

384Ae. PLATTED FROM

KEY 14-233-1

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

Return to: David E. Wickland
Attorney at Law
8146 Calumet Avenue
Munster, Indiana 46321

JAN 13 1995
NEWKEYS 14-247-9810
SAM ORLICH
RECORDER LAKE COUNTY
UNITS 1461 & 1463

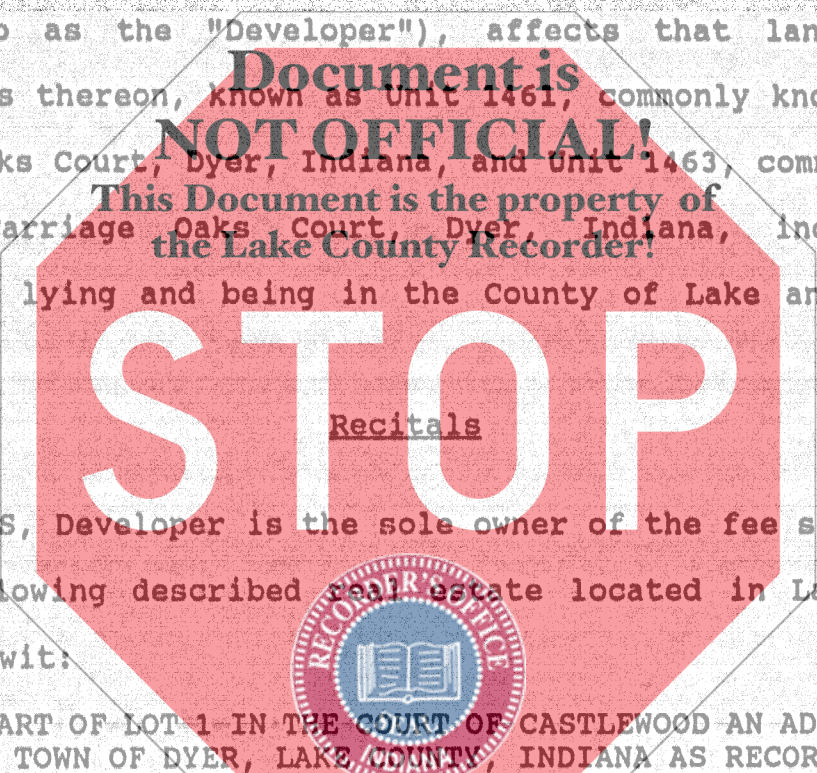
THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM

This Third Amendment to Declaration of Condominium, made this 10th day of January, 1995, by TRUCCO, INC., (hereinafter referred to as the "Developer"), affects that land and all improvements thereon, known as Unit 1461, commonly known as 1461 Carriage Oaks Court, Dyer, Indiana, and Unit 1463, commonly known as 1463 Carriage Oaks Court, Dyer, Indiana, inclusive, a condominium lying and being in the County of Lake and State of Indiana;

Recitals

WHEREAS, Developer is the sole owner of the fee simple title to the following described real estate located in Lake County, Indiana to-wit:

THAT PART OF LOT 1 IN THE COURT OF CASTLEWOOD AN ADDITION TO THE TOWN OF DYER, LAKE COUNTY, INDIANA AS RECORDED IN PLAT BOOK 74 PAGE 28 IN THE OFFICE OF THE RECORDER, IN LAKE COUNTY, INDIANA, ON MAY 20, 1993, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTERLINE OF A 25 FOOT ROADWAY ON THE EAST LINE OF SAID LOT 1, SAID POINT BEING 174.25 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1, (THE NEXT 6 COURSES ARE THE CENTERLINE OF SAID 25 FOOT ROADWAY); THENCE NORTH 89 DEGREES 53 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1, DISTANCE OF 83.49 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVED LINE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 160.00 FEET AN ARC LENGTH OF 104.72 FEET TO A POINT OF TANGENT; THENCE NORTH 52 DEGREES 23 MINUTES 21 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 67.90 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY AND WESTERLY ON A CURVED LINE, CONVEX TO THE NORTHEAST,



