

KATIE FIRESTONE
Fee Amount: 19.00

**FIRST AMENDMENT TO
DEDICATION AND DECLARATION OF PROTECTIVE RESTRICTIONS, 3
COVENANTS, LIMITATIONS, EASEMENTS, AND APPROVALS APPENDED
TO AS PART OF THE DEDICATION AND PLAT OF
BRIDGEWATER NORTH, SECTION I,
A SUBDIVISION IN AUBURN, DEKALB COUNTY, INDIANA**

BRIDGEWATER DEVELOPMENT GROUP, INC., an Indiana Corporation, hereby declares that it is the Developer of real estate which includes Bridgewater North, Section I, a platted subdivision in the City of Auburn, DeKalb County, Indiana, as recorded on the 10th day of March, 2016, as document number 201601195 in the Office of the Recorder of DeKalb County, Indiana. At the time of the recording of the plat, there was also filed the "DEDICATION AND DECLARATION OF PROTECTIVE RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND APPROVALS APPENDED TO AS PART OF THE DEDICATION AND PLAT OF BRIDGEWATER NORTH, SECTION I, A SUBDIVISION IN AUBURN, DEKALB COUNTY, INDIANA, which were recorded on the 10th day of March, 2016, as document number 201601196 in the Office of the Recorder of DeKalb County, Indiana.

Pursuant to Article Article VII. Section 35. Covenants, Restrictions and Extensions the Developer the exclusive right for a period of two (2) years from the date of the recording of the Plat to amend any of the covenants and restrictions.

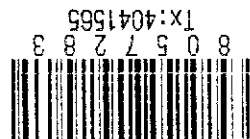
BRIDGEWATER DEVELOPMENT GROUP, INC., hereby amends said Protective Restrictions, Covenants, Limitations, Easements, and Approvals as follows:

Article I. Section 1. shall be amplified so that it reads as follows:

"Section 1. "Architectural Control Committee" shall mean the body designated herein to review plans and to grant or withhold certain other approvals in connection with improvements and developments. The Committee shall be composed of three (3) members initially appointed by the Developer. Any vacancies from time to time shall be filled pursuant to the By-Laws of the Association. Until seventy-five percent (75%) of the lots in Bridgewater North, Section I, have been sold to the ultimate homeowner, the Developer shall control the appointments of the three (3) members of the Architectural Control Committee."

Article VII. Section 17. Building Materials. Shall be revoked in its entirety and replaced with the following:

"Section 17. Building Materials. All Dwelling Units (regular homes and villa homes) and other permitted structures shall be constructed in a substantial and good workmanlike manner of new materials. The entire front exterior of each residence shall be constructed of all natural materials of brick, stone, or natural wood, but those substitutes commonly referred to as "vinyl shake" are permitted. No roll siding, asbestos siding or siding containing asphalt or tar as



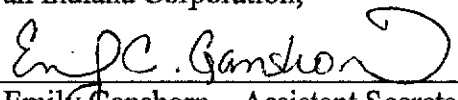
one of its principal ingredients shall be used in the exterior construction of any Dwelling Unit or other permitted structure on any Lots of said Subdivision and no roll roofing of any description or character shall be used on the roof of any Dwelling Unit or other permitted structure on any of said Lots. All Dwelling Units shall have one or more windows on each exterior wall. All building materials must be identified on plans submitted for approval (in advance) to the Architectural Control Committee.”

Finally, Article VII. Section 38. shall be amplified so that it provides in its entirety:

“Section 38. Dwelling Unit Exterior. All windows, porches, balconies and exteriors of all Dwelling Units shall at all times be maintained in a neat and orderly manner. No clotheslines or other outside drying or airing facilities shall be permitted. Flag poles, permanently affixed basketball goals (frame, backboard, rim, and netting) and other permanently affixed improvements, whether attached to the dwelling or free-standing shall be permitted only upon approval of the design, materials, and location by the Architectural Control Committee in writing, which shall have complete discretion. In addition, exterior lighting, whether attached to the dwelling or freestanding, shall be permitted only upon the approval of the design, materials, and location by the Architectural Control Committee in writing, which shall have complete discretion and whose decision is final and binding. Among other things, exterior lighting not attached to the structure or any other type of structure (exterior wall, light post, and the like) must meet all Auburn City codes for exterior lighting, including protection to seal out water, snow and other stormy weather conditions. In addition, all exterior lighting plans must comply with Article III of these provisions. Posts or walls serving as a base for exterior lighting must be harmonious and compatible with the architectural character of the dwelling on that property and the neighboring dwellings, both in the type of materials used and the aesthetics of such lighting and structure to which it is attached, as well as the location of such lighting. Such lighting may not be directed in a manner that creates an annoyance to neighboring properties.”

All other provisions in said Protective Restrictions, Covenants, Limitations, Easements, and Approvals shall remain the same.

IN WITNESS WHEREOF, BRIDGEWATER DEVELOPMENT GROUP, INC., a Corporation organized and existing under the laws of the State of Indiana, Developer of the real estate described in said Plat, and pursuant to authority vested in Developer pursuant to Article VII. Section 35 of this document has hereunto set its hand and seal, by its duly authorized officer, this 27th day of April, 2017.


BRIDGEWATER DEVELOPMENT GROUP, INC.,
an Indiana Corporation,
BY 
Emily Ganshorn – Assistant Secretary

STATE OF INDIANA, COUNTY OF DEKALB)SS:

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, personally appeared Emily Ganshorn, known by me to be the duly authorized and acting Assistant Secretary of Bridgewater Development Group, Inc., an Indiana Corporation, and acknowledged the voluntary execution of the above and foregoing instrument on behalf of said Corporation for the purposes and uses therein set forth, this 27 day of April, 2017.

My Commission Expires:

2/10/2024


James P. McCanna - Notary Public



Resident of DeKalb County, IN.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. This instrument, including the above affirmation, was prepared by James P. McCanna, Attorney No. 9424-17, Burt, Blee, Dixon, Sutton & Bloom, LLP, 1320 S. Grandstaff, P.O. Box 543, Auburn, IN 46706. Telephone: (260) 925-3787.

corp/bridgewater/platrestrictions/amendment-1-bridgewater-north-section-I- plat restrictions-3-2017