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**Cross-Reference:**

Hidden Lake Estates, Plat, Section 1, Instrument # ~~1999-30074~~  
Hidden Lake Estates, Plat, Section 2, Instrument # ~~2001-6112~~  
Hidden Lake Estates, Plat, Section 3, Instrument # ~~2001-191412~~  
Hidden Lake Estates Homeowners Association, Inc., Bylaws, Instrument # ~~1999-30169~~  
Hidden Lake Estates Homeowners Assoc., Inc., First Amend. to Bylaws, Instrument # ~~2005-201066~~

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**ADOPTION OF RULES AND REGULATIONS**

**AFFIDAVIT OF CORPORATE RESOLUTION  
of the  
HIDDEN LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.**

COMES NOW the Hidden Lake Estates Homeowners Association, Inc., by its Board of Directors, on this 1 day of March, 2008, and states as follows:

**WITNESSETH THAT:**

**WHEREAS**, the residential community in Indianapolis, Marion County, Indiana commonly known as Hidden Lake Estates was established upon the recording of certain Plats with the Office of the Recorder for Marion County, Indiana; and

**WHEREAS**, the Plat for Hidden Lake Estates, Section I, was filed with the Office of the Marion County Recorder on February 5, 1999, as **Instrument # 1999-30074**; and

**WHEREAS**, the Plat for Hidden Lake Estates, Section II, was filed with the Office of the Marion County Recorder on January 11, 2001, as **Instrument #2001-6112**; and

**WHEREAS**, the Plat for Hidden Lake Estates, Section III, was filed with the Office of the Marion County Recorder on October 26, 2001, as **Instrument #2001-191412**; and

**WHEREAS**, the foregoing Plats contain Covenants that run with the land and which state that by taking a deed to any Lot as set forth on any of the above listed Plats for the Hidden Lake Estates Development, each owner will be bound by the terms, requirements and restrictions of those Covenants; and

**WHEREAS**, the foregoing Plats contain Covenants that run with the land and which state that by taking a deed to any Lot as set forth on any of the above listed Plats for the Hidden Lake Estates development, each owner will become a mandatory member of the Hidden Lake Estates Homeowners Association, Inc., an Indiana nonprofit corporation (hereinafter "Association"); and

**WHEREAS**, the Association was incorporated pursuant to the above listed Covenants as a non-profit corporation pursuant to Articles of Incorporation (hereinafter "Articles") filed with, and approved by, the Indiana Secretary of State on February 10, 1999, and amended pursuant to Articles of Amendment on October 6, 2006; and

**WHEREAS**, the Association's Board of Directors adopted a Code of Bylaws (hereinafter "Bylaws") for the Association, said Bylaws being dated February 5, 1999, and recorded on February 5, 1999, as Instrument #1999-0030169, in the Office of the Recorder of Marion County, Indiana, and amended pursuant to the First Amendment to the Code of Bylaws dated November 3, 2005, and recorded on December 6, 2005, as Instrument #2005-201066, and any amendments thereafter; and

**WHEREAS**, the Articles of Incorporation, Article II, Section 3(c), and the Bylaws, Article III, Section 3.07(g), give the Board of Directors of the Association the authority to adopt reasonable rules and regulations regarding the use and parking of vehicles upon any Lot or Common Area in the Hidden Lake Estates Development, so long as the rules and regulations adopted pursuant to that authority are not inconsistent with any provision in the Covenants or any subdivision plat; and

**WHEREAS**, pursuant to this authority and to supplement the current provisions set forth in the Plat Covenants for Hidden Lake Estates, the Board of Directors desires to adopt certain rules and regulations to further regulate the use and parking of vehicles in Hidden Lake Estates, said rules and regulations all designed to protect each individual Lot owner's use and enjoyment of their Lot and to preserve the value and desirability of the real properties within the subdivision by protecting the health, safety and welfare of the Lot owners within the Hidden Lake Estates community; and

**WHEREAS**, upon adoption, said rules regarding the use and parking of vehicles in Hidden Lake Estates shall be applicable and binding upon each and every Lot and Lot Owner in the Hidden Lake Estates Development; and

**WHEREFORE, BE IT RESOLVED**, pursuant to this authority granted to the Board by the Declaration, the Board hereby adopts and certifies that the following is a full and true copy of the Resolution that was duly adopted at a meeting of the Board of Directors of the Association held in accordance with applicable laws, and was duly signed by the President and Secretary of the Association certifying that a majority of the members of the Board of Directors approved said Resolution and that the proceedings and the Resolution adopted thereby are in conformity with and do not in any respect contravene or conflict with any other provision of applicable Indiana law, the Articles of Incorporation, the Bylaws, or the Plat Covenants for Hidden Lake Estates, and that said Resolution shall become effective and applicable to each Owner of a Lot in the Hidden Lake Estates Development upon the recording of these rules with the Marion County Recorder.