95002607

95 JAN 13 AM 10:17
AMANDA G. COLBY
CHIEF DEP. RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

00068 3400

HAVING A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 104.72 FEET TO A POINT OF TANGENT; THENCE NORTH 89 DEGREES 53 MINUTES 21 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 251.98 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVED LINE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET AN ARC LENGTH OF 108.21 FEET TO A POINT OF TANGENT AND THE POINT OF BEGINNING; THENCE SOUTH 59 DEGREES 06 MINUTES 39 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 143.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY AND WESTERLY ON A CURVED LINE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 160.49 FEET AN ARC LENGTH OF 9.31 FEET, A CHORD BEARING OF SOUTH 60 DEGREES 46 MINUTES 27 SECONDS WEST AND A CHORD LENGTH OF 9.30 FEET; THENCE NORTH 30 DEGREES 53 MINUTES 21 SECONDS WEST, A DISTANCE OF 118.59 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 33.06 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING 358.91 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 53 MINUTES 21 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 58.87 FEET; THENCE SOUTH 30 DEGREES 53 MINUTES 21 SECONDS EAST, DISTANCE OF 65.41 FEET TO THE POINT OF BEGINNING, CONTAINING 0.384 ACRES MORE OR LESS.

hereinafter referred to as "Additional Real Estate".

AND WHEREAS, on the 23rd day of June, 1994, Developer executed a Declaration of Condominium, subject to the "Horizontal Property Law" of the State of Indiana, which was recorded in the Office of the Recorder of Lake County, Indiana, on the 29th day of June, 1994, as Instrument No. ~~94047528~~ ⁹⁴⁰⁴⁷⁵²⁸, with Site Plan and Floor Plan attachment as Exhibit "A" which Declaration was amended by the recording of a First Amendment to Declaration of Condominium which was recorded in the Office of the Recorder of Lake County on September 30, 1994, as Instrument No. ~~94067976~~ ⁹⁴⁰⁶⁷⁹⁷⁶ with Site Plan and Floor Plan attachment as Exhibit "A", and which Declaration was amended by the recording of a Second Amendment to Declaration of Condominium which was recorded in the Office of the Recorder of Lake County on November 15, 1994, as Instrument No. ~~94077568~~ ⁹⁴⁰⁷⁷⁵⁶⁸ with Site

Plan and Floor Plan attachment as Exhibit "A". Attached to the Declaration are Articles of Incorporation, the By-Laws, and the Rules and Regulations of Carriage Oaks Townhome Condominium Association, Inc. The aforesaid Declaration of Condominium, Articles of Incorporation, By-Laws, and Rules and Regulations are incorporated herein by reference, and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Third Amendment to Condominium Declaration.

NOW, THEREFORE, Developer makes this Third Amendment to Condominium Declaration as follows:

I. AMENDMENT TO DECLARATION. Developer hereby expressly declares that the additional real estate above-described and all appurtenant easements, buildings, improvements, and property of every kind and nature whatsoever, real, personal, and mixed, located thereon is hereby annexed to and becomes a part of the Carriage Oaks Townhome Condominiums, Horizontal Property Regime, as if such had been originally included in the aforesaid Declaration, and hereafter held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, and provisions of the aforesaid Declaration, the Horizontal Property Law, the Articles of Incorporation, the By-Laws, and the Rules and Regulations as adopted by the Association, as each may be amended from time to time. Said additional real estate shall hereafter and for all purposes be included in the definition of "property" as defined in Article I. P: of the Declaration.

II. ADDITIONAL FLOOR PLAN. The Additional Floor Plan and Site Plan attached hereto and made a part hereof as Exhibit "A", depicts the floor plan, lot lines, layout, USGS elevations, location survey, unit numbers and unit addresses, dimensions of units, and a verified statement from a licensed architect.

There is one (1) building which has been constructed on the aforesaid additional real estate which building contains two (2) units as shown on the Additional Floor Plan.


III. PERCENTAGE SHARE INTERESTS. The Percentage Share Interests of each unit contained in Carriage Oaks Townhome Condominiums is equal for each unit as indicated in the Declaration, and is amended so that the percentages attributed to each unit, the same being a one-tenth (1/10) equal share, is a 10% equal share.

