

in Plat Book P at page 115 in the Office of the Recorder of Vanderburgh County, Indiana; Keystone Subdivision, Section VI-A, which is recorded in Plat Book P at page 133 in the Office of the Recorder of Vanderburgh County, Indiana; Keystone Subdivision, Section V-A, which is recorded in Plat Book P at page 163 in the Office of the Recorder of Vanderburgh County, Indiana; Keystone Subdivision, Section VI-B, which is recorded in Plat Book Q at page 1 in the Office of the Recorder of Vanderburgh County, Indiana; Keystone Subdivision, Section V-B, which is recorded in Plat Book Q at page 34 in the Office of the Recorder of Vanderburgh County, Indiana; Keystone Subdivision, Section VI-C, which is recorded in Plat Book Q at page 43 in the Office of the Recorder of Vanderburgh County, Indiana; Keystone Subdivision, Section VII-A, which is recorded in Plat Book Q at page 123 in the Office of the Recorder of Vanderburgh County, Indiana; and any other real estate which the Developer may subsequently decide to plat and develop and include within the definition of "Keystone Subdivision", at the Developer's sole option and discretion.

1. **RESIDENTIAL LOTS.** All lots in the Subdivision (hereinafter collectively referred to as "Lots" and individually as a "Lot") shall be known and described and used only for single family residential purposes. No use of any Lot or building in the Subdivision shall be in violation of the Vanderburgh County Zoning Code.

2. **TYPE OF PERMITTED STRUCTURE.** No structure shall be erected, altered, placed or permitted to remain on any Lot other than one (1) single family dwelling, not to exceed two and one-half (2½) stories in height, exclusive of basements or walk-out basements, and a private attached garage for not less than two (2) cars nor more than three (3) cars. In addition, a detached accessory building may be erected on a Lot, providing it is approved in advance by the Subdivision Review Committee as being in conformity and harmony with the main structure. No detached accessory building shall be used for living purposes. All television and radio antennas and satellite dishes, swing sets and play areas shall be placed in rear yards and where possible shall be obscured from view from adjoining property and streets by using shrubs and approved fencing. If any of the above cannot be concealed, Subdivision Review Committee approval will be required before installation.

3. **ARCHITECTURAL CONTROL.** No structure shall be erected, placed or altered on any Lot until the construction plans and specifications and a plot plan showing the location of the structure have been approved by the Subdivision Review Committee, which shall be appointed by the Member Managers of Keystone Development, L.L.C., as to quality of workmanship and material, harmony of external design with existing structures, suitability to the general appearance of the Subdivision, and as to locations with respect to topography and finish grade elevation. It shall be the sole responsibility of the Lot owner to obtain such approval of the Subdivision Review Committee prior to the commencement of any structure being erected, placed or altered on any Lot. Approval of said structure shall be within the reasonable discretion of the Subdivision Review Committee. Once a plan has been approved, there shall be no modifications or changes whatsoever to said plans without the prior written consent of the Subdivision Review Committee and it shall be the sole responsibility of the Lot owner to obtain such consent. After all sections

have been platted and recorded, including the Other Real Estate to the extent included within Keystone Subdivision, and the Developer no longer owns any Lots in Keystone Subdivision, then the powers and duties of the Subdivision Review Committee shall automatically be transferred to and vested in Keystone Subdivision Homeowner's Association, Inc. (hereinafter Association) and thereafter be fulfilled by the Association and a reference to the Subdivision Review Committee under these covenants shall then refer to the Association.

4. **CONSTRUCTION OF BUILDINGS.** The following sets forth the minimum finished living area, exclusive of basements, porches and attached garages, and certain other requirements for various types of houses for Lots in Keystone Subdivision:

