

AMENDMENT TO PLAT, AUSTIN WINDS, SECTION II

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Mark E. Sanders, is Developer of Austin Winds, Section II; and

WHEREAS, contained within said plat of said Austin Winds, Section II are building set back lines of twenty-five feet (25') for all lots within said subdivision; and

WHEREAS, the said Developer and the undersigned, being all owners of lots in said Austin Winds, Section II are desirous of reestablishing the building set back line at ^{forty} ~~XXXX~~ ^{40'} feet (50') for all lots within said subdivision.

NOW THEREFORE, for a good and valuable consideration the receipt and sufficiency which is hereby acknowledged it is hereby declared and established as follows:

1. That the set back lines as originally depicted on the plat of Austin Winds, Section II are hereby amended and changed to be ^{forty} ~~XXXX~~ ^{40'} feet (50X).

2. That this declaration and amendment shall be binding upon the heirs, successors and assigns of the parties hereto and shall run with the land.

So declared and amended this 27th day, of NOVEMBER 1991.

ADDENDUM TO RESTRICTIVE COVENANTS, AUSTIN WINDS, SECTION II

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Mark E. Sanders, Developer of Austin Winds, Section II, a subdivision in Brown Township, Hendricks County, Indiana, the plat of which was recorded on September 12, 1990 in Plat Cabinet 1, Slide 93, pages 1-2 in the Office of the Recorder of Hendricks County, Indiana; and

WHEREAS, all of the undersigned are owners of Austin Winds, Section II Subdivision; and

WHEREAS, declared Restrictive Covenants for said subdivision, which were recorded September 12, 1990 in Miscellaneous Record 123, pages 131-36 in the Office of the Recorder of Hendricks County, Indiana; and

WHEREAS, the said Developer and owners are now desirous of adding certain restrictions to the already recorded covenants for said subdivision.

The undersigned, owners of Austin Winds, Section II Subdivision do hereby declare and covenant the following as additional restrictive covenants to Austin Winds, Section II, a subdivision as hereinabove described:

22. DWELLING SIZE. No dwelling shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family residence not to exceed three stories in height. The ground floor of the main structure of any one story dwelling, excluding garages and one story porches, shall be not less than 1800 square feet. The ground floor area of the main structure of any two story dwelling, excluding garages and one story porches, shall not be less than 900 square feet, with no less than a total of 1800 square feet of finished floor space in such two story structure.

23. EXTERIOR MATERIAL. All exterior materials of any structure located on any lot within said subdivision must receive approval of the Architectural Control Committee as established under the Restrictive Covenants of this subdivision.

So covenanted and restricted this 27th day of November, 1991.

AMENDMENT TO RESTRICTIVE COVENANTS
AUSTIN WINDS SUBDIVISION, SECTION TWO

Comes now the undersigned, being all owners of lots in Austin Winds Subdivision, Section Two, as per plat thereof recorded September 11, 1990 in Plat Cabinet 1, Slide 93, pages 1 and 2 in the Office of the Recorder of Hendricks County, Indiana, and do hereby amend the Restrictive Covenants of said subdivision, which were recorded September 12, 1990 in Miscellaneous Record 123, page 131 in the Office of the Recorder of Hendricks County, Indiana, as follows:

Added to said Restrictive Covenants is the following:

MAIL BOXES. Size, location, lighting, height and composition of every mail box shall be approved by the Architectural Control Committee prior to installation and shall conform to the specifications set forth by the United States Postal Service and/or Postmaster General.

So amended this 21st day of August, 1991.

AMENDMENT TO PLAT, AUSTIN WINDS, SECTION III

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Mark E. Sanders, is Developer of Austin Winds, Section III; and

WHEREAS, contained within said plat of said Austin Winds, Section III are building set back lines of twenty-five feet (25') for all lots within said subdivision; and

WHEREAS, the said Developer and the undersigned, being all owners of lots in said Austin Winds, Section III are desirous of reestablishing the building set back line at ^{forty} ~~XXXX~~ ^{40'} feet (~~50'~~) for all lots within said subdivision.

NOW THEREFORE, for a good and valuable consideration the receipt and sufficiency which is hereby acknowledged it is hereby declared and established as follows:

1. That the set back lines as originally depicted on the plat of Austin Winds, Section III are hereby amended and changed to be ^{forty} ~~XXXX~~ ^{40'} feet (~~50'~~).

2. That this declaration and amendment shall be binding upon the heirs, successors and assigns of the parties hereto and shall run with the land.

So declared and amended this 27TH day of NOVEMBER, 1991.

ADDENDUM TO RESTRICTIVE COVENANTS, AUSTIN WINDS III

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Mark E. Sanders, Developer of Austin Winds, Section III, a subdivision in Brown Township, Hendricks County, Indiana, the plat of which was recorded on December 13, 1990 in Plat Cabinet 1, Slide 104, page 2; and Slide 105, page 1 in the Office of the Recorder of Hendricks County, Indiana; and

WHEREAS, all of the undersigned are owners of Austin Winds, Section III Subdivision; and

WHEREAS, declared Restrictive Covenants for said subdivision, which were recorded December 20, 1990 in Miscellaneous Record 124, page 230 in the Office of the Recorder of Hendricks County, Indiana; and

WHEREAS, the said Developer and owners are now desirous of adding certain restrictions to the already recorded covenants for said subdivision.

The undersigned, owners of Austin Winds, Section III Subdivision do hereby declare and covenant the following as additional restrictive covenants to Austin Winds, Section III, a subdivision as hereinabove described:

22. DWELLING SIZE. No dwelling shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family residence not to exceed three stories in height. The ground floor of the main structure of any one story dwelling, excluding garages and one story porches, shall be not less than 1800 square feet. The ground floor area of the main structure of any two story dwelling, excluding garages and one story porches, shall not be less than 900 square feet, with no less than a total of 1800 square feet of finished floor space in such two story structure.

23. EXTERIOR MATERIAL. All exterior materials of any structure located on any lot within said subdivision must receive approval of the Architectural Control Committee as established under the Restrictive Covenants of this subdivision.

So covenanted and restricted this 27th day of November, 1991.