IV. MISCELLANEOUS. The description of Common Areas and Facilities, the description of Limited Common Areas and Facilities, the percentage share interest required to rebuild or restore, the covenants and restrictions as to the additional real estate, the method of amendment, and the By-Laws, shall all remain the same as the aforesaid Declaration, together with attachments, and all of the terms and definitions described therein. The same are hereby adopted and shall have the same meaning in this Third Amendment to Condominium Declaration.

V. ACCEPTANCE AND RATIFICATION. The acceptance of a deed of Conveyance or the act of occupancy of a condominium unit in Carriage Oaks Townhome Condominiums shall constitute an agreement

Condominiums.

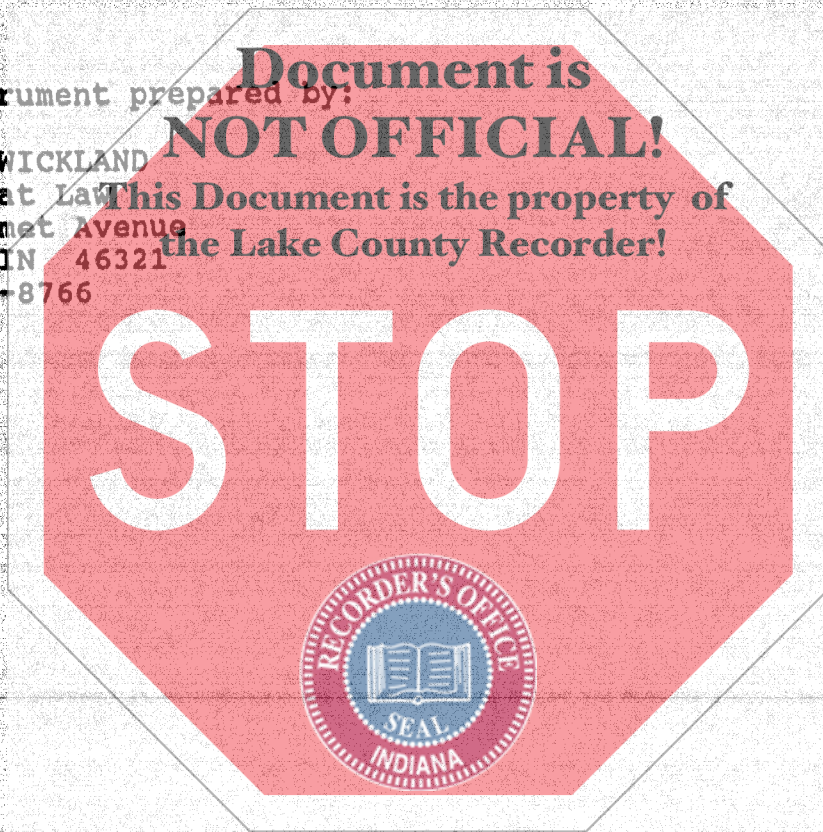
Witness my hand and official notarial seal this 10th day of January, 1995.


ELSIE P. TRZNADEL
Resident of Lake County, Indiana

My Commission Expires:

12/17/98

This instrument prepared by: **Document is NOT OFFICIAL!**
DAVID E. WICKLAND
Attorney at Law
8146 Calumet Avenue
Munster, IN 46321
(219) 836-8766
This Document is the property of the Lake County Recorder!



HAVING A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 104.72 FEET TO A POINT OF TANGENT; THENCE NORTH 89 DEGREES 53 MINUTES 21 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 251.98 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVED LINE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET AN ARC LENGTH OF 108.21 FEET TO A POINT OF TANGENT AND THE POINT OF BEGINNING; THENCE SOUTH 59 DEGREES 06 MINUTES 39 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 143.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY AND WESTERLY ON A CURVED LINE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 160.49 FEET AN ARC LENGTH OF 9.31 FEET, A CHORD BEARING OF SOUTH 60 DEGREES 46 MINUTES 27 SECONDS WEST AND A CHORD LENGTH OF 9.30 FEET; THENCE NORTH 30 DEGREES 53 MINUTES 21 SECONDS WEST, A DISTANCE OF 118.59 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 33.06 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING 358.91 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 53 MINUTES 21 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 158.87 FEET; THENCE SOUTH 30 DEGREES 53 MINUTES 21 SECONDS EAST, DISTANCE OF 65.41 FEET TO THE POINT OF BEGINNING, CONTAINING 0.384 ACRES MORE OR LESS.

hereinafter referred to as "Additional Real Estate".

