

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS OF
HERON RIDGE SUBDIVISION**

Heron Ridge, LLC, the Declarant and Owner of at least 75% of the lots in Heron Ridge Subdivision, has approved and adopted the following amendment to the Declaration of Covenants and Restrictions of Heron Ridge Subdivision recorded as instrument #1999-003375 on January 28, 1999, in the Office of the Recorder of Johnson County, Indiana (the Declaration).

1. Article X is amended by adding Section 40 which shall provide as follows:

"Section 40. The Subdivision is intended to be a senior housing project with not less than 80% of the Dwelling Units occupied by at least one person who is 55 years of age or older. Failure to comply with this covenant shall not cause a termination or reversion of title to any Dwelling Unit."

2. Except as provided herein, the Declaration continues unamended and in full force and effect.

This First Amendment has been duly adopted and approved in accordance with the Declaration effective as of August 10, 1999.

"ASSOCIATION"

"DECLARANT"

Heron Ridge Homeowner's Association, Inc.

Heron Ridge, LLC

By 
J. Greg Allen, President

By 
J. Greg Allen, Manager

STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

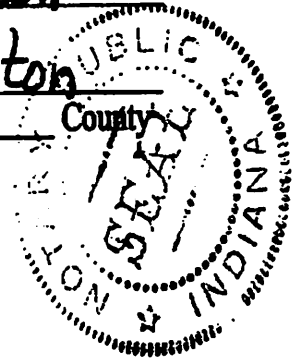
Before me, a Notary Public in and for said County and State, personally appeared J. Greg Allen, the President of Heron Ridge Homeowner's Association and the Manger of Heron Ridge, LLC, who acknowledged the execution of the foregoing Contract For Purchase of Real Estate and who, having been duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 13th day of August, 1999.

My commission expires:

4-1-08

Melva J. Thornton
Notary Public
Printed: Melva J. Thornton
Resident of Johnson County



STATE OF INDIANA)
) SS:
COUNTY OF Johnson)

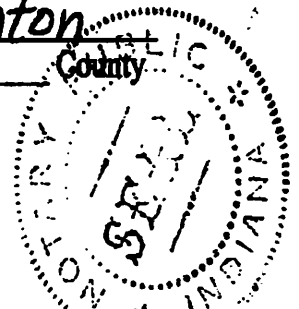
Before me, a Notary Public in and for said County and State, personally appeared J. Greg Allen, the President of Heron Ridge Homeowner's Association and the Manger of Heron Ridge, LLC, who acknowledged the execution of the foregoing Contract For Purchase of Real Estate and who, having been duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 13th day of August, 1999.

My commission expires:

4-1-08

Melva J. Thornton
Notary Public
Printed: Melva J. Thornton
Resident of Johnson County



Recorded Johnson County, Indiana
Sue Anne Misiniec, Recorder
Date 04/08/2003 Time 14:17:45 1 of 3 Pgs
Inst # 2003-014306 OFF
Fee Amt: 13.00

[SECOND]
AMENDMENT TO:
Instrument # 1999-003375 D171
Recorded in Johnson County, Indiana

DECLARATION OF COVENANTS AND RESTRICTIONS
OF
HERON RIDGE SUDVISION

In accordance with Article XVII, Section 1 of the Declaration of Covenants and Restrictions of Heron Ridge Subdivision and having obtained greater than 85% in the aggregate of the votes of all Owners, the Board of Directors is changing Article V, Section 4 as follows:

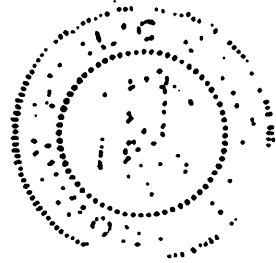
Section 4 Term of Office and Vacancy The Heron Ridge Board of Directors shall consist of five (5) members. The first election of Directors will occur in May 2003. The three (3) Board members receiving the most votes will be elected for a term of two (2) years. Future elections for the three (3) Board members will take place in odd numbered years. i.e. 2005, 2007. The two (2) Board members elected in 2003 with the fewest votes will be elected for a term of one (1) year. Future elections for the two (2) Board member positions will occur in even numbered years. i.e. 2004, 2006, for a term of two (2) years. Each Director shall hold office throughout the term of his election and until his successor is elected and qualified.

Should a vacancy or vacancies occur in the Board, these vacancies shall be filled by a vote of a majority of the remaining members of the Board or by vote of the Owners if a Director is removed in accordance with Section 5 of this Article V. The Director so filling a vacancy shall serve until the next annual meeting of the members and until his successor is elected and qualified. At the first annual meeting following any such vacancy, a Director shall be elected for the balance of the term of the Director so removed or in respect to whom there has otherwise been a vacancy.

IN WITNESS WHEREOF, Heron Ridge Homeowners Association, INC. by it's duly authorized President, and Secretary, has executed this declaration on this day and year hereinabove set forth

HERON RIDGE HOMEOWNERS ASSOCIATION, INC.

