

Received when  
Contract to build  
was signed.

**HERITAGE PARK**  
**COMMON INTEREST AND COMMUNITY INFORMATION**

Heritage Park has been platted as a subdivision in the City of Indianapolis, Marion County with 58 lots on approximately 11 acres under the D5-II residential zoning classification with various commitments regarding the development.

**ASSOCIATION & DECLARATION:** Purchase of your home automatically includes you in the governing body of Heritage Park, legally known as the Heritage Park Homeowners' Association, Inc. (Heritage HOA). The Heritage HOA will, at some point in the future, own and maintain the pond and common areas of Heritage Park. The Heritage HOA will collect a service fee from all homeowners and disburse funds related to the cost of operating the association and maintaining the pond and common areas. During the development period, the owners are responsible for paying all of the expenses related to operation of the Heritage HOA and maintenance of the common areas. The Board of Directors of the Heritage HOA will consist of 3 to 5 members. Your rights and remedies as a member of the Heritage HOA are fully described in the Declaration, By-Laws, and Articles of Incorporation, a copy of which you should have received. Any amendments will be forwarded to all homeowners at time of acceptance.

**PLAT COVENANTS AND RESTRICTIONS:** You will accept title to your lot subject to the Plat Covenants and Restrictions of Heritage Park which govern subdivision improvements. Copies are available.

**EASEMENTS:** Various easements exist within Heritage Park which have been granted to The City of Indianapolis and utility companies. These easements have been recorded and will be listed on your owner's title insurance commitment which you will receive at closing.

**UTILITIES:** The main water lines and fire hydrants are owned by the Indianapolis Water Company. The storm sewers and sanitary sewers (excluding laterals from each house to the main) are to be dedicated to the City of Indianapolis and maintained by the City of Indianapolis. All streets, except driveways, are planned to be dedicated to The City of Indianapolis. Electric service is provided by Indianapolis Power and Light and natural gas is provided by Citizen's Gas. Above ground pedestals and transformers for the telephone and electric companies will be present in the front yards of most homes.

**ZONING OF ADJACENT PROPERTY:** The property to the north is zoned for single family residential and is developed as Shadeland Station Subdivision. The property to the west is zoned for apartments and is developed as Shadeland Station Apartments. The property to the south is zoned for special use and includes Castleton Christian Church and Crestview Elementary School. The property to the east is a single family residential community. The home at the northside of the entry road is a single family residence that is also used as a Christian Counseling Center and is zoned for Special Use.

**EXISTING TREES:** C.P. Morgan Communities L.P. does not guarantee the number of trees that will exist on any lot after land development and house construction. Furthermore, C.P. Morgan Communities L.P. does not guarantee the continued life of any trees after said development and construction. Wooded areas will be cleared of fallen trees, but will not be graded or seeded.

**SIDEWALKS:** Sidewalks will be constructed along both sides of the street within Heritage Park.

**PARKING:** Off-street parking is available in the driveways and garages of each Heritage Park home. The public streets are wide enough to permit parking also, subject to the control and ordinance of The City of Indianapolis.

**COMMON AREAS:** There are areas of ground designated on the plat as Common Areas. These areas will be deeded to the Heritage HOA for maintenance and repair of the pond, landscaping and any other improvement upon these areas. No fountains will be installed by the developer in the pond. Water quality will be maintained by chemical treatments.

**ENTRY SIGN:** There is an entry sign within the community which are the responsibility of the Heritage HOA for maintenance and repair.

**FENCING:** No fences, except those fences installed initially by the developer shall be erected without the prior written consent of the Architectural Control Committee. No fence shall be higher than six feet. No fencing shall extend forward of a point which is ten feet behind the front corner of the residence. Chain link fence must have a brown or black finish and all wood fences shall be painted or stained in a color of the residences.

**OUTBUILDINGS:** No trailers, shacks, outhouses, detached storage or tool sheds of any kind shall be erected or situated on any lot in the community.

**SIGNS:** No sign shall be displayed in public view on any lot except real estate signs advertising the property for sale or rent.

**ANTENNAS:** No antennas shall be allowed to extend higher than five (5) feet above the roof line on the exterior of homes in the community.

**SATELLITE DISHES:** No satellite dishes shall be installed or permitted in the community except those with a diameter of 24 inches or less. The small satellite dishes will only be permitted on the rear of homes or in the rear yard. They shall not be visible from the street.

**AWNINGS AND PATIO COVERS:** No metal, fiberglass or similar type material awnings or patio covers shall be permitted in the community.

**SWIMMING POOLS:** No above-ground swimming pools shall be permitted.

**SOLAR HEAT PANELS:** No solar heat panels shall be permitted on the roofs of any structures in the subdivision and any solar heat panels must be concealed from the view of neighboring lots and the streets.

**MAINTENANCE:** The owner of any lot shall at all times maintain his/her lot and his/her home so that it is attractive. This means grass and weeds shall be mowed, all debris removed, and anything else that would make the improvements appear unsightly. The developer has the right to perform certain maintenance as described in the plat covenants.

**ANIMALS:** No farm animals, fowls or domestic animals for commercial purposes shall be kept or permitted on any lot in the community. No noxious, unlawful, or otherwise offensive activity shall be carried out on any lot in this community, nor shall anything be done thereon which may be any annoyance or nuisance to the neighborhood.

**VEHICLE PARKING:** No campers, trailers, recreational vehicles, boats or disabled vehicles shall be parked on any street or lot in Heritage Park unless parked inside the garage.

**DITCHES OR SWALES:** Each homeowner who has any part of an open storm drainage ditch or swale on his lot has the responsibility to keep such continuously unobstructed and in good repair.

**FIRE & POLICE PROTECTION:** Fire protection and emergency service will be provided by the Lawrence Township Fire Department (911 emergency). Police protection will be provided by the Marion County Sheriff's Department (911 emergency).

**WASTE COLLECTION:** Waste collection will be up to each homeowner to arrange with a private waste disposal company.

<b>PUBLIC SCHOOLS:</b>	Elementary:	Crestview Elementary School
	Jr. High School:	Craig Middle School
	High School:	Lawrence North High School

**INSURANCE:** Insurance coverage will be the responsibility of each homeowner.

**FUTURE CONSTRUCTION:** In order to meet changes in market demand, C.P. Morgan Communities L.P. reserves the right to change price range, size and design of future homes in the subdivision, subject to zoning restrictions. In addition, C.P. Morgan Communities L.P. may elect to sell lots to other builders subject to all Plat Covenants, Conditions and Restrictions. During the development period, C.P. Morgan's sales, construction and other operations are not subject to the standards described in the covenants and declaration.