AND WHEREAS, on the 23rd day of June, 1994, Developer executed a Declaration of Condominium, subject to the "Horizontal Property Law" of the State of Indiana, which was recorded in the Office of the Recorder of Lake County, Indiana, on the 29th day of June, 1994, as Instrument No. ~~82347~~ ⁹⁴⁰⁴⁷⁵²⁸ with Site Plan and Floor Plan attachment as Exhibit "A" which Declaration was amended by the recording of a First Amendment to Declaration of Condominium which was recorded in the Office of the Recorder of Lake County on September 30, 1994, as Instrument No. ~~82347~~ ⁹⁴⁰⁶⁷⁹⁷⁶ with Site Plan and Floor Plan attachment as Exhibit "A", and which Declaration was amended by the recording of a Second Amendment to Declaration of Condominium which was recorded in the Office of the Recorder of Lake County on November 15, 1994, as Instrument No. ~~82347~~ ⁹⁴⁰⁷⁷⁵⁶⁸ with Site

Plan and Floor Plan attachment as Exhibit "A". Attached to the Declaration are Articles of Incorporation, the By-Laws, and the Rules and Regulations of Carriage Oaks Townhome Condominium Association, Inc. The aforesaid Declaration of Condominium, Articles of Incorporation, By-Laws, and Rules and Regulations are incorporated herein by reference, and all of the terms and definitions as described therein are hereby adopted and shall have the same meaning in this Third Amendment to Condominium Declaration.

NOW, THEREFORE, Developer makes this Third Amendment to Condominium Declaration as follows:

I. AMENDMENT TO DECLARATION. Developer hereby expressly declares that the additional real estate above-described and all appurtenant easements, buildings, improvements, and property of every kind and nature whatsoever, real, personal, and mixed, located thereon is hereby annexed to and becomes a part of the Carriage Oaks Townhome Condominiums Horizontal Property Regime, as if such had been originally included in the aforesaid Declaration, and hereafter held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, and provisions of the aforesaid Declaration, the Horizontal Property Law, the Articles of Incorporation, the By-Laws, and the Rules and Regulations as adopted by the Association, as each may be amended from time to time. Said additional real estate shall hereafter and for all purposes be included in the definition of "property" as defined in Article I. P: of the Declaration.

II. ADDITIONAL FLOOR PLAN. The Additional Floor Plan and Site Plan attached hereto and made a part hereof as Exhibit "A", depicts the floor plan, lot lines, layout, USGS elevations, location survey, unit numbers and unit addresses, dimensions of units, and a verified statement from a licensed architect.

There is one (1) building which has been constructed on the aforesaid additional real estate which building contains two (2) units as shown on the Additional Floor Plan.

III. PERCENTAGE SHARE INTERESTS. The Percentage Share Interests of each unit contained in Carriage Oaks Townhome Condominiums is equal for each unit as indicated in the Declaration, and is amended so that the percentages attributed to each unit, the same being a one-tenth (1/10) equal share, is a 10% equal share.

IV. MISCELLANEOUS. The description of Common Areas and Facilities, the description of Limited Common Areas and Facilities, the percentage share interest required to rebuild or restore, the covenants and restrictions as to the additional real estate, the method of amendment, and the By-Laws, shall all remain the same as the aforesaid Declaration, together with attachments, and all of the terms and definitions described therein. The same are hereby adopted and shall have the same meaning in this Third Amendment to Condominium Declaration.

