

Key Numbers: 146-05200-0391; 146-05200-0402 thru 146-05200-0875;
146-05200-0039; 146-05200-0050

**FIRST SUPPLEMENTAL DECLARATION
OF THE COVENANTS, CONDITIONS AND RESTRICTIONS
OF ROBERTS RIDGE SUBDIVISION**

This First Supplemental Declaration of Covenants, Conditions and Restrictions of Roberts Ridge Subdivision ("First Supplemental Declaration"), has been executed as of the 7th day of August, 2014, by REL Enterprises, LLC, an Indiana limited liability company ("Declarant").

Recitals

1. Declarant has previously entered into a Declaration of Covenants, Conditions and Restrictions of Roberts Ridge Subdivision ("Original Declaration") dated November 1, 2012, and recorded November 19, 2012, as Document #201212026084 in the Office of the Recorder of Tippecanoe County, Indiana, restricting all Lots in the Real Estate as may be made subject to the Original Declaration.

2. This First Supplemental Declaration is entered into by the Declarant pursuant to the Original Declaration for the purpose of revising Schedule B, Minimum Square Footage; revising fencing height; and allowing hot tubs; and subject, in all respects, to this Declaration and all rights, obligations and privileges herein.

3. All acts and things have been done and performed which are necessary to amend the Original Declaration that, when executed and recorded in the Records of Tippecanoe County, Indiana, are enforceable with their respective terms to make this First Supplemental Declaration a valid and binding agreement. This amendment to the Original Declaration does not require prior approval of the Area Plan Commission of Tippecanoe County or the Tippecanoe County Commissioners.

Now, Therefore, This First Supplemental Declaration Witnesseth, That:

**ARTICLE I
Definitions**

Section 1.01 Definitions.

- (a) Unless otherwise provided herein, the terms defined in Article II of the Original Declaration shall, for all purposes, have the same meaning specified in the First Supplemental Declaration.
- (b) In addition, the term defined in this Section 1.01(b) shall, for all purposes of this First Supplemental

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SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER.

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Jennifer Weston

AUDITOR OF TIPPECANOE CO.

Declaration, have the meaning specified in this Section 1.01(b).

“First Supplemental Declaration” means this First Supplemental Declaration to revise Schedule B, Minimum Square Footage; revise fencing height and allow hot tubs.

ARTICLE II

Amendment Use, Restrictions, and Architectural Control

Section 2.01 Amendment to Use, Restrictions, and Architectural Control

Section 6.30 Pools and Hot Tubs of Article VI, *Amendment to Use, Restrictions, and Architectural Control*, of the Original Declaration is hereby amended by deletion of said Section 6.30 and replaced with the following:

Section 6.30 Pools and Hot Tubs No above ground pool which requires a filtration system or other above ground pool which is more than six (6) feet in diameter and is 18 inches deep, except for hot tubs, shall be placed or maintained on any Lot. No in ground swimming pool or hot tub or spa may be placed or maintained on any Lot without the prior written approval of the Declarant, the Board of Directors, or the Architectural Committee. Tennis courts shall be permitted only with the prior written approval of the Declarant, the Board of Directors, or the Architectural Committee.

Section 6.31 Fencing of Article VI, *Amendment to Use, Restrictions, and Architectural Control*, of the Original Declaration is hereby amended by deletion of said Section 6.31 and replaced with the following:

Section 6.31 Fencing A privacy fence of not more than six (6) feet in height around an immediate patio or pool shall be permitted. All other fences shall be either four (4) feet or six (6) feet in height and shall be placed on the property line of a Lot. In any event, all proposed fencing must be approved by the Declarant, the Board of Directors, or the Architectural Committee in writing.

ARTICLE III

Deletion of Schedule C, Fencing

Section 3.0 Deletion of Schedule C, Fencing

Schedule C, Fencing, of the Original Declaration is hereby deleted in its entirety.

ARTICLE IV

Amendment of Schedule B, Minimum Square Footage

Section 4.01 Amendment of Schedule B, Minimum Square Footage

Schedule B, Minimum Square Footage, of the Original Declaration is hereby amended by deletion of said Schedule B and replaced with the following:

SCHEDULE B
MINIMUM SQUARE FOOTAGE

1 story: Minimum 1,800 square feet
2 story: Minimum of 2,100 square feet

ARTICLE V
Miscellaneous

Section 5.01 Survival of Original Declaration. Except to the extent modified, amended, or supplemented by this First Supplemental Declaration, the Original Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this First Supplemental Declaration to be executed as of the day first written above.

REL Enterprises, LLC

By: Elaine K. Lahrman Revocable Living Trust, Member

By: Elaine K. Lahrman
Elaine K. Lahrman, Trustee

STATE OF INDIANA)
) SS:
TIPPECANOE COUNTY)

Before me, a Notary Public in and for said County and State, personally appeared REL Enterprises, LLC, by Elaine K. Lahrman Revocable Living Trust, Member, by Elaine K. Lahrman, Trustee, who acknowledged execution of the above and foregoing this 1st day of AUGUST, 2014.

My Commission Expires:

Melisa M. Brooks
(Written)



MELISA M. BROOKS
Resident of Tippecanoe County
My Commission Expires
April 8, 2015

(Printed) NOTARY PUBLIC
Resident of _____ County.

This instrument was prepared by: Daniel A. Teder, of the law firm of REILING TEDER & SCHRIER, 250 Main Street, Suite 601, P. O. Box 280, Lafayette, IN 47902-0280; Telephone: (765) 423-5333; Facsimile: (765) 423-4564; E-mail: dat@rtslawfirm.com

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. Daniel A. Teder.