



SOUTHCREEK, SECTIONS I, II, III.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

**SOUTHCREEK DEVELOPMENT CO.
TELEPHONE: (317) 885-8808**

SUMMARY OF CONTENTS

DECLARATION OF COVENANTS, CONDITIONS, & RESTRICTIONS

SOUTHCREEK, SECTION I

ARTICLE ONE: SUBDIVISION OF REAL ESTATE

- 1.1 SUBDIVISION & PLATTING OF REAL ESTATE
- 1.2 PURPOSE OF DECLARATION
- 1.3 DECLARATION
- 1.4 MODIFICATIONS & ADDITIONS

ARTICLE TWO: USE OF THE REAL ESTATE

- 2.1 PERMITTED USE
- 2.2 OWNER'S OBLIGATION OF MAINTENANCE AND REPAIR
- 2.3 EASEMENTS
- 2.4 RESTRICTIONS ON USE
 - (A) BUSINESS ACTIVITIES
 - (B) ARCHITECTURAL APPROVAL
 - (C) FRACTIONAL LOTS
 - (D) TEMPORARY BUILDINGS
 - (E) ANTENNAE
 - (F) BOATS & MOTOR VEHICLES
 - (G) TREES
 - (H) ARTIFICIAL VEGETATION
 - (I) AUTOMOBILE STORAGE AREA
 - (J) CLOTHES DRYING AREAS
 - (K) LANDSCAPING
 - (L) ANIMALS
 - (M) RUBBISH, TRASH & GARBAGE
 - (N) FENCES, HEDGES, AND WALLS
 - (O) NUISANCES
 - (P) SIGNS
 - (Q) COMMON AREAS
 - (R) WINDOW AIR CONDITIONING UNITS
 - (S) SEPTIC TANK & WELL
 - (T) WEEDS & UNDERBRUSH
- 2.5 EXCEPTIONS FOR DEVELOPMENT

ARTICLE THREE: COMMON AREAS

- 3.1 DESIGNATION OF COMMON AREAS
- 3.2 TITLE TO COMMON AREAS
- 3.3 USE OF COMMON AREAS
- 3.4 RIGHTS TO COMMON AREAS

ARTICLE FOUR: ARCHITECTURAL CONTROL

- 4.1 NECESSITY OF ARCHITECTURAL REVIEW & APPROVAL
- 4.2 PURPOSE OF ARCHITECTURAL CONTROL
- 4.3 ARCHITECTURAL CONTROL BOARD
- 4.4 POWERS & DUTIES OF BOARD