V. ACCEPTANCE AND RATIFICATION. The acceptance of a deed of Conveyance or the act of occupancy of a condominium unit in Carriage Oaks Townhome Condominiums shall constitute an agreement

that the provisions of this Third Amendment to Condominium Declaration, the previous Declaration, as amended, the Horizontal Property Law, the Articles of Incorporation, the By-Laws, and the Rules and Regulations adopted thereto, as each may be amended from time to time, are accepted and ratified by each owner, or occupant, and all such provisions shall be covenants running with the land and shall bind any person having at any time any interest or estate in a unit or the property as though such provisions were recited and stipulated at length in each and every deed, conveyance, mortgage, or lease thereof.

IN WITNESS WHEREOF, the foregoing Third Amendment to Condominium Declaration was executed the day and year first above written.



STATE OF INDIANA)
) SS:
 COUNTY OF LAKE)

Before me, a Notary Public in and for said county and state, personally appeared Terry Burghard, who acknowledged the execution of the above and foregoing Third Amendment to Condominium Declaration of Carriage Oaks Townhome

Condominiums.

Witness my hand and official notarial seal this 10th day of January, 1995.

Elsie P. Trznadel

ELSIE P. TRZNADEL
Resident of Lake County, Indiana

My Commission Expires:

12/17/98

This instrument prepared by:

DAVID E. WICKLAND
Attorney at Law
8146 Calumet Avenue
Munster, IN 46321
(219) 836-8766

Document is
NOT OFFICIAL!

This Document is the property of
The Lake County Recorder!

STOP



Robert A. Nowicki & Associates, Ltd.
 Land Surveyors
 17844 Chappel Avenue
 Lansing, Illinois 60438

Phone No. (708) 474-1944
 Fax (708) 474-1962

PLAT OF SURVEY EXHIBIT "A"

PAGE NO. /

SITE PLAN
 Document is

NOT A PUBLIC
 This Document is the property of
 the Lake County Recorder

THAT PART OF LOT 1 IN THE COURT OF CASTLEWOOD AN ADDITION TO THE TOWN OF DYER, LAKE COUNTY, INDIANA AS RECORDED IN PLAT BOOK 74 PAGE 28 IN THE OFFICE OF THE RECORDER, IN LAKE COUNTY, INDIANA, ON MAY 20, 1993, BOUNDED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTERLINE OF A 25 FOOT ROADWAY ON THE EAST LINE OF SAID LOT 1, SAID POINT BEING 174.25 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1, (THE NEXT 6 COURSES ARE THE CENTERLINE OF SAID 25 FOOT ROADWAY); THENCE NORTH 89 DEGREES 53 MINUTES 21 SECONDS WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 83.49 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVED LINE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 160.00 FEET AN ARC LENGTH OF 104.72 FEET TO A POINT OF TANGENT; THENCE NORTH 52 DEGREES 23 MINUTES 21 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 67.90 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY AND WESTERLY ON A CURVED LINE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 104.72 FEET TO A POINT OF TANGENT; THENCE NORTH 89 DEGREES 53 MINUTES 21 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 251.98 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVED LINE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET AN ARC LENGTH OF 108.21 FEET TO A POINT OF TANGENT AND THE POINT OF BEGINNING; THENCE SOUTH 59 DEGREES 06 MINUTES 39 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 143.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY AND WESTERLY ON A CURVED LINE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 160.49 FEET AN ARC LENGTH OF 9.31 FEET, A CHORD BEARING OF SOUTH 60 DEGREES 46 MINUTES 27 SECONDS WEST AND A CHORD LENGTH OF 9.30 FEET; THENCE NORTH 30 DEGREES 53 MINUTES 21 SECONDS WEST, A DISTANCE OF 118.59 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 33.06 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING 358.91 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 53 MINUTES 21 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 158.87 FEET; THENCE SOUTH 30 DEGREES 53 MINUTES 21 SECONDS EAST, DISTANCE OF 65.41 FEET TO THE POINT OF BEGINNING, CONTAINING 0.384 ACRES MORE OR LESS.



POINT 358.91 FEET EAST OF THE
 NORTHWEST CORNER OF LOT 1

NORTH LINE OF LOT 1 IN THE COURT OF CASTLEWOOD, ETC.

