

**Amendments to the  
Dedication and Declaration of Protective Restrictions,  
Covenants, Limitations, Easements, and Approvals Appended  
to as Part of the Dedication of Section I of The Bridges a  
Subdivision in Wells County, Indiana**

Comes now The Bridges Community Association, Inc., and submits the following amendments to the Dedication and Declaration of Protective Restrictions, Covenants, Limitations, Easements, and Approvals Appended to as Part of the Dedication of Section I of The Bridges, a Subdivision in Wells County, Indiana, as recorded in the Office of the Wells County Recorder on March 8, 2007, as file number 155175, book 66, page 663 ("Recorded Restrictions"):

1. Article V, Section 3 ("Geothermal Requirements") shall be deleted in its entirety.
2. Article X, Section 1 ("Restrictions, Covenants, and Regulations shall be changed as follows:
  - a. Subparagraph (c) shall be modified to delete the word "shutter" from the first sentence thereof;
  - b. Subparagraph (d) shall be modified to delete the following language – "including, but not limited to, a requirement that any Owner desiring to bring a pet in the Development shall deposit with the Association a security deposit in an amount to be determined by the Association to cover any damage that may be caused by such pet to the Common Area. Any such security deposit shall be returned to the Owner when the pet is permanently removed from the Development, except to the extent said deposit has been used or is needed to repair damage caused by such pet. Any requirement for the depositing of such security deposit shall not be deemed to release or in any way limit an Owner's responsibility and liability for injury and damage caused by his/her pets."
  - c. The first sentence of Subparagraph (h) shall be changed to read as follows: "No dwelling shall have a foundation area, exclusive of any one-story open porch, breezeway, or garage, of less than 1,200 square feet, (villas shall be 1450 sf), for a one-story dwelling or a one and one-half story dwelling, not less than a combined 1500 square feet on 1<sup>st</sup> and 2<sup>nd</sup> floor for a dwelling in excess of one and one-half stories."
  - d. Subparagraph (j) shall be modified to read as follows: "All Owners shall install a minimum of three soffit exterior can lights on the front of the house or villa and one lamppost or one can light and two coach lights on the front of the villa or home. These lights are to be wired to photo cells and no on/off switch. These lights will be used as lighting for the subdivision."

Doc ID: 000462900007 Type: MIA  
Recorded: 01/25/2011 at 03:16:07 PM  
Fee Amt: \$26.00 Page 1 of 7  
Wells County Recorder  
Rina E. Stuck Recorder  
File# 176504

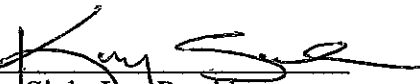


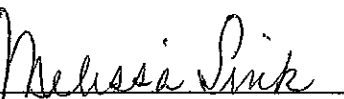
BK 66 pg 663  
Jacket 66D

- e. Subparagraph (k) shall be modified to add the following language to the end of the subparagraph: "The Architectural Control Committee shall have the right to approve alternative drainage plans."
- f. Subparagraph (o) shall be changed to read as follows: "No "for sale", "for rent", or "for lease" signs, or other signs, or other window or advertising display shall be maintained or permitted on any Lot except for two signs of not more than six square feet each with one advertising the builder and one advertising the realtor, without the prior consent of the Architectural Control Committee which consent shall not be unreasonably withheld; provided, however, that the right is reserved by the Developer to place or allow to be placed "for sale" or "for lease" signs on any unsold or unoccupied Lots or Homes and nothing contained herein shall be construed or interpreted to affect or restrict the activities of Developer in the marketing, advertising, or sale of a Lot or Home."

These amendments were duly adopted by The Bridges Community Association, Inc., in accordance with its Bylaws and the requirements of the Recorded Restrictions, as evidenced by a Solicitation of Ballots and Waiver of Notice signed by the requisite number of Voting Members, a copy of which is attached hereto and marked as "Exhibit A."

**THE BRIDGES COMMUNITY ASSOCIATION, INC.**

By:   
Kirby Sink, Its: President

By:   
Melissa Sink, Its: Secretary

STATE OF INDIANA            )  
  ) ss:  
COUNTY OF WELLS         )

Before me, the undersigned, a Notary Public in and for said County and State this 19<sup>th</sup> day of JANUARY, 2011, personally appeared Kirby Sink and Melissa Sink, known to me to be the President and Secretary, respectfully, of The Bridges Community Association, Inc., and acknowledged the voluntary execution of the above and foregoing instrument on behalf of said corporation for the purposes and uses therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and  
affixed my official seal.

