed thereto, shall be considered. If Class B membership has previously lapsed but annexation of additional property restores the ratio of Lots owned by Declarant to the number required by Class B membership, such Class B membership shall be reinstated until it expires pursuant to the terms herein.

**Section 8.4 Specific Declarant Rights to Amend Declaration.**

As long as Declarant owns a Lot, and at its sole discretion, Declarant, without joinder of the Board, the Association, or the other Lot owners may amend this Declaration to: (i) correct any errors or omissions, (ii) enhance the value of the Lots and promote a harmonious, high quality, residential subdivision, (iii) cause the Declaration to be in compliance with any financial or governmental requirement, or (iv) protect and preserve its interest and investment in the Property.

**Section 8.5 Easement/Access Right.**

Declarant reserves a general easement over all streets, roads, rights-of-way, and utility, maintenance, landscaping, and other easements in the Property and over the balance of the Common Area for access for the purpose of completing development of the Property in accordance with the Final Plat and as otherwise reasonably necessary to effectuate Declarant's rights hereunder. Such easements and rights shall expire at such time that Declarant no longer owns a Lot.

#### Section 8.6 Assignment of Declarant Rights.

Declarant may assign its rights to a successor Declarant hereunder by execution of a written document, recorded in Records of the City of New Albany, Floyd County, Indiana specifically stating that Declarant has assigned its rights as such to a designated assignee and declaring such assignee to be the new "Declarant" hereunder.

#### Section 8.7 Re-platting or Modification of Plat.

From time to time, Declarant reserves the right to replat the Property or to amend or modify the Plat in order to assure a harmonious and orderly development of the Property as herein provided. Declarant may exercise such rights so long as it owns any Lot and no joinder of any other Owner, the Board, or Association shall be required to give effect to such rights, each Owner consenting to Declarant's execution of any replat on such Owner's behalf. However, any such re-platting or amendment of the Plat shall be with the purpose of efficiently and economically developing the Property for the purposes herein provided or for compliance with any applicable governmental regulation. Declarant's rights under this Section shall expire at such time Declarant no longer owns a Lot.

#### Section 8.8 Limitation of Declarant Liability.

The Declarant shall not be responsible or liable for any deficit in the Association's funds. Declarant may, but is under no obligation to, subsidize any liabilities incurred by the Association and the Declarant may, but is not obligated to, lend funds to the Association to enable it to defray its expenses, provided the terms of such loans are on reasonable market conditions at the time.

#### Section 8.9 Termination of Declarant's Responsibilities.

In consideration of Declarant's deficit funding of the Association, if any, upon the occurrence of any of the following events: (i) conversion of Declarant's Class B membership status to Class A membership status; (ii) completion of any facilities in the Common Area by Declarant; or (iii) assignment of Declarant's rights hereunder, then and in such event Declarant shall be fully released, relieved and forever discharged from any further duty or obligation to the Association or any of its members as Declarant by reason of the terms and conditions of this Declaration including any amendments thereof or supplements thereto, save and except the duties and obligations, if any, of Declarant as a Class A member by reason of Declarant's continued ownership of one or more Lots, but not otherwise. Further, and without regard to whether or not Declarant has been released from obligations and duties to the Association, so long as Declarant holds record title to at least one (1) Lot and holds same for sale in the ordinary course of business, neither the Association nor its Board, nor any member of the Association shall take any action that will impair or adversely affect the rights of the Declarant or cause the Declarant to suffer any financial, legal or other detriment, including but not limited to, any direct or indirect interference with the sale of Lots. In the event there is a breach of this Section, it is acknowledged that any monetary award which may be available would be an insufficient remedy and therefore, in addition to all other remedies, the Declarant shall be entitled to injunctive relief restraining the Association, its Board or any member of the Association from further breach of this Section.

**ARTICLE 9  
MISCELLANEOUS PROVISIONS**

**Section 9.1 Term and Renewal.**

These Covenants shall commence on the recorded date hereof and shall continue in effect for a period of thirty (30) years. Thereafter, these Covenants shall automatically renew for subsequent periods of ten (10) years each unless the Owners of at least seventy-five percent (75%) of the Lots elect to terminate these Covenants by written instrument recorded in the Records of the City of New Albany, Floyd County, Indiana.