- (a) One story dwellings shall have a minimum finished living area of 1750 square feet. Two story dwellings shall have a minimum finished living area 2000 square feet, with a minimum finished living area of 800 square feet on the first floor. One and one-half (1½) story dwellings shall have either a minimum of 1750 square feet on the main level or a total of at least 2000 square feet. All dwellings shall be constructed of brick, stone, or stucco veneer around the entire perimeter of the home, to a height not less than the top of the windows and doors on the first level of the home. The balance of the veneer of the home can be done in wood, vinyl, aluminum siding or stucco. All homes require stick built construction, to be built on site, of either wood or metal components, or a combination of the two. No modular or Pre-Fab construction is to be permitted in the Subdivision.
- (b) All storm water drainage tiles must be run from the home to street or drainage easements at back of Lots, and not to side yards. All storm water drainage from each individual Lot must be sent to the street and/or rear yard drainage easements. Swales between Lots must be maintained by homeowners to keep water from entering homes.
- (c) All fireplace flues, whether they be masonry or metal are to be wrapped with an approved exterior veneer, such as brick, wood, aluminum, stucco or vinyl siding. The flue liners are to have no more than 16" exposed above top of chimney.
- (d) All homes are to have a roof pitch of no less than a 6/12 pitch, to be used on the front elevations of the home, and all roofs are to have dimensional shingles.
- (e) All homes are to have a lamp post, to be located in the front yard 5 feet inside the front property line. Lamp posts are to be 5' to 6' in height and to be operated by a photo cell. Lamp posts are required to be maintained and lit at all times. No Lot is to have an outdoor light with more than 200 watts. There shall be no high intensity lights directed toward the street or adjacent Lots.

- (f) Each Lot owner is responsible for pouring a 4' wide concrete sidewalk across the entire frontage of their Lot. Corner Lots are to have concrete walks at their front and side yard and are required to connect to wheelchair ramp at intersections. The walks are to be located 2'6" in from the back of curb of the street leaving a 2'6" wide grass median. Sidewalks are to be poured 4" deep, have a broom finish, and have control joints tooled every 4' (saw cut control joints not permitted). The sidewalks require a 1/4" slope in 1', sloping into street. The sidewalk upkeep and accessibility is to be the responsibility of the Lot owner. All Lot owners are to have walks installed no later than one year after purchase of Lot or before occupying the home, whichever occurs first.
- (g) Privacy fence design and material are to be approved in advance by the Subdivision Review Committee. Except as hereinafter provided in (h), below, fences shall not be located across any lake maintenance easements, storm drainage easements or utility easements. No fence shall be located closer to streets than the front and side setback lines. No chain link or wire fences are allowed unless enclosed by an approved fence. All approved fences are to be installed with the finished side of the fence to face adjoining Lots or adjoining streets.
- (h) A Lot owner must obtain prior written approval of the Vanderburgh County Drainage Board before constructing any pipe, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of any land within a drainage easement in the Subdivision.
- (i) The Developer has built slopes at the rear of the Lots, to accommodate grade changes and drainage easements. These slopes have been installed for ease of maintenance by Lot owners. The utility companies have installed their utility lines and vaults in these areas. If at any time a Lot owner alters the grade at these locations, the utility companies and the Developer require not less than ten (10) days advance written notice. The alterations can require reinstallation of utility lines to reestablish proper depth of cover, or possibly require the need to raise the vaults, if fill has been added. Every Lot owner will be financially responsible for alterations which require repairs or reinstallation by utility companies. The Lot owner may be held financially responsible for any grade changes to drainage easements which back storm water onto adjacent Lots. Any amounts expended by the Developer, the Subdivision Review Committee, or the Association, on a Lot owner's behalf pursuant to this subparagraph shall be payable upon demand and any amounts not paid upon demand shall become a lien on the Lot owner's Lot and shall accrue interest at eighteen percent (18%) per annum.
- (j) All mail boxes are to be placed and maintained inside the grass area between street and walks, and are to be located so as not to obstruct the view or create a safety hazard.

5. **CONCRETE BLOCKS**. No completed structure shall have concrete blocks exposed on the exterior of said structure. Brick, stone, or stucco veneer shall be used over exposed block.

6. **TIME OF CONSTRUCTION**. The construction of any building shall be completed within twelve (12) months from the date of commencement of such construction.

7. **CARE OF PROPERTY DURING CONSTRUCTION**. All Lots in the Subdivision are subject to the Indiana Department of Environmental Management's (I.D.E.M.) General Permit Rule #327 I.A.C. 15-5, which rule generally provides that erosion control practices be used during development and construction and must minimize soil erosion and sediment laden water from flowing from the building sites and requires that streets be kept free from transported soil from the building sites.

In compliance with this provision, a plan has been submitted to the Vanderburgh Soil and Water Conservation District, which plan and its terms shall be binding upon all owners of Lots within the Subdivision. Said plan requires the construction of appropriate driveways for ingress and egress during construction and the implementation of measures to minimize sediment laden water from being discharged into streets and drainage ways.

