



DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

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www.move2indy.com

The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

The information is deemed reliable, but not guaranteed.

BROCKTON MANOR

LOCATION: On Olive Branch Road at Berry Road just west of State Road 135
across from Eagle Trace

COUNTY: Johnson **TOWNSHIP:** White River

TOTAL SITES: Section I - 78 lots Section II - 51 lots

UTILITIES: *Indiana Gas *Johnson County REMC
 *Greenwood Sanitation *Bargersville Utilities Water
 *Cable

AMENITIES: Street Lights Lake Lots
 Sidewalks (by Builder)
 Professionally landscaped entrance with Guard House

SCHOOLS: Center Grove High School
 Center Grove Middle School
 Center Grove Elementary

ARCHITECTURAL

CONTROL: By Developer & appointed Architectural Control Committee per
 covenants & restrictions and guidelines for Architectural Approval.

RESTRICTIONS: Per Covenants
 Minimum side yard setback 10' (Total side yards setback 25')
 Minimum 1700 square feet for single story
 Minimum 1200 square feet on main level with a minimum of 2200
 square feet on a two story
 Approved Fencing - Wrought iron only - No wood fencing

LAKE USE: Restricted to Lake Lot owners

RESERVATION

POLICY: \$2,500.00 nonrefundable deposit; Closing within 30 days of the
 date on which the final plat is recorded and 30 days after date of
 deposit thereafter.

HOMEOWNER'S

ASSOC. FEE: \$142.00 per year

**FOR INFORMATION CALL 882-7850 - ASK FOR MELVA, JEFF OR
RICK.**

BROCKTON MANOR
LOT PRICES

<u>LOT NUMBER</u>	<u>LOT PRICE</u>	<u>LOT NUMBER</u>	<u>LOT PRICE</u>
1	\$ 38,900.00	40	\$ 39,900.00 SOLD
2	39,900.00 SOLD	41	39,900.00 SOLD
3	39,900.00 SOLD	42	39,900.00 <i>HOLD</i>
4	38,900.00 <i>SOLD</i>	43	39,900.00 SOLD
5	38,900.00	44	37,900.00 <i>HOLD</i>
6	38,900.00	45	41,900.00 SOLD
7	40,900.00 SOLD	46	41,900.00 SOLD
8	39,900.00 SOLD	47	42,900.00 SOLD
9	39,900.00 SOLD	48	43,900.00 SOLD
10	39,900.00 SOLD	49	44,900.00 SOLD
11	39,900.00 SOLD	50	44,900.00 SOLD
12	39,900.00 SOLD	51	44,900.00 SOLD
13	39,900.00 SOLD	52	43,900.00 SOLD
14	39,900.00 SOLD	53	39,900.00 SOLD
15	39,900.00 SOLD	54	39,900.00 SOLD
16	40,900.00 SOLD	55	39,900.00 SOLD
17	40,900.00 SOLD	56	39,900.00 SOLD
18	40,900.00 SOLD	57	39,900.00 <i>HOLD</i>
19	39,900.00 SOLD	58	39,900.00
20	41,900.00 SOLD	59	41,900.00 SOLD
21	40,900.00 SOLD	60	37,900.00 SOLD
22	39,900.00 <i>SOLD</i>	61	36,900.00
23	39,900.00 SOLD	62	36,900.00
24	37,900.00 <i>HOLD</i>	63	36,900.00 <i>HOLD</i>
25	38,900.00 SOLD	64	37,900.00 SOLD
26	37,900.00 SOLD	65	39,900.00 <i>HOLD</i>
27	39,900.00	66	39,900.00 <i>SOLD</i>
28	38,900.00	67	39,900.00 SOLD
29	38,900.00 SOLD	68	39,900.00 SOLD
30	38,900.00 SOLD	69	39,900.00 SOLD
31	38,900.00 SOLD	70	39,900.00 SOLD
32	39,900.00 <i>SOLD</i>	71	39,900.00 SOLD
33	38,900.00 SOLD	72	39,900.00 SOLD
34	37,900.00 SOLD	73	39,900.00 SOLD
35	38,900.00 <i>HOLD</i>	74	38,900.00 <i>HOLD</i>
36	39,900.00 SOLD	75	42,900.00 SOLD
37	38,900.00 SOLD	76	38,900.00
38	40,900.00 <i>HOLD</i>	77	40,900.00 <i>SOLD</i>
39	40,900.00 SOLD	78	40,900.00 SOLD