S. 89° 53' 21" E.

158.87

33.06

S. 00° 00' 00" E

28.35

60.38

14.43

16.78

14.40

8.27

15' NIPSCO EASEMENT
 S. 30° 53' 21" E
 65.41

UNIT
1461

UNIT
1463

2 STORY
BRICK & FRAME

T/FND
646.00

S. 30° 53' 21" E
118.59

S. 58° 06' 39" W.
143.85
CENTERLINE OF 25' ROADWAY




U.S.G.S. ELEVATION TOP OF FOUNDATION OF BUILDING = 653.30



Document is
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

KEY

	= COMMON AREA
	= LIMITED COMMON AREA
	= UNIT

FOR: CARRIAGE OAKS TOWNHOME CONDOMINIUMS

ORDER NO. 79221

SCALE: 1" = 20'

Contractor or builder should verify and compare all points before beginning any construction and at once report any discrepancies to the Surveyor. Consult your deed or title policy for easements and restrictions.

RESURVEYED TO LOCATE BUILDINGS.

DATE _____

ORDER NO. _____



STATE OF ILLINOIS }
COUNTY OF COOK } SS

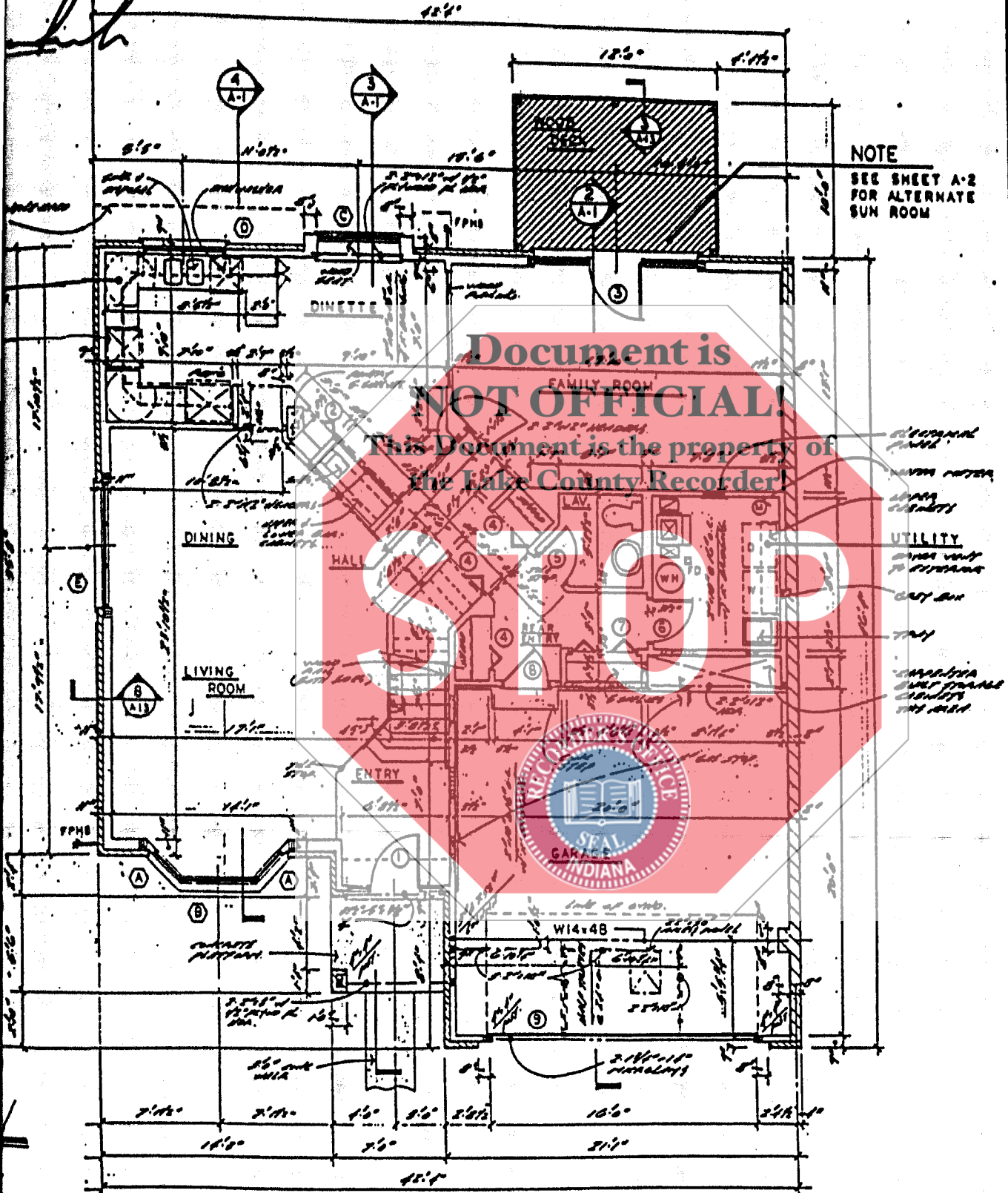
I, ROBERT A. NOWICKI a Professional Illinois /Indiana Land Surveyor, do hereby certify that I have surveyed the property described in the caption to the hereon drawn plat and that the foregoing plat is a true and correct representation of the same. All dimensions are in feet and decimal parts thereof and are corrected to a temperature of 68 degrees Fahrenheit.