A resident of ADAMS County

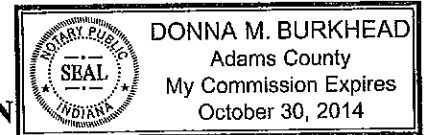
Donna M. Burkhead  
Notary Public (signature)

My commission expires:

10-30-2014

\_\_\_\_\_  
Notary Public (printed name)

**WELLS COUNTY PLAN COMMISSION**



This is to certify that the foregoing document has been reviewed by the  
Wells County Plan Commission. As presented, the content of the amendment  
contained in said document conforms to the requirements of the wells County  
Zoning and Subdivision Control Ordinances and the document is now eligible for  
recording. This certificate does not extend to the form or validity of the  
document.

Dated this 25 day of January, 2011.

**WELLS COUNTY PLAN COMMISSION**

By: Michael T. Blee

Its: APC Director

This document was prepared by Michael T. Blee, Attorney at Law, Atty # 4118-02  
522 South 13<sup>th</sup> Street, Decatur, Indiana 46733

"I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security  
number in this document, unless required by law." Michael T. Blee

# **SOLICITATION FOR BALLOTS** **AND WAIVER OF NOTICE**

## **THE BRIDGES COMMUNITY ASSOCIATION, INC.**

In accordance with the By-Laws of The Bridges Community Association, Inc. ("Association"), this Solicitation for Ballots and Waiver of Notice ("Solicitation") is presented in place of a meeting of the Voting Members of the Association. The purpose of this Solicitation is to vote on a proposal by the Board of Directors of the Association to amend the Dedication and Declaration of Protective Restrictions, Covenants, Limitations, Easements, and Approvals Appended to as Part of the Dedication of Section I of The Bridges a Subdivision in Wells County, Indiana, as recorded in the Office of the Wells County Recorder on March 8, 2007, as file number 155175, book 66, page 663 ("Recorded Restrictions") as follows:

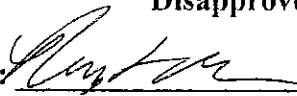

1. Article V, Section 3 ("Geothermal Requirements") shall be deleted in its entirety.
2. Article X, Section 1 ("Restrictions, Covenants, and Regulations") shall be changed as follows:
  - a. Subparagraph (c) shall be modified to delete the word "shutter" from the first sentence thereof;
  - b. Subparagraph (d) shall be modified to delete the following language -- "including, but not limited to, a requirement that any Owner desiring to bring a pet in the Development shall deposit with the Association a security deposit in an amount to be determined by the Association to cover any damage that may be caused by such pet to the Common Area. Any such security deposit shall be returned to the Owner when the pet is permanently removed from the Development, except to the extent said deposit has been used or is needed to repair damage caused by such pet. Any requirement for the depositing of such security deposit shall not be deemed to release or in any way limit an Owner's responsibility and liability for injury and damage caused by his/her pets."
  - c. The first sentence of Subparagraph (h) shall be changed to read as follows: "No dwelling shall have a foundation area, exclusive of any one-story open porch, breezeway, or garage, of less than 1,200 square feet, (villas shall be 1450 sf), for a one-story dwelling or a one and one-half story dwelling, not less than a combined 1500 square feet on 1<sup>st</sup> and 2<sup>nd</sup> floor for a dwelling in excess of one and one-half stories."
  - d. Subparagraph (j) shall be modified to read as follows: "All Owners shall install a minimum of three soffit exterior can lights on the front of the house or villa and one lamppost or one can light and two coach lights on the front of the villa or home. These lights are to be wired to

photo cells and no on/off switch. These lights will be used as lighting for the subdivision."

