



**DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS & EASEMENTS
AS PART OF THE PLAT OF HARVEST ACRES, A RESIDENTIAL SUBDIVISION IN
BLUFFTON, INDIANA**

THIS DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS & EASEMENTS AS PART OF THE PLAT OF HARVEST ACRES (“Dedication”), is made on the day hereinafter set forth by Biggs, Inc., an Indiana corporation, as the owner in fee simple of Lots Numbered 1 through 46, consecutive and inclusive, in Harvest Acres, a residential subdivision in, Bluffton, Indiana, according to the Plat thereof recorded on August 17, 2023, in the Office of the Wells County, Indiana, Recorded as Instrument Number 20232599 (“Harvest Acres”).

WHEREAS, Biggs Inc., desires to impose upon each and all of said Lots (as hereinafter defined) in Harvest Acres with the protective restrictions, covenants and easements hereinafter set forth:

NOW THEREFORE, Biggs, Inc., hereby declares that all of the aforesaid Lots Numbered 1 through 46 as originally platted and as may be further divided, amended or replatted, in Harvest Acres shall be impressed with and shall be held, sold, and conveyed subject to all of the following protective restrictions, covenants and easements which shall run with said Lots and be binding on all parties now having or hereafter acquiring any right, title or interest in the same or any part thereof, their heirs, successors and assigns and shall inure to the benefit of and be enforceable by each owner thereof, the Developer, the Association, and/or the Villa Association (as such terms are hereinafter defined).

ARTICLE I

DEFINITIONS

Section 1. “Developer” shall mean Biggs, Inc., an Indiana corporation, its successor(s) and assign(s).

Section 2. “Lot” or “Lots” shall mean and refer to any or all of Lots 1 through 46, inclusive, as shown on the Plat. “Villa Lot” or “Villa Lots” shall mean and refer to only Lots 1 through 10, inclusive, and 23 through 33, inclusive, as shown on the Plat.

Section 3. “Owner” and “Owners” shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 4. “Association” shall mean and refer to “Harvest Acres Homeowners Association, Inc.” (or other name allowed under Article III, Section 1 of this Dedication), an