**Section 9.2 Enforcement.**

The terms, provisions and conditions of this Declaration and the Design Guidelines shall be enforceable by Declarant, the Association, and each Owner. The Board shall have the power and authority to impose reasonable fines (which shall not exceed \$500.00 for each separate violation) for violation of this Declaration, the Design Guidelines or any rule or regulation of the Association, which shall constitute a lien upon the Lot of the violating Owner as provided in the Declaration, and to suspend the Owner's right to vote or any Person's right to use of the Common Area. Each day the violation continues to exist shall constitute a separate violation. If any occupant, guest, or invitee of a Lot violates the Declaration, the Design Guidelines or a rule or regulation of the Association and a fine is imposed, the fine shall first be assessed against such occupant, guest, or invitee; provided, however, if such occupant, guest, or invitee does not pay the fine within thirty (30) days after written demand for payment from the Association, the Owner shall pay the fine upon notice from the Association. The failure of the Board to enforce any provision of the Declaration, the Design Guidelines or any rule or regulation of the Association shall not operate as a waiver of the right of the Board to do so thereafter.

**Section 9.3 General Easement for Encroachments, Access, Maintenance and Utilities.**

Each Owner grants to the Association, the Board, the Declarant and the other Owners a general easement for the maintenance of any minor encroachments of Common Area facilities over adjoining Lots and for access to and from each Owner's Lot through driveways, rights of way and easements as reflected on the Plat for the purpose of giving effect to the provisions of these Covenants.

**Section 9.4 Amendment of Declaration by Owners or Association**

These Covenants may be amended by the Lot owners or Association by vote of the Owners owning at least seventy percent (70%) of the Lots; provided, however, that no such amendment shall be effective unless joined in by Declarant until such time as Declarant no longer owns a Lot. In addition, so long as the Class B membership provided for herein exists, any amendment of these Covenants may, at Declarant's discretion, require approval of governmental authorities and/or financial institutions.

**Section 9.5 City Provisions, Plat Conditions, and Annexation Remonstrance Waiver.**

- (a) All construction within the Property shall comply with all applicable City ordinances and regulations. If any ordinance or regulation imposed by the City imposes more demanding, extensive or restrictive requirements than those set forth in this Declaration, such requirements shall govern. No ordinance or regulations adopted by the City shall lessen the requirements set forth in these Covenants.

- (b) The Declarant, Association, and all subsequent owners of any Lot within the Property shall be bound by the terms and conditions of approval of the Final Plat by the City of New Albany, dated March 16, 2022, attached hereto as Exhibit B. Said terms and conditions of approval cannot be changed, modified, or amended without express written approval by the City or other appropriate governmental authority.
- (c) The Declarant, Association, and all subsequent owners of Lots within the Property do hereby waive all rights to remonstrate or otherwise engage in a legal proceeding protesting against pending or future annexations of the Property by the City as a condition of provision and extension of municipal sewage facilities and service to the Property.

#### Section 9.6 Notices.

Any notice required to be given to any Owner under the terms of this Declaration shall be deemed to have been properly delivered when deposited with the United States Postal Service, postage prepaid, properly addressed to the addressee. Each Lot owner's address for the purpose of notice hereunder shall be deemed to be the Residence located on its Lot.

#### Section 9.7 Indemnification.

Neither the Declarant, including any of its officers, directors, employees or agents, nor any officer, director or agent of the Association shall be liable to any Person, Owner or any person claiming by or through any Owner or otherwise for any act or omission in the performance of the duties of such Declarant or officer, director or agent of the Association except only if such act or omission should be judicially declared to constitute fraud or intentional willful misconduct. The Association shall and does hereby agree to indemnify the Declarant, including any of its officers, directors, agents or employees, the officers, directors and agents of the Association against all claims, demands, actions and proceedings and all expenses in connection therewith arising from the good faith exercise of their duties pursuant to this Declaration.

#### Section 9.8 Severability.

If any of the terms hereof shall be invalid by a court of competent jurisdiction, such invalidity shall not affect the other provisions of these Covenants, which shall be in full force and effect.

#### Section 9.9 Acceptance by Owners of Rights and Obligations.

By the recording of a deed or other conveyance transferring all or part of an interest in a Lot subject to this Declaration, the person or entity to whom such Lot or interest is conveyed shall be deemed to accept and agree to be bound by and subject to all the provisions of the Declaration, the Design Guidelines, the articles and bylaws of the Association, including any rules or regulations adopted or promulgated by the Association, whether or not mention thereof is made in said deed.

Section 9.10 Arbitration of Disputes Involving Declarant.