- e. Subparagraph (k) shall be modified to add the following language to the end of the subparagraph: "The Architectural Control Committee shall have the right to approve alternative drainage plans."
- f. Subparagraph (o) shall be changed to read as follows: "No "for sale", "for rent", or "for lease" signs, or other signs, or other window or advertising display shall be maintained or permitted on any Lot except for two signs of not more than six square feet each with one advertising the builder and one advertising the realtor, without the prior consent of the Architectural Control Committee which consent shall not be unreasonably withheld; provided, however, that the right is reserved by the Developer to place or allow to be placed "for sale" or "for lease" signs on any unsold or unoccupied Lots or Homes and nothing contained herein shall be construed or interpreted to affect or restrict the activities of Developer in the marketing, advertising, or sale of a Lot or Home."

In accordance with Section 5.07 of the Bylaws of the Association, notice is hereby given that (i) in order to constitute a quorum, there must be responses received to this Solicitation representing thirty percent (30%) of the total votes of the Association; (ii) the amendments proposed in this Solicitation will be approved if a quorum exists and if a majority of the Voting Members (as defined in the Bylaws) who comprise that quorum vote in favor of the amendments, and (iii) the ballots must be received on or before January 31, 2011, in order to be counted.

Below each Voting Member's name and address is a signature line and a space for the indicating either the approval or disapproval of the proposed amendments. By signing and choosing either to approve or disapprove, you are waiving any requirement for a notice of a meeting and a vote on the proposed amendment will be cast on your behalf as you indicate.

<u>Voting Member</u>	<u>Lot</u>
1. <u>Barkley Builders Inc.</u> <u>Randy and Pam Barkley</u> 734 Settlers Trace	2
<div style="text-align: center;">Approve _____ Disapprove <u>  X  </u></div>	
Signature: <u></u> Randy Barkley - President	Signature: <u></u> Pam Barkley

- |    | <u>Voting Member</u>                              | <u>Lot</u>  |
|----|---|---|
| 2. | Ray and Joan Wyatt<br>785 Settlers Trace          | 10  |
|    | Approve <u>X</u><br>Disapprove <u>      </u>      |   |
|    | Signature: <u>[Signature]</u><br>Ray Wyatt        | Signature: <u>[Signature]</u><br>Joan Wyatt       |
| 3. | Theron and Olga Lindsey<br>775 Settlers Trace     | 11  |
|    | Approve <u>      </u><br>Disapprove <u>      </u> |   |
|    | Signature: <u>[Signature]</u><br>Theron Lindsey   | Signature: <u>[Signature]</u><br>Olga Lindsey     |
| 4. | Dean and Cyndee Fiechter<br>939 N High Pointe Ct. | 17 and 18   |
|    | Approve <u>✓</u><br>Disapprove <u>      </u>      |   |
|    | Signature: <u>[Signature]</u><br>Dean Fiechter    | Signature: <u>[Signature]</u><br>Cyndee Fiechter  |
| 5. | Evelyn Isnogle<br>603 Indian Trace                | 34  |
|    | Approve <u>✓</u><br>Disapprove <u>      </u>      |   |
|    | Signature: <u>[Signature]</u><br>Evelyn Isnogle   |   |
| 6. | Larry and Michelle Heckber<br>592 Indian Trace    | 36  |
|    | Approve <u>✓</u><br>Disapprove <u>      </u>      |   |
|    | Signature: <u>[Signature]</u><br>Larry Heckber    | Signature: <u>[Signature]</u><br>Michelle Heckber |

**Voting Member**

**Lot**

7. Glen and Mary Hendricks  
598 Indian Trace

37

Approve \_\_\_\_\_  
Disapprove \_\_\_\_\_

X  
\_\_\_\_\_

Signature: Glen Hendricks  
Glen Hendricks

Signature: Mary Hendricks  
Mary Hendricks

8. Brian and Jennifer Bultemeier  
660 Little River Trace

42

Approve \_\_\_\_\_  
Disapprove \_\_\_\_\_

X  
\_\_\_\_\_

Signature: Brian Bultemeier  
Brian Bultemeier

Signature: Jennifer Bultemeier  
Jennifer Bultemeier

9. Bee Creek Development, LLC  
13132 Way Court

All Remaining lots within  
The Bridges

Approve \_\_\_\_\_  
Disapprove \_\_\_\_\_

X  
\_\_\_\_\_

Signature: Kirby Sink  
Kirby Sink, President

Signature: Melissa Sink  
Melissa Sink, Secretary