## VEHICLE USE AND PARKING RULES

1. No Owner shall park their vehicle(s) on any street in the subdivision. Owners shall park all personal automobiles (cars), full size vans, pickup trucks up to two (2) ton, and sport utility vehicles (SUV's) in the garage or driveway of the residence.
2. Guests, invitees and subcontractors shall be allowed to park on the streets in the subdivision on a temporary basis. For purposes of this provision, "temporary" shall mean any portion of two calendar days within a one calendar week period of time.
3. No camper, trailer of any kind, mobile home, recreational vehicle, truck, motorcycle, boat or jet-ski, snowmobile, bus, dune buggy, mini-bike or moped, race car or any other unconventional vehicles of any kind shall be permitted, kept, parked or stored anywhere within the Hidden Lake Estates subdivision except within an enclosed garage and out of public view; and under no circumstances shall such vehicles be stored or parked for any length of time on any street or yard in the Hidden Lake Estates subdivision; except that a camper, camper trailer, recreational vehicle, boat or other watercraft, boat trailer or other recreational vehicle may be parked for no more than a twenty-four (24) consecutive hour period in an Owner's driveway for the purpose of preparing and loading the vehicle for a trip or use and for the purpose of unloading the vehicle upon return from a trip or use. For purposes of this restriction, the term "truck" does not include pickup trucks up to two ton, full size vans and/or sport utility vehicles.
4. No vehicles of any kind may be driven, parked or stored for any length of time on any Lot in the grass, yard, or other non-paved portion of the Lot.
5. No semi-tractor, semi-trailer, semi-tractor/trailer combo, box style, non-pickup style trucks or other similar vehicles may be parked for any length of time in the Hidden Lake Estates subdivision.
6. No inoperative, disabled, unregistered or unlicensed vehicle shall be parked, stored, or repaired on any Lot, driveway or street in the subdivision, unless within an enclosed garage. For purposes of this section, "inoperative" includes any vehicle that has not been noticeably moved by its owner for a period of three (3) weeks or longer; any vehicle that has a block or other device under the tires to prevent movement or rolling; or any vehicle that has a flat tire or other obvious damage that would prevent or prohibit it from being driven safely or legally upon any street. For purposes of this section, "unregistered" and "unlicensed" includes any vehicle that does not display a valid license plate as required by law.
7. Garages shall be used for the parking of vehicles or storage of vehicles and, if additional space is available, the storage of personal possessions and other household items. Garages shall not be used for any type of commercial vehicle repair facility or other similar type of business operation. Garages in the Hidden Lake Estates subdivision may not be modified or permanently enclosed for living area or recreational areas exclusively,

so that it reduces the number of automobiles which may be reasonably be parked therein to a number less than the number of automobiles that could have been reasonably parked in the garage as it was originally designed and built (i.e. a 2 car garage must be able to accommodate 2 cars at all times).

8. The Board has the right, but not the obligation, to remove or tow from any street or public place within the Hidden Lake Estates subdivision at the Owner's expense, any vehicle that is in violation of any of these rules or covenants. The Board may establish procedures to be used in enforcement of this rule, including towing. If an Owner's vehicle is towed pursuant to this rule or any covenant, the Hidden Lake Estates Homeowners Association shall not be liable for any damage, loss or expense incurred by the Owner as a result of the vehicle or other object being towed from the subdivision.
9. The Board reserves the right to adopt further rules, amendments or modifications to this rule regarding parking in Hidden Lake Estates pursuant to the authority granted to it by the governing documents of Hidden Lake Estates.
10. These rules, and any future rules, including amendments or modifications thereto, shall be binding and enforceable upon each and every Lot and Lot Owner in Hidden Lake Estates, and violation of this parking rule shall be subject to an action at law or in equity by the Association or any individual Owner to enjoin the violation. If the Association or any individual Owner that takes action to enforce any rule set forth herein, including violation letters, towing, or legal action, it shall be entitled to reimbursement of all its costs and expenses, including, but not limited to reasonable attorney fees, of said enforcement activity or action from the party violating said rule.

**[The remainder of this page intentionally left blank]**

IN WITNESS WHEREOF, I, the undersigned, do hereby execute this Affidavit of Corporate Resolution for Hidden Lake Estates Homeowners Association, Inc. and swear, affirm or certify, under penalties of perjury, the truth of the facts herein stated, this 1 day of March, 2008

HIDDEN LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.  
by:

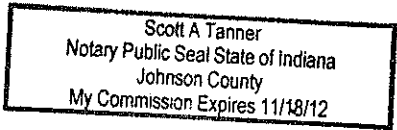
Randy Hausz  
\_\_\_\_\_  
President  
Hidden Lake Estates Homeowners Association, Inc.  
Randy Hausz

ATTEST:  
Davrell E. Morris  
\_\_\_\_\_  
Secretary Davrell E. Morris  
Hidden Lake Estates Homeowners Association, Inc.

STATE OF INDIANA )  
  )  
COUNTY OF Marion )

Before me a Notary Public in and for said County and State, personally appeared Randy Hausz and Davrell E. Morris, the President and Secretary, respectively, of Hidden Lake Estates Homeowners Association, Inc., who acknowledged execution of the foregoing Affidavit of Corporate Resolution for Hidden Lake Estates Homeowners Association, Inc. and who, having been duly sworn, stated that the representations contained herein are true.

Witness my hand and Notarial Seal of this 1 day of March, 2008



Scott A. Tanner  
\_\_\_\_\_  
Notary of Public - Signature  
Printed

My Commission Expires:

Residence County: \_\_\_\_\_

I hereby 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. -Scott A. Tanner

This document was prepared by:

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