During construction, adjoining Lots shall not be used for any construction equipment, vehicles, or material storage purpose. If a Lot owner's employees, contractors or agents are responsible for disturbing the vegetation on adjoining building sites, appropriate erosion control practices should be started immediately.

The provisions of rule 327 I.A.C. 15-5 and the plan for erosion control submitted to the Vanderburgh Soil and Water Conservation District shall become a part of these covenants and restrictions and shall be binding on all Lot owners as it pertains to their individual Lots, and said Lot owners shall hold the Developer harmless in connection with any and all violations thereof. Furthermore, all Lot owners shall be responsible for compliance with this provision and the referenced administrative rules and erosion control plans within the boundaries of each Lot owner's real estate. The Developer shall not be responsible and shall have no liability for silt or debris flowing into the lakes, whether common or private, and the owners, together with their agents and builders, shall hold harmless, indemnify and defend the Developer from and against any and all costs and expenses in connection with any violation thereof, including, but not limited to, attorneys' fees and court costs.

8. **BUILDING LINES**. No residence or other building structure shall be constructed nearer to the front property line than the building setback line as shown on the recorded plat of the Subdivision, and shall conform to the Vanderburgh County side and rear Lot setback lines. Any residence constructed in the Subdivision shall be constructed so that the front elevation of the residence is facing the side of the Lot identified on the Subdivision plat as having a 25' setback line. It is expressly acknowledged that no residence constructed in the Subdivision shall face

Heckel Road and that there shall be no access to Heckel Road from the Subdivision except by way of county accepted streets.

9. **EASEMENTS**. The strips of real estate of the width shown on the recorded plat and marked "easement" are hereby reserved for the use of any and all public utilities and for the installation of water, surface water drainage, sanitary and storm sewers, ducts, lines and wires, subject at all times to the proper authorities and to the easements herein reserved. No structures or other improvements, planting or other material shall be erected or permitted to remain within the easements which may damage or interfere with the installation and maintenance of utilities. The easement area of each Lot shall be maintained continuously by the owner of said Lot so as not to change the intended direction of flow of surface water within the easement.

10. **RIGHTS OF WAY**. The strips of real estate of the width shown on the recorded plat and marked "right of way" are hereby reserved for future ingress and egress to abutting real estate. No structures or other improvements, planting or other material shall be erected or permitted to remain within the rights-of-way which may interfere with such ingress or egress. The rights-of-way shall be maintained equally by the Lot owners abutting any such right-of-way.

11. **FENCES, TREES AND SHRUBS**. No fence or wall shall be placed or permitted to remain on any Lot beyond either the front or side building setback lines identified on the Subdivision Plat, nor shall any fence or wall be placed or permitted to remain on any Lot in such a manner as would create a safety hazard or in such a manner as would detract from the appearance of the Subdivision. No trees or shrubs shall be planted and maintained in such a manner which would create a safety hazard or in such a manner as would detract from the appearance of the Subdivision.

12. **DRIVEWAYS**. All driveways shall be paved with either 4" thick concrete or asphalt equivalent.

13. **WASTE DISPOSAL**. All Lot owners shall keep their Lots free of garbage, sewage, ashes, rubbish, bottles, cans, waste matter and other refuse. Trash, garbage or other waste or debris accumulated by the owner or occupant of any Lot within the Subdivision shall be kept in sanitary containers and shall be disposed of on a weekly basis. All containers or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition, in a location which cannot be seen from the street at the front of the home, and shall be kept in such manner as to avoid an unsightly appearance within the Subdivision. No grass clippings, or other debris should be placed on any vacant Lot. The Lot owner shall only use EPA approved products on his lawn and shrubs.

14. **APPEARANCE OF LOTS**. All Lots must be kept free of debris and other objectionable matter at all times. In the event any Lot is not properly maintained as required herein, Developer or the Association shall have the right to take all remedial measures to bring said Lot into conformity with the standards of the Subdivision. The offending Lot owner shall be

required to reimburse the Developer and/or the Association for said maintenance costs within ten (10) days from the date said Lot owner is presented with a statement for the costs thereof. If not timely paid, said sum shall be payable, together with interest at the rate of eighteen percent (18%) per annum and attorneys fees.