LOT PRICES EFFECTIVE MARCH 14, 1994
DEVELOPER RESERVES THE RIGHT TO CHANGE LOT PRICES WITHOUT NOTICE

Updated 10-25-95

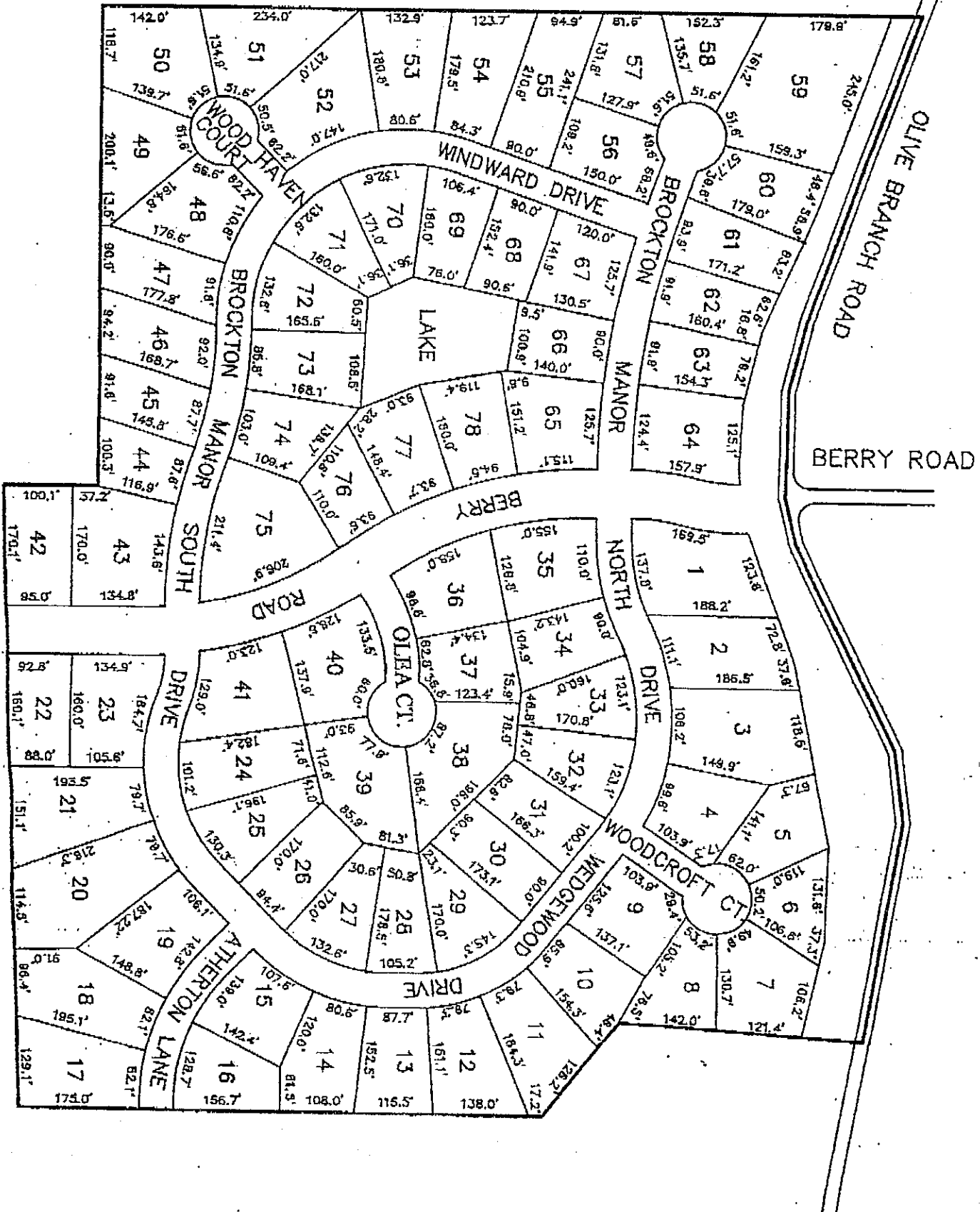
BROCKTON MANOR II

<u>LOT</u>	<u>PRICE</u>	<u>DESC.</u>	<u>LOT</u>	<u>PRICE</u>	<u>DESC.</u>
1	44,900		27	43,900	
2	44,900		28	43,900	
3	43,900	Corner	29	45,900	Cul-de-Sac
4	43,900 <i>HOLD</i>		30	45,900 Hold	Cul-de-Sac
5	41,900		31	45,900 Hold	Cul-de-Sac
6	41,900		32	45,900 Hold	Cul-de-Sac
7	43,900		33	45,900 <i>HOLD</i>	Cul-de-Sac
8	43,900	Corner	34	47,900	Lake
9	43,900		35	47,900 Hold	Lake
10	43,900		36	47,900 Hold	Lake
11	43,900		37	47,900 Hold	Lake
12	44,900		38	47,900	Lake
13	44,900	Corner	39	41,900	
14	45,900	Cul-de-Sac	40	41,900	
15	45,900	Cul-de-Sac	41	43,900	Corner
16	45,900	Cul-de-Sac	42	45,900	Lake
17	45,900 Hold	Cul-de-Sac	43	47,900 <i>HOLD</i>	Lake
18	44,900	Cul-de-Sac	44	47,900 Hold	Lake
19	45,900	Cul-de-Sac	45	47,900 Hold	Lake
20	42,900		46	47,900	Lake
21	42,900		47	47,900 Hold	Lake
22	44,900	Corner	48	47,900 Hold	Lake
23	39,900		49	47,900 Hold	Lake
24	39,900 <i>HOLD</i>		50	47,900	
25	39,900		51	47,900	Lake
26	39,900				

