

Holt Barnes & Rosenberg

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DECLARATION OF COVENANTS AND RESTRICTIONS
OF KNOLLWOOD PARK VILLAS
SECTIONS TWO AND THREE

This Declaration made this 16th day of April, 1985, by ADAMS ROAD DEVELOPMENT CORP., an Indiana corporation, (Declarant), as to Section Two and Section Three of Knollwood Park Villas, a subdivision located in St. Joseph County, Indiana, with the legal description and lot numbers of lots included in of Section Two and Section Three of said subdivision being attached hereto and made a part hereof as Exhibit "A".

Declarant is the owner of all of the real estate in Sections Two and Sections Three of Knollwood Park Villas (Exhibit A) and hereby dedicates said real estate and subjects the same to the covenants, provisions, agreements, easements, restrictions, limitations and charges which are set forth in a certain document entitled "Declaration of Covenants and Restrictions of Knollwood Park Villas", which instrument was recorded in the records of the Recorder of St. Joseph County, Indiana, on June 1, 1984, as Instrument No. 8410352. Each and every provision of the aforesaid Declaration recorded on June 1, 1984 shall be applicable to Section Two and Section Three of Knollwood Park Villas effective on the date this instrument is recorded in the records of the St. Joseph County Recorder.

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INDEXED
ST. JOSEPH CO. IN.

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RECORDED
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ST. JOSEPH CO. IN.

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IN WITNESS WHEREOF, the undersigned executed and delivered this Declaration of Covenants and Restrictions of Knollwood Park Villas, Sections Two and Three, this 16th day of APRIL, 1985.

ADAMS ROAD DEVELOPMENT CORP.

David A. Eckrich
David A. Eckrich, President

ATTEST:

Betty J. Babcock
Betty J. Babcock, Secretary

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STATE OF INDIANA)
) SS:
ST. JOSEPH COUNTY)

Before me, a Notary Public in and for said County and State, this 16th day of April, 1985, personally appeared David A. Eckrich and Betty J. Babcock, known to me to be the President and Secretary, respectively, of Adams Road Development Corp., an Indiana corporation, and acknowledged the execution of the above and foregoing Declaration of Covenants and Restrictions of Knollwood Park Villas, Sections Two and Three, for and on behalf of said corporation and that they are authorized by it so to do.

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

Bruce R. Bancroft
Bruce R. Bancroft Notary Public
and a resident of St. Joseph
County, IN

SEAL
My commission expires:
September 4, 1985

This instrument was prepared by Bruce R. Bancroft, Attorney at Law.

EXHIBIT A TO
DECLARATION OF COVENANTS AND RESTRICTIONS
OF KNOLLWOOD PARK VILLAS
SECTIONS TWO AND THREE

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A part of the Northeast Quarter of Section 16, Township 38 North, Range 3 East of the Second Principal Meridian, Clay Township, St. Joseph County, Indiana, and described as follows: [Section Two]

Commencing from a Harrison Monument at the East Quarter corner of said Section 16, thence North 00°-18'-00" West (bearing assumed) along the East line of said Quarter Section (being along the centerline of Gumwood Road) 1705.10 feet; thence North 89°-58'-52" West, 480.00 feet; thence South 00°-18'-00" East, 382.00 feet; thence North 89°-58'-52" West, 765.85 feet to the point of beginning; thence continuing North 89°-58'-52" West, 460.60 feet; thence North 00°-01'-08" East, 180.00 feet; thence South 89°-58'-52" East, 60.48 feet; thence Northwesterly 29.85 feet along a curve to the left having a radius of 19.00 feet, subtended by a chord having a bearing of North 45°-01'-08" East and a chord length of 26.87 feet; thence North 00°-01'-08" East, 88.00 feet; thence South 89°-58'-52" East, 30.00 feet; thence South 00°-01'-08" West, 7.00 feet; thence South 89°-58'-52" East, 156.74 feet; thence North 15°-02'-03" West, 129.44 feet; thence South 89°-58'-52" East, 120.08 feet; thence South 02°-25'-27" East, 164.60 feet; thence Northwesterly 23.89 feet along a segment of a curve having a radius of 260.00 feet; subtended by a chord having a bearing of North 84°-12'-28" East and a chord length of 23.88 feet; thence South 00°-01'-08" West, 244.60 feet to the point of beginning and containing 2.70 acres more or less. The aforescribed tract of land contains 6 lots numbered 16 through 19, 47 and 55, all inclusive.

A part of the Northeast Quarter of Section 16, Township 38 North, Range 3 East of the Second Principal Meridian, Clay Township, St. Joseph County, Indiana, and described as follows: [Section Three]

Commencing from a Harrison Monument at the Northwest corner of said Section 16, said point being at the intersection of the centerline of Grape and S Roads; thence North 90°-00'-00" East (bearing assumed) along the North line of the Northeast Quarter of said Section 16 (being along the centerline of S Road) 552.34 feet; thence South 00°-00'-00" West, 45.00 feet to the point of beginning; thence North 90°-00'-00" East, 156.49 feet; thence Northwesterly feet along an arc to the left having a radius of 19.00 feet subtended by a chord having a bearing of North 68°-43'-55" West and a chord length of 13.78 feet; thence North 90°-00'-00" East, 68.00 feet; thence Southwesterly 29.85 feet along an arc to the left having a radius of 19.00 feet subtended by a chord having a bearing of South 45°-00'-00" West, 75.24 feet; thence Southwesterly 11.63 feet along a bearing of South 45°-00'-00" West, and a chord length of 26.87 feet; thence South 00°-00'-00" East, 288.61 feet; thence Southwesterly 11.63 feet along an arc to the left having a radius of 236.58 feet, subtended by a chord having a bearing of South 01°-24'-24" East and a chord length of 11.63 feet; thence South 38°-18'-52" East, 200.18 feet; thence South 50°-29'-08" East, 240.00 feet; thence South 22°-08'-38" West, 288.61 feet; thence South 18°-41'-00" East, 157.60 feet; thence North 89°-58'-52" West, 30.00 feet; thence South 00°-01'-08" West, 88.00 feet; thence Southwesterly 29.85 feet along a curve to the right having a bearing of South 45°-01'-08" West, 636.40 feet; thence North 89°-58'-52" West, 60.48 feet; thence South 00°-01'-08" West, 180.00 feet; thence North 89°-58'-52" West, 250.00 feet; thence North 34°-01'-08" East, 190.26 feet; thence North 04°-11'-11" West, 270.29 feet to the point of beginning and containing 15.854 acres more or less.

The tract described above contains 34 lots numbered 20 through 46 and 48 through 54 all inclusive.