By Jerry L. Fox President
Carol Flanigan Secretary



STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

Before me, a Notary Public in and for said County and State, personally appeared Jerry Fox and Carol Flanigan, President and Secretary of Heron Ridge Homeowners, INC., who acknowledged the execution of the above and foregoing instrument for and on behalf of said company, and who having been duly sworn, stated that any representations contained therein are true.

WITNESS my hand and Notarial Seal this 8th day of April, 2003

My Commission Expires:

6-26-07

James E. Hood
Notary Public

Printed James E. Hood

Resident of Johnson County

This instrument was prepared by

Jerry L. Fox
1465 Raver Court
Greenwood, IN 46143
(317) 884-4933

Recorded Johnson County, Indiana
Sue Anne Hisiniac, Recorder
Date 09/30/2003 Time 11:30:27 1 of 3 Pg:
Inst # 2003-041865 OFF
Fee Amt: 15.00

[THIRD]

**AMENDMENT TO
Instrument # 1999-003375
Recorded in Johnson County, Indiana**

DECLARATION OF COVENANTS AND RESTRICTIONS

OF

HERON RIDGE SUBVISION

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In accordance with Article XVII, Section 1 of the Declaration of Covenants and Restrictions of Heron Ridge Subdivision and having obtained 87% in the aggregate of the votes of all Owners, the Board of Directors is changing Article XIV, Section 1., paragraph 1 (Insurance) as follows:

The Association shall purchase a master casualty insurance policy affording fire and extended coverage insurance insuring the Common Areas in an amount consonant with the full replacement of the improvements which, in whole or in part, comprise the Common Areas. In addition, the Association shall purchase a master casualty insurance policy with an "agreed amount and inflation guard endorsement" and a "blanket building endorsement" affording fire and extended coverage insurance insuring each Building and each Dwelling Unit in an amount consonant with the full replacement value of the improvements, which, in whole or in part, comprise the Dwelling Units, including bath and kitchen cabinetry, HVAC and water heaters in each unit, but excluding all floor, ceiling and wall coverings and fixtures, betterments and improvements installed by any Lot Owner and excluding any personal property owned by any Lot Owner wherever located on any Lot, Limited Common Area or elsewhere. If the Board of Directors can obtain such coverage for reasonable amounts they shall also obtain "all risk" coverage. The Board of Directors shall be responsible for reviewing at least annually the amount and type of such insurance and shall purchase such additional insurance as is necessary to provide the insurance required above. If deemed advisable by the Board, the Board may cause such full replacement value to be determined by a qualified appraiser. The cost of any such appraisal shall be a Common Expense. Such insurance coverage shall name the Association as the insured, for the benefit of each Owner (to the extent, if any, that individual Owners have an independent interest in the property covered thereby).

IN WITNESS WHEREOF, Heron Ridge Homeowners Association, INC. by it's duly authorized President, and Secretary, has executed this declaration on this day and year hereinabove set forth

HERON RIDGE HOMEOWNERS ASSOCIATION, INC.

By *Richard Crawshaw* President
Sharon K. Schwartz Secretary

STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

Before me, a Notary Public in and for said County and State, personally appeared Richard Crawshaw and Sharon Schwartz, President and Secretary of Heron Ridge Homeowners, INC., who acknowledged the execution of the above and foregoing instrument for and on behalf of said company, and who having been duly sworn, stated that any representations contained therein are true.

WITNESS my hand and Notarial Seal this 26th day of September, 2003

My Commission Expires:

Ruthetta Bitterman
Notary Public

16th July, 2006

Printed Ruthetta Bitterman

Resident of Marion County

This instrument was prepared by

Jerry L. Fox
1465 Raver Court
Greenwood, IN 46143
(317) 884-4933



Recorded Johnson County, Indiana
Sue Anne Hisiniec, Recorder
Date 05/20/2005 Time 09:28:47 1 of 3 P
Inst # 2005-013995 OFF
Fee Amt: 15.00

[FOURTH]
Amendment to:
Instrument # ~~999~~-003375
Recorded in Johnson County, Indiana

DECLARATION OF COVENANTS AND RESTRICTIONS
OF
HERON RIDGE SUBDIVISION

**[Section 41. No Home Rentals – Replaced by Amendment #7 –
Owner- Occupancy Requirement (Page 3)]**

In accordance with Article XVII, Section 1 of the Declaration of Covenants and Restrictions of Heron Ridge Subdivision and having obtained greater than 75% in the aggregate of the votes of all owners, the Board of Directors is adding Article X, Section 40 as follows:

[Renumbered Section 41 by Amendment #7]

Section 40 No home rentals. In the interest of enhancing and protecting the value, desirability, and attractiveness of the community as a whole and of each home situated thereon, no Heron Ridge residence may be rented, let, nor leased by any homeowner. Owners shall not receive in any manner any payment nor series of payments by a lessee to an owner in return for their use of the home.