When the Developer conveys common ground to the Association as per Paragraph 27, all of Developer's rights of enforcement under these covenants shall be passed to the Association.

— The lake Lot owners are responsible for the maintenance of the lake and grounds around the lake which are within their respective Lot lines. Maintenance and upkeep includes the following items:

- (a) Keeping Lot mowed on a regular basis, and maintaining a stand of quality grass.
- (b) Maintaining erosion control on Lot.
- (c) Keeping lake bank free of weeds, moss and other undesirable growth or materials.

15. **TEMPORARY STRUCTURES**. Except for a detached accessory building approved pursuant to paragraph 2 of these Restrictions, no structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any Lot in this Subdivision or any part thereof at any time as a residence or otherwise, either temporarily or permanently. No structure shall be moved onto any Lot; all structures shall be newly erected thereon, with the exception of approved pre-fab or any other type of yard barns which must be approved as being in conformity and harmony with the main structure.

16. **DRAINAGE OF WATER; VANDERBURGH COUNTY DRAINAGE BOARD REQUIREMENTS**. Water from downspouts, foundation tile or other surface water drainage systems shall not be drained or guided into the sanitary sewer. The downspout drains can be drained into the street, or drainage swales. Water must be discharged at a level above the street to prevent erosion under the street. The existing natural and manmade drainage courses shall not be altered without the approval of the Developer or his appointee. All Lot owners and/or their homebuilder or general contractor are responsible for achieving proper grading and slopes of their respective Lots, so as to achieve a positive drainage flow away from their foundations and homes and into the drainage easements or streets. A drainage swale will be required between Lots, the construction of which shall be the responsibility of the Lot owner and his or her homebuilder or general contractor. Such swale shall be constructed correctly before the landscaping of the yard is completed, and maintained correctly thereafter by Lot owner of record.

In accordance with the requirements of the Vanderburgh County Drainage Board, any Lot owners and/or their homebuilder or general contractor are hereby informed that:

(a) the standard grading plan sheets prepared by Morley & Associates are attached hereto as Exhibit "B". Additional copies may be obtained from the Vanderburgh County Recorder's office;

(b) such Lot owner, home builder and/or general contractor are hereby directed to achieve positive storm water drainage away from all building foundations in accordance with the standard grading plan referred to in (a) above; the homebuilder or general contractor shall be determined by whose name appears on the building permit;

(c) it shall be the responsibility of the Lot owner of record to maintain a positive drainage away from such Lot owner's building as provided by the initial Lot grading and/or subsequent re-grading in accordance with the standard grading plan and other regulations of record;

(d) the adverse drainage conditions caused by any alterations of the Lot grades and/or drainage system after the initial Lot grading and/or drainage system is accomplished in conformance with the standard grading plan and the approved final drainage plan are totally the responsibility of the Lot owner of record to correct at his or her cost; and

(e) the maintenance and repair of the storm water drainage system that is designed and constructed outside the rights-of-way of the County accepted streets is solely the responsibility of the Lot owner of record for the individual property on which the system or part thereof exists, except as provided in the County Drainage Ordinance, and these covenants and restrictions.

While the foregoing drainage requirements are the initial responsibility of the lot owners and their homebuilders or general contractors, see Paragraph 28 of these Restrictions, which provisions make it the ultimate responsibility of the Association to maintain and repair such drainage facilities and common areas. The Association shall also be responsible for easements within or attached to this Subdivision and outside of the County-accepted roads and rights-of-way.

17. **VEHICLES; PARKING AND USE.** Except as hereinafter provided, only non-commercial vehicles, automobiles and private/personal vans shall be parked or located on any Lot. All commercial, service and delivery vehicles owned, used or leased by the owners (or owner's lessee of Lots or residences in this Subdivision) that are parked in this Subdivision must be parked in an enclosed garage. No camper, motor home, recreational vehicle, truck, motorcycle, trailer, two (2) or four (4) wheeled vehicles or other similar vehicles or boats or other items used for water activity shall be parked or located on any Lot unless parked or located within an enclosed garage, and they also shall not be parked or left overnight on a street in the Subdivision.

18. **FUEL TANKS.** No oil, gas or other fuel tanks or unsightly objects shall be allowed on any Lot in the Subdivision or placed in the basement or garages of any dwelling unless approved by the Developer and in compliance with all governmental laws.