LOT PRICES EFFECTIVE NOVEMBER 3, 1995
 DEVELOPER RESERVES THE RIGHT TO CHANGE LOT PRICES WITHOUT NOTICE

Lot Price Range \$39,900-\$47,900

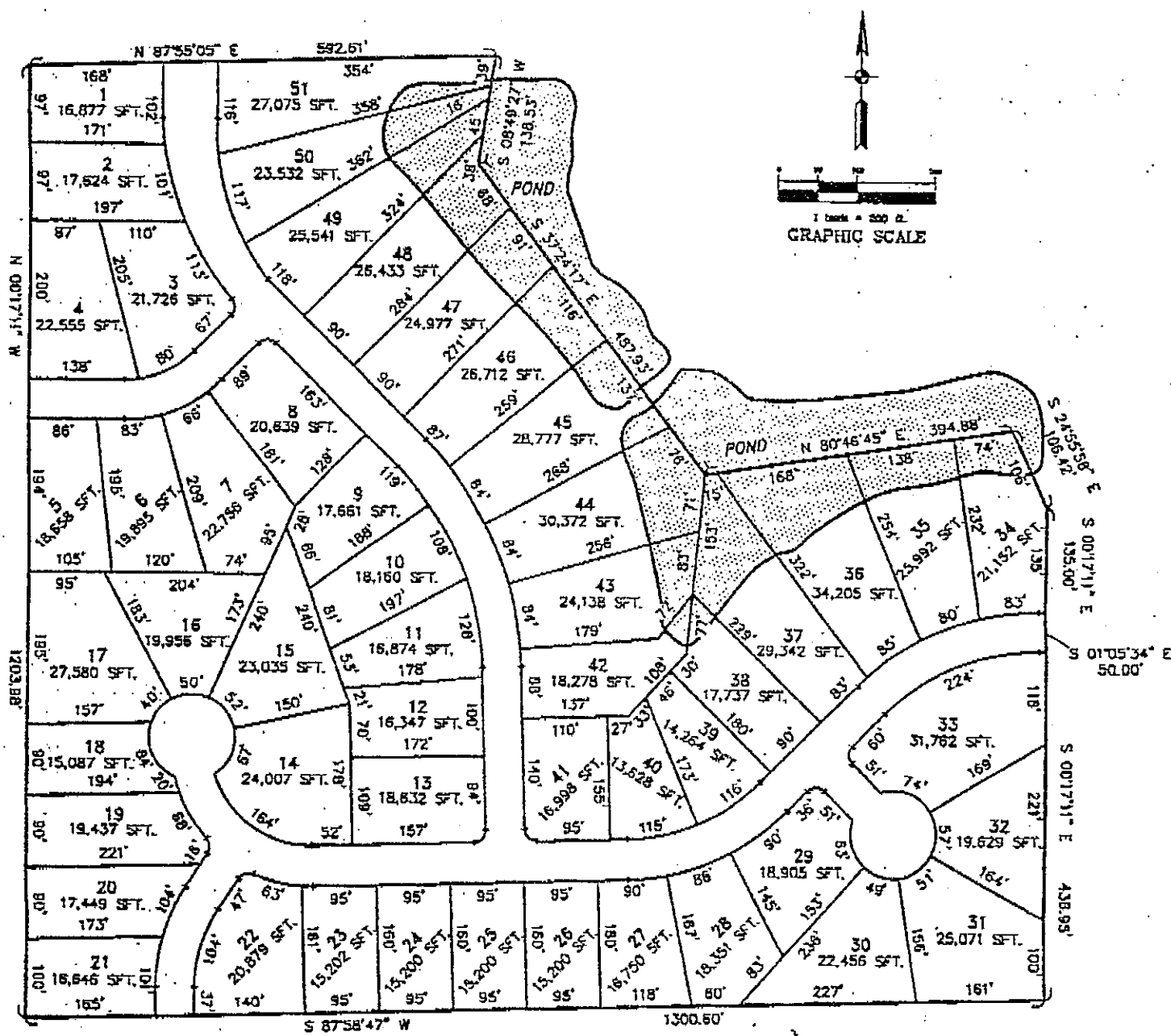
HUNTER'S POINTE



BROCKTON MANOR



BROCKTON MANOR II



BROCKTON MANOR

SUMMARY OF COVENANTS AND RESTRICTIONS

All dwellings constructed upon any lot shall conform to the following restrictions among others:

- (1) All dwelling exteriors shall have one hundred percent masonry construction, except front porches and gables. Wood siding is allowed on the upper walls of two-story homes. All exterior chimney chases must be brick or stone and approved by Developer and/or Architectural Control Committee.
- (2) There shall be no vinyl or aluminum siding on any dwelling.
- (3) Satellite dishes are not permitted unless approved by the Developer or the Committee on the size and location.
- (4) No detached garages, tool or storage barns are permitted.
- (5) All fencing must be approved by Committee or Developer concerning fence material type and location.
- (6) The ground floor living space of all single-story dwellings shall not contain less than 1700 square feet and no two-story dwelling shall contain less than 1200 square feet of living area on the ground floor, provided the total living area shall not be less than 2200 square feet. (Exclusive of open porches, basements, garages, and other areas not considered living area.)
- (7) All dwellings must have at least a two-car attached garage.
- (8) All dwellings shall have crawl space or basement foundations; no slabs.
- (9) Location of in ground pools must be approved by Committee or Developer with proper fence barrier specified. No above-ground pools are allowed.
- (10) Total sideyard set-back is 25 feet with a minimum of 10 feet on each side, 30' on front.