(a) ANY AND ALL DISPUTES ARISING HEREUNDER BETWEEN AN OWNER AND DECLARANT, SHALL BE SUBMITTED TO BINDING ARBITRATION AND NOT TO A COURT FOR DETERMINATION. ARBITRATION SHALL COMMENCE AFTER WRITTEN NOTICE IS GIVEN FROM EITHER PARTY TO THE OTHER, SUCH ARBITRATION SHALL BE ACCOMPLISHED EXPEDITIOUSLY IN FLOYD COUNTY AND SHALL BE CONDUCTED IN ACCORDANCE WITH THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION ("AAA"). THE ARBITRATION SHALL BE CONDUCTED BY THREE (3) ARBITRATORS, ONE OF WHOM SHALL BE APPOINTED BY THE OWNER AND ONE OF WHOM SHALL BE APPOINTED BY DECLARANT. THE THIRD ARBITRATOR SHALL BE APPOINTED BY THE FIRST TWO ARBITRATORS. THE ARBITRATORS SHALL BE SELECTED FROM A LIST OF ARBITRATORS SUBMITTED BY THE AAA. JUDGMENT UPON THE AWARD RENDERED BY THE ARBITRATORS MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF. ARBITRATION SHALL NOT COMMENCE UNTIL THE PARTY REQUESTING IT HAS DEPOSITED ONE THOUSAND FIVE HUNDRED AND NO/100 U.S. DOLLARS (\$1,500.00) WITH THE ARBITRATORS AS A RETAINER FOR THE ARBITRATORS' FEES AND COSTS. THE PARTY REQUESTING ARBITRATION SHALL ADVANCE SUCH SUMS AS ARE REQUIRED FROM TIME TO TIME BY THE ARBITRATORS TO PAY THE ARBITRATORS' FEES AND COSTS, UNTIL THE PREVAILING PARTY IS DETERMINED OR THE PARTIES HAVE AGREED IN WRITING TO AN ALTERNATIVE ALLOCATION OF FEES AND COSTS. EACH PARTY SHALL PAY HIS/HER OWN LEGAL FEES AND COSTS AND ANY OTHER FEES INCURRED IN CONNECTION WITH AN ARBITRATION PROCEEDING WHICH ARISES OUT OF OR RELATES IN ANY WAY TO THIS AGREEMENT PROVIDED, HOWEVER, THAT THE ARBITRATION PANEL SHALL AWARD THE ARBITRATORS' FEES AND COSTS TO THE PREVAILING PARTY IN ITS ARBITRATION JUDGMENT.

(b) Other Dispute Resolutions, Notwithstanding Declarant's and Owner's intent to submit any controversy or claim arising out of or relating to this Declaration to arbitration, in the event that a court of competent jurisdiction shall determine or a relevant law shall provide that a particular dispute is not subject to the arbitration provisions in this Section, then the parties agree to the following provisions:

(c) Waiver of Trial by Jury. EACH OWNER ACKNOWLEDGES THAT THIS DECLARATION IS A SOPHISTICATED LEGAL DOCUMENT. ACCORDINGLY, JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS DECLARATION ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. EACH OWNER AGREES THAT ANY CLAIM, DEMAND, ACTION, OR CAUSE OR ACTION, WITH RESPECT TO ANY ACTION, PROCEEDING, CLAIM, COUNTERCLAIM, OR CROSSCLAIM, WHETHER IN CONTRACT AND/OR IN TORT (REGARDLESS IF THE TORT ACTION IS PRESENTLY RECOGNIZED OR NOT), BASED ON, ARISING OUT OF, IN CONNECTION WITH OR IN ANY WAY RELATED TO THIS DECLARATION, ANY COURSE OF CONDUCT, COURSE OF DEALING, VERBAL OR WRITTEN STATEMENT, VALIDATION, PROTECTION, ENFORCEMENT ACTION OR OMISSION OF ANY PARTY SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY.

*[The remainder of this page intentionally left blank. Signature pages follow.]*



Executed by Declarant as of the date set forth above.

**DISCOVERY DEVELOPERS, INC.,**  
an Indiana corporation

By:   
Alexis Ammon, Secretary

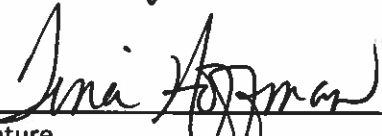
STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF FLOYD     )

BEFORE ME, the undersigned, a Notary Public in and for the above-named County and State, personally appeared **ALEXIS AMMON**, as the duly appointed and serving Secretary of Discovery Developers, Inc., an Indiana corporation, and acknowledged the execution of the foregoing Agreement on behalf of such corporation as it's free and voluntary act and deed for the purposes therein stated.