Date January 9, 1995 Robert A. Nowicki
INDIANA, Certificate No. 8621

573946

CARRIAGE OAKS CONDOMINIUM/TOWNHOME

h



NOTE
SEE SHEET A-2
FOR ALTERNATE
SUN ROOM



LINDEN GROUP INC.
ARCHITECTS LAND PLANNERS

800 R.D.C.E. 8040



REVISIONS	
Date	Remarks

UNIT-A

Date 10-17-90
 Drawn T.L.P.
 Prof'n
 Final Check 10-19-90

Phase 4	Index A
---------	---------

Plan 184-89

File 389

Sheet A-3
 of 14

FIRST FLOOR PLAN

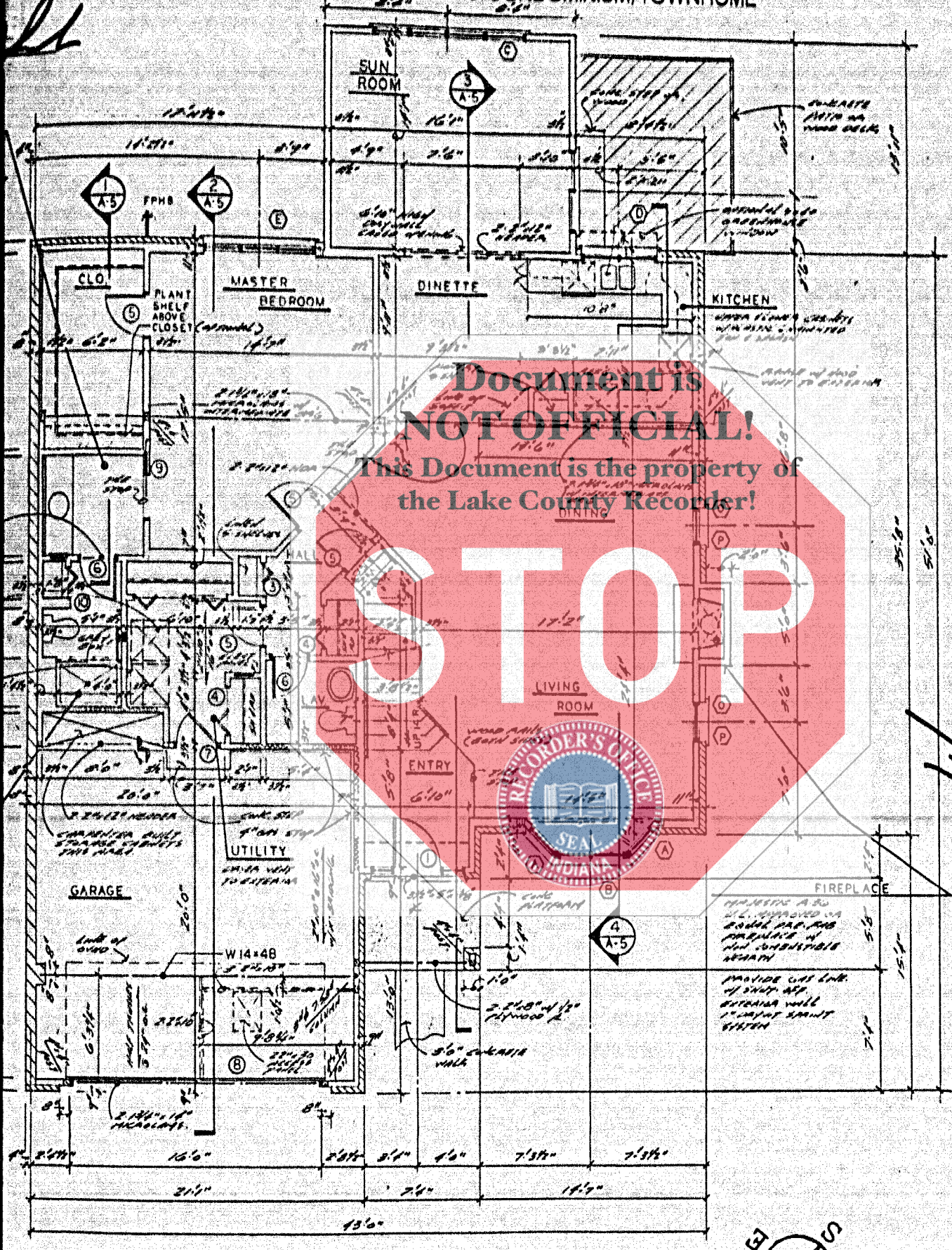
KEY
 LIMITED COMMON AREA



COURT

Exits shown with arrows. All doors to be finished with 1/2" x 1/2" x 1/2" doors (at construction)

CARRIAGE OAKS CONDOMINIUM/TOWNHOME



FIRST FLOOR PLAN



LINDEN GROUP INC.
ARCHITECTS LAND PLANNERS
 MARTIN S. FRANKS
 900 RIDGE ROAD, N.W., HOMEWOOD, ILLINOIS 60430 (708) 777-1400

REVISIONS	Date	Drawn	Reviewed

UNIT-B	
Date	10-17-90
Drawn	TLP
Prelim	
Final Check	10-19-90

Phase	4	Index	A
Plan	184-89		
File	389		
Sheet	A-7		
of	14		

463
 463
 KS COURT