- (11) Any party other than the Developer who secures title to a lot in this subdivision agrees to start construction of the residence on or before one (1) year from the date title is transferred. Failure to honor this condition shall establish an option by the Developer to repurchase said lot for cash at the original selling price.
- (12) Mailboxes shall be standardized according to specifications supplied by the Developer.
- (13) Builder must submit two (2) sets of construction plans to the Architectural Control Committee which must approve the plans before construction shall commence. One (1) set will be retained by the Developer.
- (14) All front and side yards shall be sodded. Rear yard shall be graded and seeded. A minimum foundation and tree planting shall be installed within 15 days after dwelling is constructed, weather permitting. All landscaping must be approved by Developer before installation.
- (15) Wood or dimensional shingles are required and must be approved by Developer.
- (16) No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes. Any animal so kept shall not be permitted to roam at large within the subdivision and shall be confined to the owner's premises. All pet facilities shall require approval of the Architectural Control Committee and be screened from view.
- (17) No trade shall be permitted upon any lot in the subdivision, nor shall anything be done thereon which may become a nuisance or annoyance to the neighborhood.
- (18) No refuse shall be maintained on any lot. Garbage and trash shall be kept in approved containers which are not visible from the street, except on collection day.
- (19) Participation in the Homeowner's Association is mandatory. The assessed dues will be determined by the Association.

NOTE: This sheet is for Summary purposes only and does not reflect all applicable covenants and restrictions. A copy of the Declaration of Covenants and Restrictions are available upon request.