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STATE OF INDIANA
LAKE COUNTY
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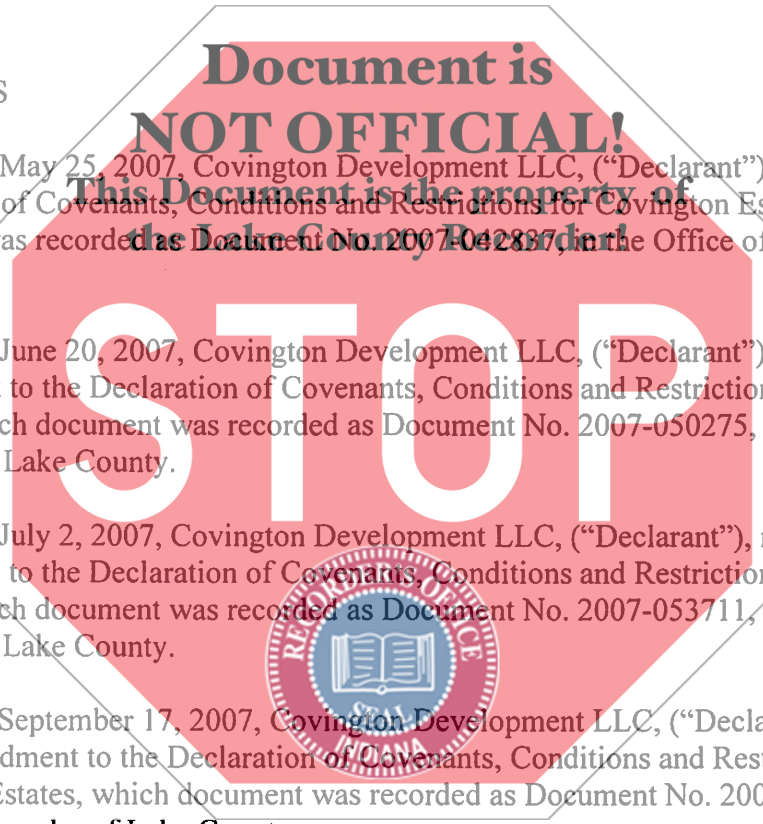
MICHAEL B. BROWN
RECORDER

**TWELFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR COVINGTON**

THIS TWELFTH AMENDMENT is entered into this 4 day of AUGUST, 2017, by the Covington Estates Owners Association, Inc. (hereinafter referred to as "Association") an Indiana not-for-profit corporation, pursuant to the approval of the owners.

I. RECITALS

- A. On May 25, 2007, Covington Development LLC, ("Declarant"), recorded a Declaration of Covenants, Conditions and Restrictions for Covington Estates, which document was recorded as Document No. 2007-042887, in the Office of Recorder of Lake County.
- B. On June 20, 2007, Covington Development LLC, ("Declarant"), recorded a First Amendment to the Declaration of Covenants, Conditions and Restrictions for Covington Estates, which document was recorded as Document No. 2007-050275, in the Office of Recorder of Lake County.
- C. On July 2, 2007, Covington Development LLC, ("Declarant"), recorded a Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Covington Estates, which document was recorded as Document No. 2007-053711, in the Office of Recorder of Lake County.
- D. On September 17, 2007, Covington Development LLC, ("Declarant"), recorded a Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Covington Estates, which document was recorded as Document No. 2007-074784, in the Office of Recorder of Lake County.
- E. On April 28, 2008, Covington Development LLC, ("Declarant"), recorded a Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Covington Estates, which document was recorded as Document No. 2008-030537, in the Office of Recorder of Lake County.



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JOHN E. PETALAS
LAKE COUNTY AUDITOR

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F. On October 17, 2008, Covington Development LLC, (“Declarant”), recorded a Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Covington Estates, which document was recorded as Document No. 2008-071412, in the Office of Recorder of Lake County.

G. On September 16, 2010, Covington Development LLC, (“Declarant”), recorded a Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for Covington Estates, which document was recorded as Document No. 2010-053617, in the Office of Recorder of Lake County.

H. On January 13, 2011, Covington Development LLC, (“Declarant”), recorded a Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions for Covington Estates, which document was recorded as Document No. 2010-002582, in the Office of Recorder of Lake County.

I. On March 22, 2011, Covington Development LLC, (“Declarant”), recorded an Amended and Restated Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions for Covington Estates, which document was recorded as Document No. 2011-016907, in the Office of Recorder of Lake County.

J. On September 21, 2011, Covington Development LLC, (“Declarant”), recorded an Eighth Amendment to the Declaration of Covenants, Conditions and Restrictions for Covington Estates, which document was recorded as Document No. 2011-051930, in the Office of Recorder of Lake County.

