

ADDENDUM TO

Protective Restrictions, Covenants, and Approvals appended to the plat of Indian Ridge on the Wabash, Sections VI, VII, VIII, IX, and X, a subdivision in Huntington City, Huntington Township, and Huntington County, as recorded October 13, 2004 at the Huntington County Recorder's Office.

In addition to the minimum requirement 5 stated in the above restrictions and covenants of the Indian Ridge on the Wabash Subdivision, the following policies have been adopted by the Developer, Advisory Board of Directors and Architectural Control Committee over the years of its existence. While some of the following items relate to contents in the Protective Restrictions, Covenants, and Approvals, they are not to be construed as the official statement.

1) The minimum square foot for homes are:

1800 on the Southside of Miami Trail

1600 on the Northside of Miami Trail

1600 on Elias Murray in Phase 8A, except the two northernmost lots

2) A minimum 6/12 roof pitch is required on all homes.

3) Minimum of a 3-car garage is required for the approval of homes on the south side of Miami Trail; 2 car minimum elsewhere.

4) Lamp posts are required on all lots except those facing Elias Murray.

5) Storage sheds must be no larger than 144 sq ft and have siding and roof materials with colors similar to the owners home. Plans require approval of the Architectural Control Committee prior to installation.

6) The front façade of a home on Miami Trail is to include at least 100 square feet of brick or stone.

7) Inoperative vehicles must be stored in garages.

8) Long term Outdoor storage of boats, campers, motor homes and such is not permitted.

9) Outdoor dog pens are not permitted due to the annoyance of barking dogs.

10) Fences for lot sides and frontage are to be shadow box wood fence or anodized aluminum rail and post fence (similar to wrought iron). Fence installation shall be no closer to street than the set back of the residential structure where it is terminated. Chain link fencing is not acceptable where the fence will be adjacent to properties in the Indian Ridge development. Plans are to be approved by the Architectural Control Committee prior to installation.

11) Dues were increased effective Jan 1, 2019. Annual dues are: Section 6, \$13.50; Section 7 \$45.90, payable in January. \$10.50 is allocated to reserves for future operation and maintenance of the detention pond, \$3.00 membership mailings. Section 7 is separately charged \$32.40 for annual operation and maintenance of common property uniquely benefiting section 7 members

The HOA Board of Directors with approval of the developer, Indian Ridge on the Wabash LLC, at their discretion, may amend, add or change requirements when such change is for the overall benefit of the members.

The above cited policies, 1 thru 10, are current as of 10-15-2018.

The following policy is under consideration for immediate application:

A) Late HOA Dues

Effective 6-1-2019, late payment of 2019 dues are subject to a late payment fee of 10% rounded to the next higher dollar.

Effective 1-1-2020, dues will be considered late on the Jan 15th and prior unpaid dues will be subject to an additional \$3 late payment fee.

Payments will be applied: first to late payment fees, next to oldest unpaid dues and lastly to current dues.