WITNESS my hand and Notarial Seal, this 30<sup>th</sup> day of May, 2024.

My Commission Expires:  
June 12, 2024

Resident of Clark County

  
Signature  
Tina Hoffman  
Printed Name



**DECLARATION**

*I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, and that this instrument was prepared by: C. Gregory Fifer.*

C. Gregory Fifer, Attorney  
**APPLEGATE FIFER PULLIAM LLC**  
428 Meigs Avenue  
Jeffersonville, IN 47130  
(812) 284-9499

*Counsel for Discover Developers, Inc.*

**EXHIBIT A**

**LEGAL DESCRIPTION:**

A part of survey #64 of the Illinois Grant, New Albany Township, Floyd County, Indiana, being depicted on a survey by Paul Primavera and Associates, Job No. 19-14007, prepared by Jason M. Copperwaite, LS #20200046, more particularly described as follows:

Beginning at a #5 reinforcing bar with a yellow plastic cap stamped "Primavera & Assoc. #0049", this type of monument hereinafter referred to as a "capped reinforcing bar" at the Southeast corner of Lot #111 of "Bridlewood, Section One, Plat #1489"; thence South 62° 01' 33" West 100.00 feet to a capped reinforcing bar; thence along a curve concave Northerly (said curve having a radius of 30.00 feet, a long chord bearing North 80° 53' 27" West having a length of 36.18 feet) a distance of 38.83 feet to a capped reinforcing bar; thence South 62° 01' 33" West 189.48 feet to a capped reinforcing bar; thence North 34° 50' 57" West 513.91 feet; thence North 51° 10' 37" East 482.61 feet; thence South 35° 23' 42" East 174.81 feet to a capped reinforcing bar; thence South 00° 24' 48" East 186.78 feet to a capped reinforcing bar; thence South 07° 22' 02" East 47.73 feet to a capped reinforcing bar; thence South 11° 56' 44" East 48.84 feet to a capped reinforcing bar; thence South 27° 58' 27" East 192.33 feet to the point of beginning, containing 5.176 Acres, more or less.

**EXHIBIT B**

**CONDITIONS OF APPROVAL OF THE FINAL PLAT**



Jeff M. Gahan, Mayor

CITY OF NEW ALBANY, INDIANA  
NEW ALBANY CITY PLAN COMMISSION  
NEW ALBANY BOARD OF ZONING APPEALS  
SCOTT WOOD, DIRECTOR

March 16, 2022

Discovery Developers, Inc.  
4206 Charlestown Rd, Suite 300  
New Albany, IN 47150

In Reference to:

- Docket C-04-19:** Alexis Ammon for Discovery Developers, Inc. requests a Secondary Plat approval for a forty-six (46) lot subdivision (Bridlewood, Section 2) in the LDR, Low Density Residential and SS, Steep Slope districts, at 4242 Payne Koehler Road.
- Docket C-04-19:** Alexis Ammon for Discovery Developers, Inc. requests a Secondary Plat approval for a seventeen (17) lot subdivision (Bridlewood, Section 3) in the LDR, Low Density Residential and SS, Steep Slope districts, at 4242 Payne Koehler Road.

To Whom It May Concern:

This is to advise you that the New Albany City Plan Commission considered the above-referenced dockets at its regular meeting on March 15th, 2022, where they were authorized with the following stipulations:

1. All stipulations from the preliminary plat approval remain in effect.
2. Due to the approved variances, the County Stormwater Board and County Engineer should be notified, to allow them to make any changes to their requirements, as necessary.
3. Exterior construction hours shall be from dawn to dusk Monday through Friday, 9.00AM to 3.00PM Saturday, and 12.00PM to 3.00PM on Sunday.

If you have any questions, please contact this office.

NEW ALBANY CITY PLAN COMMISSION

Handwritten signature of Scott Wood in black ink.

SCOTT WOOD, DIRECTOR

EXHIBIT C

CONDITIONS OF APPROVAL OF THE VARIANCES



Jeff M. Gahan, Mayor

CITY OF NEW ALBANY, INDIANA  
NEW ALBANY CITY PLAN COMMISSION  
NEW ALBANY BOARD OF ZONING APPEALS  
SCOTT WOOD, DIRECTOR

March 16, 2022

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NEW ALBANY CITY PLAN COMMISSION

SCOTT WOOD, DIRECTOR