K. On December 13, 2011, Covington Development LLC, (“Declarant”), recorded a Ninth Amendment to the Declaration of Covenants, Conditions and Restrictions for Covington Estates, which document was recorded as Document No. 2011-071957, in the Office of Recorder of Lake County.

L. On October 22, 2014, Covington Development LLC, (“Declarant”), recorded a Tenth Amendment to the Declaration of Covenants, Conditions and Restrictions for Covington Estates, which document was recorded as Document No. 2014-066987, in the Office of Recorder of Lake County.

M. On June 25, 2015, Covington Development LLC, (“Declarant”), recorded an Eleventh Amendment to the Declaration of Covenants, Conditions and Restrictions for Covington Estates, which document was recorded as Document No. 2014-039343, in the Office of Recorder of Lake County.

N. All of the above-recorded Declarations shall be referred to collectively as the “Declaration”.

O. On February 23, 2016, Declarant transferred control of Association to the owners of the Units.

P. Section 12.02c provided that the Declaration may be changed or modified by an instrument in writing setting forth such change or modification, signed and acknowledged by the Board, the Owners having at least sixty-seven percent (67%) of the total membership.

Q. Article X, Section 10.12 states: “Basketball Equipment. No permanent basketball equipment is permitted. In-ground installation or attaching to any residential structure of basketball equipment is strictly prohibited. Portable basketball equipment is permitted provided the backboard is clear acrylic without any logos or advertisement. And black metal poles are used. All portable basketball equipment shall be stored in the garage when not in use, including every night from 9:00 p.m. to 8:00 a.m. No use shall occur between 9:00 p.m. and 8:00 a.m.”

R. Ninth Amendment added Article X, Section 10.02 as follows: “Storage sheds are permitted provided they satisfy the following criteria: only one per Dwelling; the exterior of the shed shall match the exterior of the Dwelling in color or blend with the colors in a complimentary fashion; the same façade materials are not required; the size of the shed shall not exceed ten by ten feet (10’ x 10’); it must be situated against or within three (3) feet of the rear elevation/foundation of the Dwelling; it shall comply at all times with Town code; and it shall be maintained. No shed shall be inconsistent with the general architectural design and aesthetic flavor of either (a) the Dwelling of such Lot or (b) the remainder of the Dwellings on the Property. All sheds must receive the approval of the Architectural Control Committee prior to installation. ”

II. AMENDMENT

A. Delete Article X, Section 10.12 and replace with the following:

“Basketball Equipment. (a) Permanent Basketball Backboard and Rim: The placement of the center of the pole should be no further than 18 inches from the side of the driveway and should be centered between the garage and the sidewalk. The pole should be 3 to 4 inches in diameter and a metal pole painted black. Square poles should be at least 3 inches square and also painted black. The backboard should be clear Acrylic or Glass and should measure at least 44” x 33” but no larger than 54” x 36”. The arm extending out, if permanent, should be no longer than 24” with the rim set at 10 feet. If an adjustable arm is used, then the rim should not go lower than 5 feet from the driveway. The rim should always have a net in good order hanging from it.

(b) Portable Basketball Backboard and Rim: Portable Basketball Backboard and Rim should comply with current city ordinance. The basketball unit should be in good working order with a net in good order hanging from the rim. During inclement weather, the portable basketball unit should be stored in an appropriate place, preferably out of sight.”

B. Delete Article X, Section 10.02 and replace with the following: “Storage sheds are permitted provided they satisfy the following criteria: only one per Dwelling; the exterior of the shed shall match the exterior of the Dwelling in color or blend with the colors in a complimentary fashion; the same façade materials are not required; the size of the shed shall not exceed twelve by ten feet (12’ x 10’); it shall comply at all times with municipal code; and it shall be maintained. No shed shall be inconsistent with the general architectural design and aesthetic flavor of either (a) the Dwelling of such Lot or (b) the remainder of the Dwellings on the Property. All sheds must receive the approval of the Architectural Control Committee prior to installation.”

C. In all other respects all of the terms and conditions of the Declarations shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Amendment to be executed on the date set forth above.

CARLY OBERG
Notary Public- Seal
State of Indiana
My Commission Expires Sep 14, 2019

COVINGTON ESTATES OWNERS ASSOCIATION, INC.,
an Indiana not-for-profit corporation

By: Vincent J Rizzi
Vincent J Rizzi, Vice President

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

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.

STATE OF INDIANA)
) SS:
COUNTY LAKE)

Before me, a Notary Public, duly authorized and acting in the above county and state, personally appeared COVINGTON ESTATES OWNERS ASSOCIATION, INC., by and through Vincent J Rizzi, its President, and acknowledged execution of the foregoing Declaration.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 4th day of August, 2017.



Carly Oberg
Notary Public Signature
Carly Oberg
Printed Name

My Commission Expires: 9-14-2019
County of Residence: Lake