I, Martin S. Franciskovich, a licensed architect State of Indiana, do hereby certify that these drawings fully and accurately depict the layout, location, numbers, and dimensions of the units as built as filed with and approved by the Town of Dyer, Indiana having jurisdiction over the issuance of permit for the construction of building of this type. I do affirm, under penalty for perjury, that the above representations are true.

Martin S. Franciskovich
 Martin S. Franciskovich
 Indiana Architect No. 3191

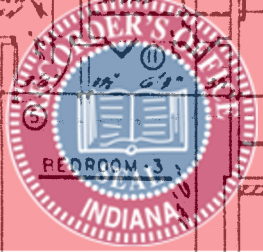
MASTER BATH

ACCESS P.C.
 2' 30" x 11' 10"
 1' 10" x 10' 10" BATH
 MASTER CLOSET
 7' 0" x 11' 10"

Document is NOT OFFICIAL!
 This Document is the property of the Lake County Recorder!

BATH - I
 NO. 216 1/2"
 60" VANITY
 24" x 30" CLOSET
 TOP & SPLASH
 STANDARD TUB
 1/2" SHOWER PAN
 1/2" x 1/2" TILE
 WALLS
 20" DAYWALL
 BUILT OVER TUB

SHOWER AREA
 32" x 48" x 10" SHOWER
 3/16" CERAMIC TILE
 WALLS
 70" DAYWALL
 3/4" TUB
 1/2" SHOWER GLASS
 3/4" x 1/2" DOOR



SECOND FLOOR PLAN 16' 0" x 40' 0"

KEY



LIMITED COMMON AREA

UNIT

ADDRESS 1
 CARRIAGE OA