IN WITNESS WHEREOF, Heron Ridge Homeowners Association, Inc., by its duly authorized President and Secretary, has executed this declaration on this day and year hereinafter set forth

HERON RIDGE HOMEOWNERS ASSOCIATION, INC.

By Richard Crawshaw
President

David Fischer
Secretary

STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

Before me, a Notary Public in and for said County and State, personally appeared Richard Crawshaw and David Fischer, President and Secretary of Heron Ridge Homeowners Association, Inc., who acknowledged the execution of the above and foregoing instrument for and on behalf of said organization, and who having been duly sworn, stated that any representation contained therein is true.

WITNESS my hand and Notarial Seal this 20th day of May, 2005

My Commission Expires

Tanya M. Hawkins
Notary Public

04-04-2013

Printed Tanya M. Hawkins

This instrument was prepared by Richard Crawshaw
1410 Heron Ridge Blvd.
Greenwood, In. 46143
(317) 888-0853

TANYA M. HAWKINS
Notary Public, State of Indiana
Shelby County
My Commission Expires April 4, 2013



Doc ID: 003129970003 Type: MIS
Recorded: 05/24/2008 at 10:37:04 AM
Fee Amt: \$17.00 Page 1 of 3
Workflow# 441692
Johnson County-Recorded as Presented
Sue Anne Misiniec Recorder

Inst **2006-013028**

[FIFTH]

Amendment to:
Instrument #1999-003375
Recorded in Johnson County, Indiana

DECLARATION OF COVENANTS AND RESTRICTIONS
OF
HERON RIDGE SUBDIVISION


In accordance with Article XVII, Section 1 of the Declaration of Covenants and Restrictions of Heron Ridge Subdivision and having obtained greater than 75% in the aggregate of all votes of all owners, the Board of Directors is adding Article X Section 41 as follows:

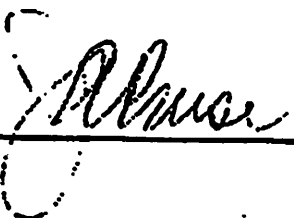
[Renumbered Section 42 by Amendment #7]

Section 41 No Residents Will Be Under The Age of 18 Years. In the interests of enhancing and protecting the value, desirability, attractiveness of the community, as an adult community, as a whole and of each home situated thereon, no Heron Ridge resident under the age of 18 years will be allowed.

IN WITNESS WHEREOF, Heron Ridge Homeowners Association, Inc., by its duly authorized President and Secretary, has executed this declaration on this day and year hereinafter set forth

HERON RIDGE HOMEOWNERS ASSOCIATION, INC.

By 
President

By 
Secretary

STATE OF INDIANA)
) SS
COUNTY OF JOHNSON)

Before me, a Notary Public in and for said County and State, personally appeared Carl D. Fischer and Jack Cruse, President and Secretary, respectively, of Heron Ridge Homeowners Association, Inc., who acknowledged the execution of the above and foregoing instrument for and on behalf of said organization, and who, having been duly sworn, stated that any representation contained therein is true.

Witness my hand and Notarial Seal this 23 day of May, 2006.



Expires 31 July 08

Prepared by - N. Sam Stone



Doc ID: 003487880003 Type: MTS
Recorded: 08/01/2007 at 09:54:48 AM
Fee Amt: \$18.00 Page 1 of 3
Workflow# 482493
Johnson County-Recorded as Presented
Sue Anne Hainsico Recorder

Inst **2007-013785**

[SIXTH]

**AMENDMENT TO:
Instrument # 1999-003375
Recorded in Johnson County, Indiana**

DECLARATION OF COVENANTS AND RESTRICTIONS

OF

HERON RIDGE SUBDIVISION

In accordance with Article XVII, Section 1 of the Declaration of Covenants and Restrictions of Heron Ridge Subdivision and having obtained more than 75% in the aggregate of the votes of all Owners, the Board of Directors is changing Article X, Section 17 as follows: .

Section 17. Lighting. Except for seasonal holiday decorative lights, which may be displayed between Thanksgiving Day and January 10 only, all exterior lights must be approved in accordance with Article IX of this Declaration.

IN WITNESS WHEREOF, Heron Ridge Homeowners Association, Inc., by its duly authorized President and Secretary, has executed this declaration on this day and year hereinafter set forth

HERON RIDGE HOMEOWNERS ASSOCIATION, INC.

By Carl D. Fischer
President
Liada A. Doney
Secretary

STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

Before me, a Notary Public in and for said County and State, personally appeared Carl D. Fischer and Liada A. Doney, President and Secretary, respectively, of Heron Ridge Homeowners Association, Inc., who acknowledged the execution of the above and foregoing instrument for and on behalf of said organization, and who, having been duly sworn, stated that any representations contained therein is true.

Witness my hand and Notarial Seal this 1 day of June, 2007.

My Commission Expires:

11-7-2013

Ulana Sopke
Notary Public

Printed Ulana Sopke

Resident of Johnson County

This instrument was prepared by: Wayne Koons
3265 Windham Drive
Greenwood, IN 46143
(317) 865-9247

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.

Wayne Koons